Langhorne Borough Work Session

June 25, 2026

A Langhorne Borough Work Session was held at Council Chambers on Thursday, June 25, 2026. President Horwatt called the session to order at 7:00 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: President Kathleen Horwatt; Vice President Scott Haldeman; Councilpersons Paul Schneider, Kate Transue, Bob Cumming and Tim Harris; Mayor Barry Truchil; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Councilperson Sean Mundy; Junior Council Persons Lylah Newell and Azura Cohen

EXECUTIVE SESSION: Council entered into Executive Session at 7:02 p.m. and returned to public session at 7:48 p.m. Solicitor Kirk explained that Council had discussed pending litigation and a potential real estate issue during Executive Session. No formal decisions were made. She advised that Council can decide whether to accept the recommendation made by attorney John Bobber regarding the litigation issue or deny the recommendation and continue on the Borough's present course.

MOTION: On motion of Councilperson Schneider, seconded by Councilperson Cumming, Council voted 6-0 to proceed with litigation as recommended by attorney John Bobber to the extent that it is possible for the bamboo contractor to access the Catawissa property from Mr. Haldeman's driveway.

Vice President Haldeman has given permission to use his driveway conditional upon the bamboo contractor's acceptance of the use of the driveway. He said that it is possible for trucks to go down the driveway.

NEW RED, WHITE & BLUE DINNER PERMIT: President Horwatt said that the Red, White & Blue Dinner has been rescheduled to July 19th. There is a rain date of August 23rd.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Transue, Council voted 6-0 to approve the event permit application for the 150th anniversary planning committee's Red, White & Blue Dinner rescheduled for July 19th with a rain date of August 23rd.

KEYSTONE COLLECTIONS GROUP TAX COLLECTION PROPOSAL: Manager Zimmerman received a proposal from Keystone Collections Group for the collection of the Borough's current and delinquent Local Services Tax. President Horwatt recommended that this item be tabled. She said that this tax is collected by the Neshaminy School District and she had issues with Keystone this spring as they were not collecting the Borough's Earned Income Tax correctly. They had been collecting EIT from individuals earning less than $12,000 despite the stipulation in the EIT establishing ordinance that they shall be exempt. President Horwatt said that she would like to continue having the Local Services Tax collected by the Neshaminy School District.

ESTABLISHMENT OF A CODE APPEALS BOARD: Manager Zimmerman said that she spoke with Solicitor Kirk about establishing a Code Appeals Board for the Borough. It was recommended that the Borough reach out to Yardley Borough about entering into an intergovernmental agreement to use their Code Appeals Board. President Horwatt said that she does not want another municipality making decisions

about the Borough. Councilperson Schneider asked what the purpose of the Code Appeals Board is and Solicitor Kirk explained that it serves a similar purpose for property maintenance and construction issues as the Zoning Hearing Board (ZHB) serves for zoning issues. If someone receives a notice of violation that construction on their property was done incorrectly and wishes to appeal, they have the right to do so through the Code Appeals Board, the members of which must meet certain qualifications. President Horwatt asked if the members have to be Borough residents and Solicitor Kirk said they do not, but if Council were to restrict membership to Borough residents they would need to find residents who meet those qualifications. President Horwatt asked if members of the Code Appeals Board can be members of other boards and committees, and Solicitor Kirk said that members of HARB and the ZHB cannot sit on the Code Appeals Board. Mayor Truchil asked if the Code Appeals Board's decision is final and Solicitor Kirk said that it can be appealed to the court in Doylestown. President Horwatt asked what would happen if the violation overlapped with a violation of the historic district ordinance, and Solicitor Kirk said that the Historic Architectural Review Board (HARB) regulations are still part of the Borough's Zoning Ordinance, but if it were removed from the Zoning Ordinance an appeal of a HARB regulation should go before Council, not before the Code Appeals Board, which deals with building and construction. She said that Council can also decide whether members must be Borough residents or not. Vice President Haldeman said that the Borough will have to establish an application process and Solicitor Kirk said that the Borough will have to make sure the applicants meet the qualifications listed in the Municipalities Planning Code. Solicitor Kirk explained that a Code Appeals Board should be composed of members qualified by training or experience to pass judgement on matters of building construction, which may consist of licensures as an architect or engineer, experience in the construction industry, or training or experience as an inspector or plan reviewer. Most boards typically have an engineer, an architect, and someone with experience in the construction industry. Currently the Borough has no one in place, and Manager Zimmerman said that with the possible sale of the Langhorne Hotel there may be issues arising requiring a Code Appeals Board. There was discussion about the status of the hotel and Manager Zimmerman said that the Borough has received no notice of sale. Mayor Truchil said that an application was submitted to HARB to replace the hotel's windows.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Vice President Haldeman, Council voted 6-0 to adjourn at 8:06 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Work Session: July 23rd, 2026 at 7:00 p.m.