

LANGHORNE OPEN SPACE

- A LAND TRUST -



Langhorne Heritage Farm, Julius Lojeski Acres • 222 North Green Street, Langhorne, PA 19047
www.LanghorneOpenSpace.org

RESIDENTS OF HISTORIC LANGHORNE BOROUGH DETERMINED TO PREVENT HIGH-DENSITY SPRAWL

In the historic borough of Langhorne, the prospect of a proposed high-density housing development of over 60 dwelling units on South Bellevue Avenue has begun to loom in the minds of its residents. The 14-acre parcel (twice the size of Langhorne Heritage Farm), makes it the largest piece of property in the 250 year-old borough of Langhorne that has ever been proposed for development. Understandably, residents are not eager to lose the beloved combination of historic structures, green space and trees, that mark this graceful entrance to Langhorne Borough.

Yet, this is exactly what will happen if Woods Services (which owns the 14-acre property) and Toll Brothers (who want to develop it) get their way. The developer is seeking dozens of variances to the Borough's carefully crafted zoning ordinances.

Some have argued that housing development in this high-density form is inevitable. The comment, "Like it or not, it's progress," has been heard. This seems to leave an opening for the question, "But, IS it progress?" Is it progress to be forced to drive more congested streets? To have fewer trees and less green space to clean the air we breathe? To have a massive development that's not in any way compatible with the historic look and feel of our Borough?

Langhorne Borough Planning Commission recently proposed a 39 dwelling unit option in accordance with zoning ordinances. In presenting the plan at the October Borough Council meeting, our Borough Engineer said that "the members of Langhorne Borough



View from S. Bellevue Avenue of site targeted for development.

Planning Commission have worked tirelessly" to design a reasonable plan that is consistent with current zoning ordinances and the nature of the town. Those who attended this Borough Council Meeting noted that the work of the Planning Commission would make possible a community that is compatible with the qualities of the town that people love so much -- preservation of historic structures

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Great Blue Heron on the Trail at Catawissa

A SPECIAL CATAWISSA VISITOR

Walking through Catawissa Nature Preserve it is not unusual to see deer, ducks and foxes. The camera of Board member and volunteer, **Carol Deaver** recently captured this Blue Heron enjoying the park.

Highly adaptable, Blue Herons thrive around all kinds of waters from subtropical mangrove swamps to desert rivers to the coastline of southern Alaska. Though eating mostly fish, they also enjoy frogs, salamanders, turtles, snakes, insects, rodents, other birds and have been seen stalking voles and gophers in fields.

The great blue heron grows to 4 feet tall with a 6 to 7 foot wingspan. Despite its large size, its hollow bones allow it to weigh only 5 to 6 pounds.

This one was spotted October 4, 2023, at the Catawissa Nature Preserve and had no doubt heard the bullfrogs around lunchtime.

CATAWISSA POLLINATOR GARDEN PROGRESS



In our Spring 2023 Newsletter, we reported on the restoration of the Pollinator Garden just inside Catawissa Nature Preserve at the W. Maple Avenue entrance. You'll remember that LOSI hired horticulturist and landscape architect, Dan McBride who cleared the original 'garden', laid down leaf mulch and was able to get in a late summer planting of some 400 perennial grasses and flowering pollinators in the form of 'plugs'. With care, weeding and consistent watering the garden is now flourishing. Dan educated a group of eager volunteers on weeding and watering techniques as well as identification of invasives and weeds and how best to stop their spread.

As early as this fall, the new plants were already attracting insect and bird pollinators. A project of this size is no small undertaking. Thanks to our weeding/watering volunteers **Deb Tyl, Beth Delaney, Wendy and Dana Rollins, Carol Deaver and Betsy Carr**. The goal is a garden that will be largely self-sufficient and visually interesting.

A very special shoutout to Catawissa 'neighbor', **Barry Hitchen, son Craig Hitchen** and family who generously allowed Dan, his crew and the LOSI watering volunteers to run hoses from the Hitchen's spigot to the garden on those hot, dry days in the early stages. It wouldn't have been possible without their generous support. It truly 'takes a village' and the beautiful perennial pollinator garden is a testament to everyone who had a hand in bringing back the garden for all to enjoy!

