

**Langhorne Borough Work Session**  
**September 25, 2025**

A Langhorne Borough Work Session was held at Council Chambers on Thursday, September 25, 2025. President Culleton called the session to order at 7:00 p.m. and invited those in attendance to pledge allegiance to the Flag.

**IN ATTENDANCE:** President Nancy Culleton; Councilpersons Scott Haldeman, Tim Harris, and Anthony Marfia; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

**ABSENT:** Vice President Kathleen Horwatt; Councilpersons Bob Cumming and Adam Zielinski

**MOTION:** On motion of Councilperson Marfia, seconded by Councilperson Harris, Council voted 4-0 to approve the Leck Waste Services two-year contract extension.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted 4-0 to approve Resolution 2025-28 authorizing the submission of an application to the Bucks County Redevelopment Authority's Municipal Grant Program for the acquisition of new Dell desktop computers for the Borough's police department.

**MOTION:** On motion of Councilperson Marfia, seconded by Councilperson Haldeman, Council voted 4-0 to approve Resolution 2025-29 authorizing the submission of an application to the Bucks County Redevelopment Authority's Municipal Grant Program for the acquisition of a 2026 Dodge Durango police vehicle for the Borough's police department.

**MANAGER'S UPDATES:**

**Bee Bergvall & Co.:** Manager Zimmerman spoke with a representative from Bee Bergvall & Co., the Borough's auditor, about certain items that Solicitor Kirk had questions about. The two items, overall risk of not preparing the financial statement internally and use of credit cards, were deemed to no longer be risk items and removed from the most recent engagement letter.

**Junior Council Person Program:** The Borough received an application for Junior Council Person (JCP) from Azura Cohen, 147 East Maple Avenue. The office has looked into the process of appointing a JCP as outlined by the Pennsylvania State Association of Boroughs (PSAB) and will discuss it at the Communications Team meeting. Manager Zimmerman suggested swearing in Ms. Cohen with the other new Councilmembers at the beginning of the new year. President Culleton asked if anything had been sent to the PSAB on Ms. Cohen's behalf, which there should not have been since she has not yet been appointed. Clerk Tenaglia said that he had her fill out information on a brochure to forward to the PSAB. President Culleton said that this should have been done after she was appointed and all she has to do at this point is submit her application, which she has. President Culleton also noted that Council can pass the JCP Resolution and appoint her at the same meeting, and suggested making changes to the sample JCP Resolution to allow for multiple JCPs. Solicitor Kirk recommended that the Borough appoint Ms. Cohen due to the level of commitment she has demonstrated. President Culleton said that Council should consider the level of involvement Ms. Cohen should have. Manager Zimmerman recommended that a permission slip be drawn up for applicants' parents to sign.

**Communication With PennDOT:** Manager Zimmerman said that Don Centofante of PennDOT contacted her and they spoke about road and traffic issues. He is still waiting to hear back about the Borough's traffic studies for the restriction of truck traffic and advised that traffic studies for truck traffic turning from Flowers Avenue to Bellevue Avenue and Pine Street may have to be paid for by the Borough, while PennDOT would be responsible for studies on traffic turning to Flowers from Bellevue and Pine. He also requested more information about street closures for Olde Langhorne Harvest Day on October 25<sup>th</sup>.

**Middletown Township Intergovernmental Agreement:** This week, Middletown Township sent back the intergovernmental agreement regarding the MS4 stormwater credits for the partial retrofit of the Methodist Church basin, with minimal changes. Solicitor Kirk reviewed it and returned it to Middletown, and it will go before their board at their October 6<sup>th</sup> meeting.

**National Avenue Inlets:** Yesterday, the Borough received the third quote for the National Avenue inlet repair. Engineer George DiPersio has recommended that the Borough select the lowest quote, submitted by G&B Construction. The work is estimated to take two to three days, possibly up to five in event of poor weather. One lane will be left open so the road will not be closed off. Councilperson Haldeman asked if there were engineering costs, and Manager Zimmerman said that the only additional cost would be if the Borough wanted CKS to assist with managing the project. President Culleton said that Council can vote to accept the quote at their October 8<sup>th</sup> Council Meeting.

**Bamboo Update:** Manager Zimmerman had a bamboo remediation company, New Jersey Bamboo Landscaping, go out to Catawissa on Tuesday, and they submitted a proposal for removal totaling \$18,785, and another proposal totaling \$3,845 for removal of the bamboo at the section of 205 West Watson Avenue where it has originated from. Councilperson Haldeman asked if the removal would be on the north or south side at West Watson, noting that the south side belongs to the owner of 205 West Watson Avenue. Manager Zimmerman said that it is for the north side only, though an eight-foot section of 205 West Watson is included within the scope of work. She further explained that two proposals were given: one for containing the bamboo, and one for complete removal. Councilperson Haldeman asked who pays for the removal, and Manager Zimmerman said that the Borough would be responsible. Councilperson Haldeman said that the bamboo has spread to the Catawissa because the owner of 205 West Watson Avenue planted it, and Solicitor Kirk said that if the owner did not voluntarily pay, the Borough would have to consider whether to pursue a civil suit to secure reimbursement. President Culleton said that the cost of removal on the Borough's property could be split with Langhorne Open Space. She then noted that New Jersey Bamboo recommended complete removal of the bamboo over containment, with a barrier to be erected at 205 West Watson to prevent the bamboo from spreading back into the Borough's property, as containing the bamboo to remove at a later date will only allow it to grow in more densely. After further discussion, Solicitor Kirk suggested that Clerk Tenaglia research environmental grants at the state level to fund the work; Manager Zimmerman said that any grant the Borough were to apply for would have to be in 2026. Councilperson Haldeman asked if Manager Zimmerman received a quote for the Methodist Church basin bamboo, and she said that there was not enough time, but she has asked New Jersey Bamboo to return to review the bamboo there. They advised that the Boy Scouts not cut it back, as this only encourages the roots to grow out farther. Then Councilperson Haldeman asked if the Borough has to secure three bids, and Solicitor Kirk advised that the threshold for fully-advertised bids is \$23,800, but the threshold for requiring three quotes is \$12,900, so the Borough needs two more. Manager Zimmerman said this will be difficult and Solicitor Kirk said that the Borough has to document that they pursued the additional quotes if they cannot find any other companies providing bamboo remediation services. Councilperson Marfia then asked about pursuing bamboo violations elsewhere, raising concerns about bamboo encroaching onto his property

from his neighbor's. Solicitor Kirk said that a complaint must be filed and the Code Enforcement officer must investigate for potential code violations, but bamboo disputes are ultimately between two property owners and there is only so much municipalities can do to help. She also advised that photographs be taken of the condition of the bamboo before the remediation and during.

**ADJOURNMENT:** On motion of Councilperson Haldeman, seconded by Councilperson Harris, Council voted 4-0 to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

**Next Work Session: October 30<sup>th</sup>, 2025 at 7:00 p.m.**