**Langhorne Borough Work Session**

**May 28, 2026**

A Langhorne Borough Work Session was held at Council Chambers on Thursday, May 28, 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, Sean Mundy, and Tim Harris; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

**ABSENT:** Councilpersons Kate Transue and Bob Cumming; Mayor Barry Truchil; Junior Council Persons Lylah Newell and Azura Cohen

**ANNOUNCEMENTS:** President Horwatt announced that squares for the Langhorne Council for the Arts' new community quilt are being submitted. She said a booklet will be made that explains the background of each square.

Manager Zimmerman said that the Borough's Liquid Fuels audit was completed today and there were no findings.

Councilperson Schneider announced that the Borough's application for the Department of Community and Economic Development Municipal Assistance Program (MAP) grant for the overhaul of the Zoning Ordinance was approved.

**MOTION:** On motion of Councilperson Schneider, seconded by Councilperson Mundy, Council voted 5-0 to approve the African American Museum of Bucks County's Mayors' Playground sign permit application for their Juneteenth event banner.

**136 EAST MARSHALL AVENUE HARB APPLICATION:** President Horwatt said that HARB is unanimously recommending approval of the HARB application submitted by Creative Construction & Design, Inc. for 136 East Marshall Avenue.

**MOTION:** On motion of Councilperson Mundy, seconded by Councilperson Schneider, Council voted 5-0 to approve the HARB report with the recommendation of approval of the 136 East Marshall Avenue application.

**INSURANCE RENEWAL:** Manager Zimmerman discussed the questions raised at the last Council Meeting with a representative from Brown and Brown, the Borough's insurance broker. Last week they reviewed the valuation of Heritage Farm and increased the total value to $361,293. Manager Zimmerman said that the value is based purely on the shell and the foundation replacement and does not take into account the interior of the building. The Borough could add business personal property insurance, which has a $45 premium and an additional $20,000 in coverage, which would cover interior items separate from the shell and foundation. Also discussed at the last meeting was increasing the auto insurance deductible from $500 to $1,000. With all of these adjustments the Borough's insurance premium would still be $3,366 less than last year. Council was in support of increasing the auto insurance deductible.

**MOTION:** On motion of Vice President Haldeman, seconded by Councilperson Mundy, Council voted 5-0 to approve the insurance renewal proposal from Brown and Brown with an $83,707 premium.

**BUCKS URBAN COUNTY PARTICIPATION DECISION LETTER:** President Horwatt said that the Borough participates in Bucks Urban County every year. In the past the Borough has received funding through the county's Community Development Block Grant (CDBG) program. Solicitor Kirk said that no action is needed to participate in the CDBG program. President Horwatt said that the only reason to decline is if the Borough would like to apply for CDBG funding through the state instead of the federal government.

**FIRST BAPTIST CHURCH OF LANGHORNE PARKING AGREEMENT:** President Horwatt said that the Board of Trustees of the First Baptist Church of Langhorne has not yet convened to discuss the parking agreement. The Borough is waiting for their response before finalizing the agreement.

**SUPPORT FOR RC3 MESSAGING:** Councilperson Schneider explained that at the last RC3 Project information session, Representative Joe Hogan recommended that residents write to Governor Josh Shapiro and Representative Brian Fitzpatrick to express their concerns. A flyer was created to hand out at the Memorial Day Parade. It urges residents to contact Governor Shapiro, Representative Fitzpatrick, Representative Hogan, and Senator Frank Farry, and provides information about the safety concerns associated with the RC3 Project. The parade was cancelled due to weather concerns but Councilperson Schneider and President Horwatt spoke about possibly distributing the flyer at future Borough events. He said that Council should have an opportunity to review the flyer and express any concerns and stressed that it is not partisan, is not associated with the No Cloverleaf grassroots movement, and does not incur any cost to the Borough. Solicitor Kirk suggested contacting state and federal officials and inviting them to take a ride on the roadways that will be affected by the RC3 Project so they can see firsthand the impact of the project. Councilperson Schneider recommended that this communication come from President Horwatt and offered to draft a letter. Council also determined that there were no issues with sharing the flyer on the Borough's website, social media, and newsletter.