LOSI Thanks Our Community Businesses for Their Support

Langhorne Open Space would like to thank the many local businesses who support our efforts. Each of these merchants has donated significantly discounted or free services, provided gifts for our annual membership drive or supported us financially. We ask our members to frequent these community businesses, thanking them for helping us each year.

B&B Remodeling
Bob Prizer & Bill Sosna
215-630-6974

The Café at Langhorne
Stacie DiPiazza, Tricia Guerra
215-757-0929

Judy's Corner Custom Framing
Judy Sloan
215-757-6158

Streetlight Signs
Michael Lobanov
www.streetlightsigns.com
215-510-7377

Belmont's Garage
Andy Belmont
633 W. Maple Ave.
215-757-3813

First National Bank & Trust
Company of Newtown
Dave Carson
www.fnbn.com
215-757-1577

K.E. Seifert Plumbing, Inc.
Kevin Seifert
www.KESeifert.com
215-752-9080

The Times House Inn
Chris and Diane Prokop
Jim Thorpe, PA
267-934-9393

Brother's Pizza
Pat & Sal
www.BrothersPizza.com
215-757-1057

Forever Hung Historic Wood
Window Restoration
Chris Fullan
215-375-2851

Langhorne Hardware
Hank Carfagno
215-757-7699

Transue Tree and Lawn Service
Kevin Transue
Langhorne
215-870-1388

Buddy's Barber Shop
215-757-9280

Hollingsworth Plumbing & Heating
Jim Hollingsworth
215-757-3456

Masselle's Auto Body
Steve Masselle
www.MasselleAutoBody.com
215-752-7658



IMPROVEMENTS AT HERITAGE FARM

Caretaker Apartment Bathroom Renovation

This past summer, Langhorne Open Space oversaw the renovation of the bathroom in the second floor apartment at the Farmhouse. Since it hadn't been updated in many decades, we felt it was quite overdue for a facelift. Thanks to the generous support of our members, it now has a new toilet, vanity, shower/tub, and floor.



Before



After

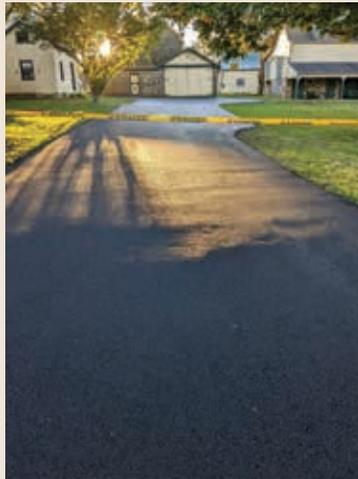


Farmhouse Driveway Replacement

Similarly, the farmhouse driveway was multiple decades old. It was failing in many places, with severe "alligatoring". Langhorne Open Space funded and oversaw the replacement (not just a resurfacing) and slight widening of the driveway which took place just after the Fall Flea Market. Thanks to our Treasurer **Phil Miele** for overseeing this project. When the paving was completed, he and **Lou Procaccino** graded and seeded areas along the driveway.



Work underway replacing Farmhouse driveway.



Farmhouse has a new driveway!



Hoping for late-fall grass germination.

VOLUNTEER SPOTLIGHT - MARJORIE MINTON

Langhorne Open Space IS our volunteers. Many are new to the organization and others have served for decades. **Marjorie Minton** is one of those long-serving, invaluable volunteers. We have benefited from her commitment for every one of those years.

Marjorie, her late husband **Jeff** and their family moved to Langhorne Borough from Lambertville in 1979. Shortly thereafter Marjorie became involved with what was then Save-the-Farm. One of her first volunteer gigs was organizing “a tent full of crafters”, painting faces and helping with pony rides at the *Country Fair* fundraiser which ran at the Farm for several years in the late 80's and 90's. It was in these early years that the organization had successfully ‘saved’ the Farm from development, but significant funds were needed to pay off the debt. Marjorie also served as secretary of the LOSI Board of Directors for several years. Along with volunteer and Board member **Beth Delaney**, Marge selected exterior paint colors for the Farmhouse and stenciled the kitchen evenings after work.

