Langhorne Borough Work Session

September 24, 2026

A Langhorne Borough Work Session was held at Council Chambers on Thursday, September 24, 2026. Councilperson Mundy, acting as President Pro Tem in the absence of President Horwatt and Vice President Haldeman, called the session to order at 7:00 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: Councilpersons Paul Schneider, Kate Transue, Nicole Strickland, and Sean Mundy; Solicitor Barbar Kirk; Junior Council Person Azura Cohen; Clerk Gabe Tenaglia

ABSENT: President Kathleen Horwatt; Vice President Scott Haldeman; Councilperson Tim Harris; Mayor Barry Truchil; Manager Mary Zimmerman; Junior Council Person Lylah Newell

MOTION: On motion of Councilperson Schneider, seconded by Councilperson Strickland, Council voted 4-0 to approve the event permit application for the Langhorne Council for the Arts' Porch Fest from 11:00 a.m. to 5:00 p.m.

MOTION: On motion of Councilperson Transue, seconded by Councilperson Strickland, Council voted 4-0 to authorize General Code to proceed with supplementation of the Borough Code not to exceed $2,400.

ENGINEERING UPDATES: Engineer Zachary Mitchell reported that the bid tabulation for the Maple Avenue & Green Street Crosswalk Project was sent to Council and the low bidder is Albert G. Cipolloni Jr. & Sons, Inc. for every alternate and the base bid. The bid amount is greater than the grant funding awarded by the Bucks County Redevelopment Authority, but PennDOT has indicated that liquid fuels funding can be used for certain items. Mr. Mitchell advised that Council may have to determine which alternate items they would like to accept. After further discussion, Council decided to award the bid with the decorative bases for the flashing warning devices and brick pavers. This had also been suggested by President Horwatt. The total amount including these alternate items would be $147,568.54.

MOTION: On motion of Councilperson Strickland, seconded by Councilperson Schneider, Council voted 4-0 to award the bid for the Maple Avenue & Green Street Crosswalk Project RDA Grant Contract 2025-25 to the low bidder, Albert G. Cipolloni Jr. & Sons, Inc., including the alternate items for decorative bases with the pedestal poles and additional brick pavers in lieu of concrete, in the amount of $147,568.54.

ERIN LAND DEVELOPMENT: No update.

MAR MAR LAND DEVELOPMENT: Solicitor Kirk said that Planning Commission reviewed the sketch plan submitted by Mar Mar for the proposed development at 361 South Bellevue Avenue, as did the Bucks County Planning Commission, Borough engineer, and zoning officer, and their reviews were circulated to Council for consideration. Councilperson Schneider said that there was discussion of the sketch plan at the September 16 Planning Commission meeting. No agreement was reached.

PLANNING COMMISSION LIGHT INDUSTRIAL DISTRICT: No update.

STATION 21 DOWNSPOUT CONNECTION: Councilperson Mundy said that this project concerns stormwater drainage for the fire station at the back of Borough Hall. Clerk Tenaglia said that the drain spout from the roof is apparently not connected to an underground pipe to convey stormwater to the connection in the street. He called someone from KE Seifert Plumbing to the site to assess but was unable to adequately explain the project and has no additional information for Council. Solicitor Kirk advised that this issue be tabled until the October Council Meeting.

MAYORS' PLAYGROUND BUSH REMOVAL: Councilperson Mundy said that the removal of the bush by 180 Cherry Street is a nice gesture for the neighbor. Clerk Tenaglia said that LS Land Construction estimated that it would cost $250.

MOTION: On motion of Councilperson Transue, seconded by Councilperson Strickland, Council voted 4-0 to approve LS Land Construction to remove Mayors' Playground bush by 180 Cherry Street, not to exceed $250.

BUCKS COUNTY HAZARD MITIGATION PLAN UPDATE RESOLUTION 2026-17: Councilperson Mundy explained that approving the 2026 Bucks County Hazard Mitigation Plan is necessary for the Borough to receive federal funding in the event of a disaster.

MOTION: On motion of Councilperson Transue, seconded by Councilperson Schneider, Council voted 4-0 to approve Resolution 2026-17 adopting the 2026 Bucks County Hazard Mitigation Plan Update.

RESOLUTION 2026-16: Councilperson Schneider advised that this resolution, expressing the Borough's opposition to Senate Bill 1346 creating statewide rules for accessory dwelling units (ADUs), be tabled for further discussion.

UTILITY RIGHT-OF-WAY ORDINANCE 2026-06: Solicitor Kirk said that she did not receive comments from Council about the ordinance, so she redrafted the ordinance verbatim from Northampton Township's ordinance regulating roadway restoration by utilities. She suggested that the ordinance be tabled for further comment by other Councilmembers.

ADJOURNMENT: On motion of Councilperson Strickland, seconded by Councilperson Schneider, Council voted 4-0 to adjourn at 7:13 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Work Session: October 22nd, 2026 at 7:00 p.m.