**REVIEW OF ALCOHOLIC BEVERAGES APPROVAL PROCESS & RESOLUTION:** The new draft of the Borough's event permit application form asks applicants to fill out an addendum for alcoholic beverages if any will be provided at the event. President Horwatt noted that it had been discussed that alcoholic beverages should not be permitted at the Mayors' Playground. Solicitor Kirk said that she will add a provision requesting that the applicant provide insurance with the Borough as an additional insured party and including that alcohol shall be defined as limited to beer and wine. She said that the Borough's Alcoholic Beverages Ordinance prohibits alcoholic beverages without the express or implied permission of the owner, their agent, or other person in lawful possession, and while an applicant can submit an application including the presence of beer and wine at the playground, the Borough as the entity managing the playground has the right to deny the application. Solicitor Kirk also advised stipulating that a letter of permission from the property owner needs to be included, and suggested that the letter be signed and notarized so as to eliminate the possibility of forgery. President Horwatt asked how the Borough should proceed for the Red, White & Blue Dinner event on Maple Avenue on June 14th, as it is a state-owned roadway. Solicitor Kirk said that the Borough could act as the owner for the purposes of permitting as the roadway is within the boundaries of the Borough. President Horwatt said that the resolution authorizing alcoholic beverages at the Red, White & Blue Dinner can be approved at the June 10th Council Meeting. Solicitor Kirk suggested that a written letter could be submitted to Council requesting approval of the consumption of beer and wine at the dinner while the regulations are still in process. Vice President Haldeman expressed doubts that the two alcoholic beverages per person limit in the sample resolution could be enforced. Solicitor Kirk said that it can be removed. There was further

discussion and Solicitor Kirk asked Manager Zimmerman to provide her with the information for the Red, White & Blue Dinner for the resolution authorizing the consumption of alcohol at the event.

**OTHER BUSINESS:** Manager Zimmerman said that a letter was sent to Anne Porter, the solicitor representing the estate of Dr. Chi-Chien Kao, owner of 205 West Watson Avenue, advising of the Borough's intent to proceed with remediation of the bamboo at the property. The Borough will employ New Jersey Bamboo Landscaping LLC to conduct the remediation on July 16th. The remediation will include the bamboo at 205 West Watson and the Catawissa Nature Preserve, as well as the bamboo encroaching onto the Vanschoyck property at 148 West Marshall Avenue and the Haldeman property at 135 West Maple Avenue. There was discussion of where the work will take place and Manager Zimmerman said that notice will be sent to all affected residents behind 205 West Watson Avenue as New Jersey Bamboo will likely have to stage their equipment and dumpsters at the back parking lot of the Catawissa. It will not be available for use for the next few weeks, and trucks will be driving in and out to remove the debris, creating additional traffic. The quote from New Jersey Bamboo for the remediation is $22,980, and Solicitor Kirk noted that Council approved all expenditures of funds for bamboo remediation at the last Council Meeting. President Horwatt said that the check should not have Vice President Haldeman's name on it as he is one of the affected property owners, and Manager Zimmerman said that payment by e-check would be preferable.

Manager Zimmerman then updated Council of other bamboo violations at 412 North Pine Street, 245 West Maple Avenue, and 224 North Pine Street, and noted that a resident on Marshall Avenue also complained about bamboo. Solicitor Kirk explained that if a notice of violation is issued and remediation is not undertaken, the next step is to file a non-traffic summary offense citation with the district judge to have fines imposed. The situation at 205 West Watson Avenue is unique as the bamboo encroaches on the Borough's property; in all other cases the Borough's ordinance regulating bamboo does not grant authority to remove bamboo on anyone else's property. The only enforcement action the Borough can take is issuing fines. After further discussion, Councilperson Harris asked if the Borough incurs cost pursuing fines, and Solicitor Kirk explained that there is a cost for filing a non-traffic citation with the district court, and if the property owner is found to be guilty of the violation, fines are imposed which include the filing costs. She said that the best course of action to handle bamboo complaints is for property owners to deal with the issue in civil court and advised that the Borough can continue to enforce the ordinance despite its limitations, or rescind the ordinance and return the bamboo issue to a dispute between private property owners. She also advised that if the Borough elects to maintain its bamboo ordinance, it will have to be regularly reviewed and amended to reflect current remediation standards. She suggested that a copy of the ordinance be sent to New Jersey Bamboo for advice and amended accordingly if the Borough would like to maintain the ordinance. There was further discussion on what action currently remains to be taken against current bamboo ordinance violations.

**ADJOURNMENT:** On motion of Vice President Haldeman, seconded by Councilperson Schneider, Council voted 5-0 to adjourn at 7:52 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

**Next Work Session: June 25th, 2026 at 7:00 p.m.**