In the early 1990's, Marjorie and Jeff started the very successful Christmas Tree sale which rapidly became a consistent and important fundraiser toward paying off the mortgage on the Farm property. When Marjorie and Jeff downsized and moved to Windy Bush in 2000, the only thing that changed was her address. For the last 10 years, Marjorie has worked with **Debbie Miele** on the Barn Sale. Marjorie characterizes Debbie as an “amazingly tireless worker” with whom she has had a “great time and learned a lot ... who knew what a Bucket Boss 17” Gate Mouth Tool Bag is worth!” They make an extraordinary team.

Professionally, Marjorie is retired from not one but two careers at St.

Mary Medical Center. For 16 years, Marjorie served as Medical Staff Coordinator in an office charged with credentialing physicians seeking privileges at the hospital and coordinating Medical Staff Officers with hospital administration. By 2005 she was offered a part-time position in the Physician Referral Office from which she retired in 2015.



Marjorie Minton

Above all, Marjorie's favorite roles are as mother and grandmother. Her son Steve lives with his family in Swarthmore and daughter Stephanie recently returned to Langhorne after several years. Marjorie is more than thrilled to have her whole family nearby. Steve and his wife, Jennifer are parents to two “wonderful redheaded grandchildren” Abbey (14) and Kyler (13). In addition to her ongoing work as a LOSI volunteer, Marjorie has been a LOSI Community Gardener since 2007 something she continues to enjoy (“even when I think each season is my last...”). She has been an avid birder since moving to rural Lambertville, NJ in 1973. She is a committed participant in the Cornell Annual Project Feeder Watch submitting bird counts online from November through May. She also supports a seasonal hummingbird ‘colony’ on her own patio. And then there is WALKING. It is not unusual to see her either solo or in groups of two or four purposefully traversing the Borough!

To say that Marjorie is a LOSI volunteer ‘mainstay’ is an understatement. We appreciate all that she has done and continues to do to support the mission to keep Langhorne a green and friendly community. When you next attend the Flea Market, be sure you stop in and say hello and she'll be happy to give you a price on your next Big Bucket 17” Gate Mouth Tool Bag.



New Caretakers Karen & Cole Housel

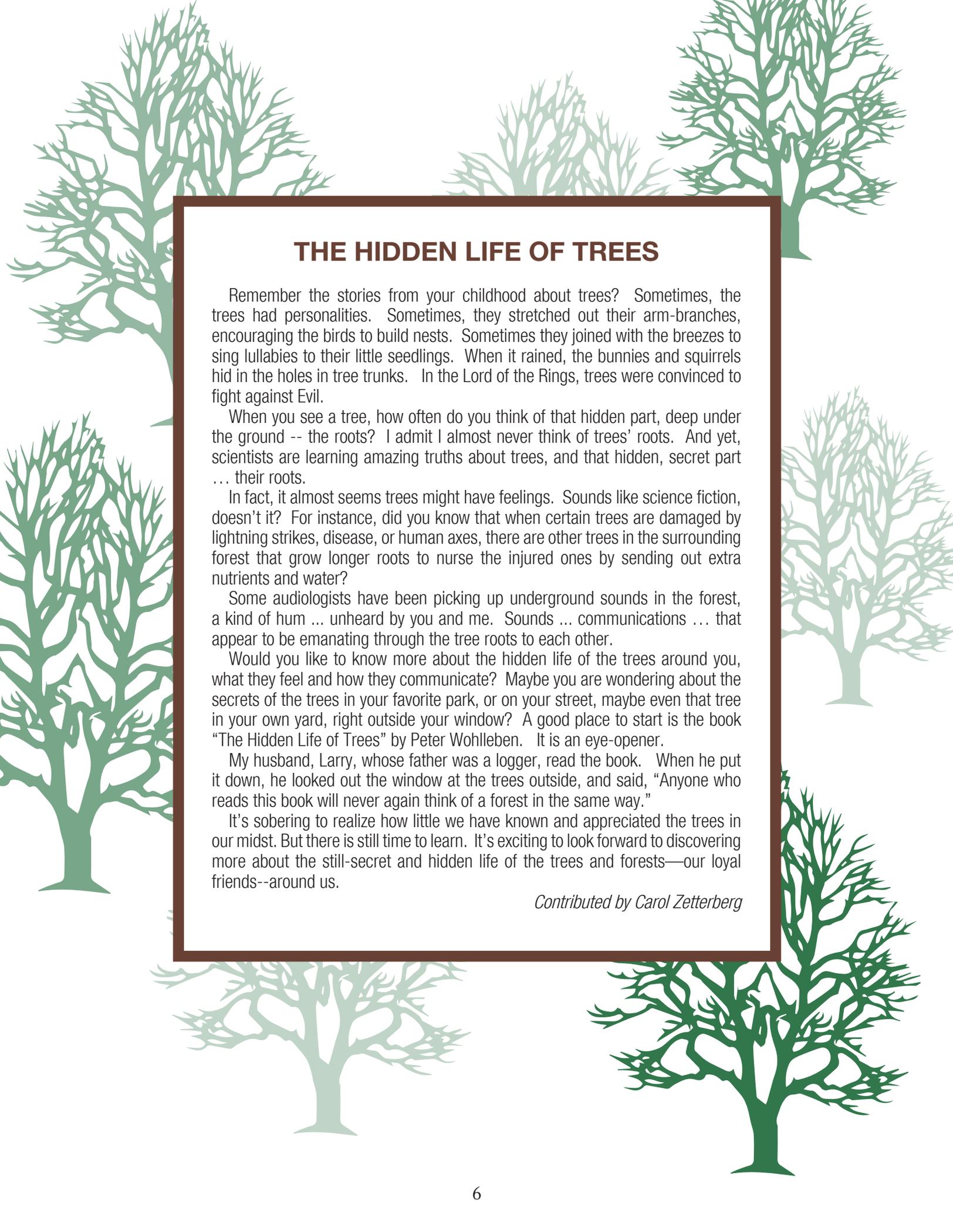
WELCOME TO OUR NEW CARETAKERS

We welcome **Karen & Cole Housel** as our new caretakers at Heritage Farm. They moved in at the beginning of August, and as you can see from the photo were married on September 29. Both are Langhorne natives, and met at Neshaminy High School.

Karen (nee Stanford) is a dental hygienist. She recalls visiting the Farm as a kid, watching one of her brothers perform in our Jazz-at-the-Farm concerts. Another interesting connection to Heritage Farm is that her Dad (Kevin) was the Vogenberger's paperboy! Cole is a physical therapist. He describes himself as a mediocre golfer, but loves playing anyway. Both are thrilled to be a part of the Langhorne Open Space story.

Please extend a warm Langhorne Open Space welcome to Karen and Cole when you're at the Farm!

A special thanks and farewell to our prior caretaker **Sarah Kyria**. Sarah served as caretaker at Heritage Farm for nearly 10 years!



THE HIDDEN LIFE OF TREES

Remember the stories from your childhood about trees? Sometimes, the trees had personalities. Sometimes, they stretched out their arm-branches, encouraging the birds to build nests. Sometimes they joined with the breezes to sing lullabies to their little seedlings. When it rained, the bunnies and squirrels hid in the holes in tree trunks. In the Lord of the Rings, trees were convinced to fight against Evil.

When you see a tree, how often do you think of that hidden part, deep under the ground -- the roots? I admit I almost never think of trees' roots. And yet, scientists are learning amazing truths about trees, and that hidden, secret part ... their roots.

In fact, it almost seems trees might have feelings. Sounds like science fiction, doesn't it? For instance, did you know that when certain trees are damaged by lightning strikes, disease, or human axes, there are other trees in the surrounding forest that grow longer roots to nurse the injured ones by sending out extra nutrients and water?

Some audiologists have been picking up underground sounds in the forest, a kind of hum ... unheard by you and me. Sounds ... communications ... that appear to be emanating through the tree roots to each other.

Would you like to know more about the hidden life of the trees around you, what they feel and how they communicate? Maybe you are wondering about the secrets of the trees in your favorite park, or on your street, maybe even that tree in your own yard, right outside your window? A good place to start is the book "The Hidden Life of Trees" by Peter Wohlleben. It is an eye-opener.

My husband, Larry, whose father was a logger, read the book. When he put it down, he looked out the window at the trees outside, and said, "Anyone who reads this book will never again think of a forest in the same way."

It's sobering to realize how little we have known and appreciated the trees in our midst. But there is still time to learn. It's exciting to look forward to discovering more about the still-secret and hidden life of the trees and forests—our loyal friends--around us.

Contributed by Carol Zetterberg



2024 Membership Drive Starts Soon - Renew/Become a Member!

Langhorne Open Space's annual Membership Drive will start next month. If you'd like to save us the cost of postage, you can renew your membership right now using the form on this page. To renew online using your credit card, just go to our website www.langhorneopenspace.org and select "Donate/Join". We very much appreciate your continued support of our good work.

GUARDIAN

Donation of \$1,000 or more

A rustic birdhouse will be placed either at Catawissa Nature Preserve or Heritage Farm as a lasting tribute. Our birdhouses, which are made by Amish craftsmen, house multiple nests. If you wish, you may dedicate it in honor of an important event, or in memory of a loved one. In addition to having your name engraved on a plaque which is permanently displayed at Heritage Farm, you will receive one of the gifts described below.

PATRON

Donation of \$500 - \$999

You will receive a beautiful Gift Basket, together with one of the gifts described below. Also, your name will be engraved on a Plaque which is permanently displayed at Heritage Farm.

PROTECTOR

Donation of \$250 - \$499

You will receive a Protector Gift and a Commemorative Tile as described below.

LEGACY MEMBER

Donation of \$200 - \$249

You will receive a Limited Edition Legacy Tile as described below.

SUSTAINING MEMBER

Donation of \$100 - \$199

You will receive a Limited Edition Commemorative Tile as described below.

FRIEND

Donation of \$50 - \$99

You will receive a Langhorne Open Space Tote Bag.

MEMBER

Donation of \$25 - \$49

You will receive a free subscription to Langhorne Open Space's newsletter.

About our Gifts

Commemorative Tile

Ceramic artist Eric Boynton has custom designed a hand-glazed tile for Langhorne Open Space. Each run (limited to just one hundred) depicts a pastoral or historic scene in Langhorne/ Bucks County.

Legacy Tile

A collection of limited edition tiles from the earlier days of Langhorne Open Space. Many of these collectors' item tiles commemorate LOSI's past preservation milestones.

Protector Gift

This year's gift is an umbrella imprinted with the Langhorne Open Space logo.



Your Tax Deductible Gift Can Help Preserve, Protect & Restore . . .

Please Check (✓) Your Desired Membership Level: Please check here if you would prefer **NOT** to receive a gift this year.

- Guardian (\$1000 or more)
 Protector (\$250-\$499)
 Sustaining Member (\$100-\$199)
 Member (\$25-\$49)
 Patron (\$500-\$999)
 Legacy (\$200-\$249)
 Friend (\$50-\$99)

Your Help is Needed. Please Check (✓) How You Would Like to Help:

- Annual Membership Drive
 Property Upkeep & Renovations
 Open Space Protection Initiatives
 Christmas Tree Sale
 Fundraisers
 Educational Programs
 Flea Market
 Newsletter
 Other _____

Comments? Suggestions? We are very interested in your input. Please write comments/suggestions on the reverse side of this form.

Mail Completed Form To: Phil Miele, Treasurer, LOSI • 940 Langhorne-Yardley Road • Langhorne, Pennsylvania 19047-8243
MAKE CHECKS PAYABLE TO "LANGHORNE OPEN SPACE, INC."

Name _____ Amount Enclosed _____

Street Address _____ Phone _____

City _____ State _____ Zip _____ Date _____

Email Address (needed for our e-newsletter!) _____

Langhorne Open Space, Inc. is a 501(c)(3) organization. Your donations are tax deductible to the extent allowable by law. In addition, your donations may be eligible for your employer's Matching Gift Program. Please check with your employer.



*Wreath decorated by the
Wreathmakers of Heritage Farm*

Last Year's Tree Unloading Volunteers

CHRISTMAS TREE & WREATH SALE MARK YOUR CALENDARS!

LOSI's Annual *Christmas Tree and Wreath Sale* will begin a little earlier this year. We'll be open for sales *Saturday, November 25 and Sunday, November 26 from 9AM-3 PM*. Come early for the best selection. The sale will continue the following weekend December 2 and 3, or until the trees are sold out. Don't miss your chance to get that perfect tree and wreath (or two) to start the holiday season.

While there, be sure to stop by the Barn Sale which will be open during the tree and wreath sale for your decorating and gift-giving needs. New items are being added daily!



*Here's Your Copy of
Our Fall 2023 Newsletter!*

- a Land Trust -

Langhorne Open Space

222 North Green Street
Langhorne, Pennsylvania 19047

