

**MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF SEPTEMBER 6, 2005**

1. CALL TO ORDER - The meeting of Langhorne Manor Borough was called to order in the Langhorne Manor Borough Hall, 618 Hulmeville Avenue, Langhorne, Pennsylvania, on Tuesday, September 6, 2005, at 8:00 P.M. Eastern Standard Time by William McTigue, Vice President.

At this point in the meeting Mayor Farmer led us in the "Pledge of Allegiance."

PERSONS PRESENT –Robert Byrne; Stephen Galazin; Sharon Gimpel; William McTigue, Vice President; Steven Yourtee; Frank Farmer, Mayor, Loretta M. Luff, Secretary/Treasurer and Thomas J. Profy III, Solicitor.

PERSONS ABSENT- Maryann Barnes, President and Nicholas Pizzola.

Mr. Pizzola entered the meeting at 8:03P.M.

2. APPROVAL OF MINUTES –Mr. McTigue entertained a motion to approve the minutes of August 2, 2005 Borough Council meeting.

Motion was made by Mr. Yourtee and seconded by Mr. Galazin to approve the August 2, 2005 minutes as amended. No objections were presented. Motion carried.

3. POLICE REPORT – Mayor Farmer introduced Chief Russell Bumm who presented the two candidates for the Borough's police department; Wynn Cloud and Joseph Schuck who are both certified Pennsylvania police officers and are both currently employed as full time police officers. Officer Cloud has been with Yardley Borough Police Department for five years. Officer Joseph Schuck is presently working for Pennel Borough Police Department for over two years.

Mr. McTigue asked both candidates as to their availability since they both work full-time for other police departments. Mr. Cloud replied mostly evenings, weekend and some day work. Mr. Schuck stated it would be mostly day work.

Chief Bumm stated that all background checks, reference checks, etc. had been completed.

Mr. McTigue explained the reason for hiring two officers this evening is because officer Fetzer had sent a letter of resignation as he is working for the Department of Defense in Maryland.

Mayor Farmer stated that the Borough would employ eight police officers. Officer White, who was injured in June 2, 2005, will be out for a while because of his recent surgery.

Motion was made by Mr. Galazin and seconded by Mr. Yourtee to hire Wynn Cloud and Joseph Schuck for the Borough's police department. No objections were presented. Motion carried.

4. COMMENTS FROM RESIDENTS & VISITORS –Denise Reid of 202 Elm Avenue thanked anyone on Council who is willing to give their support for a stop sign southbound on Station Ave at Elm Avenue. Claudette Dalton of Station Ave also spoke on a new stop sign be added southbound on Station Avenue at Elm Avenue.

Mrs. Beth Bartnikowski suggested that Borough Council form a committee for the renovation or restoration of the Borough hall. She feels that three Council members should serve on this committee and that would consist of the grounds, building and the grant chairmen's as they would be directly involved in this project along with four residents. Hopefully, four residents who have background in fundraising, financing, architectural and historical experience if possible.

Mr. Yourtee stated that Council has to decide if the Historical aspect is going to be pursued, as it will determine how the project is to be bid on.

Mr. McTigue replied that this could be something that the committee could take under advisement. Mr. McTigue suggested that the formation of the committee could be advertised on the website.

Mr. Profy stated that the committee would only be acting in an advisory capacity, as Council would make all decisions.

Mr. Robert Rosencrans of 213 Hulmeville Avenue stated that he contacted Bucks County Water and Sewer Authority (BCW&SA) about the quarterly rate of \$125.00 the Borough charges for sewers. BCW&SA stated that since the Borough is located further down the line, BCW&SA feels that a charge of \$85.00 would be a fair amount. Mr. Rosencrans feels that the \$500,000 that is in the sewer account is enough to cover any expenses that should occur in the sewer system. He also stated that our school taxes could go up because of the increase of the cost of fuel that is used for the school buses so he would like Council to consider lowering the sewer rate again.

Ms. Jane Boyle inquired about the study done by Carroll Engineering that was mandated by Philadelphia to study the Inflow and Infiltration of the sewer system. She was wondering what the status of their report is and were the repairs made.

Mr. McTigue replied that the person from BCW&SA who is responsible for overseeing this kind of work will be meeting with the operations manager and their goal

is to complete the work by the end of 2005 and the completion of this work could lead to a further reduction in the sewer rate.

Charles Marte was at the Council meeting hoping to get Council's support for a minor sub-division. He presented plans for a minor sub-division for the property at the corner of 1006 Bellevue Avenue and Comly Avenue. Mr. Marte explained the sub-division plans which are on file in the Borough office and that lot #1 would require a variance for impervious surface, which would be 29.35% instead of the required 20%.

Mr. Profy asked if 1006 S. Bellevue Ave is a conversion property and what is the genesis of the multi family use of this property. Mr. Bush replied that it is currently five apartments, three-one bedroom apartments and two- two bedroom apartments Mr. Profy replied that he would check his records to see if this property is a 403C conversion or a non- conforming use.

Mr. Yourtee inquired if proposed ballast pits would require the removal of two trees. Mr. Marte replied that there is no problem relocating the ballast pits.

Mr. Yourtee stated that there is a drainage problem along the edge of Comly Ave in front of the apartment building due to a steel pipe that is along the edge of the road. He feels if the sub-division goes through one of the conditions should be to create a swale along Comly Avenue to allow the water to flow at the inlet of Station and Comly Avenues and possibly to Bellevue and Comly Avenues.

Mr. Marte stated that the swale improvement with a swale at that area would be beneficial to the Borough and also the property owner.

Mr. Yourtee asked why wouldn't lot two be made smaller if you are over by approximately 3000 square feet on minimum lot size and add that square footage to lot one, which would increase its impervious surface percentage, Mr. Marte replied that the minimum lot width could not be obtained if that was done.

Mr. McTigue asked what restriction could be placed on the lots pertaining to the impervious surface of the two lots.

Mr. Marte stated lot #1 could be restricted of any additional impervious surface. Mr. Marte could not commit to anything on lot #2 because he does not know the size of the house that would be built or if there would be additional buildings, patio, etc.

Mr. Profy stated that he would like to research the history of the apartment complex to see if it is a non-conforming use or if it is a conversion. Mr. Marte stated that they would be glad to work with Mr. Profy on researching the history of the apartment building.

Mr. McTigue stated that the presentation this evening is for information only and there would be no action taken by Council this evening.

Accompanying Mr. Marte is Mr. Manny Mathai the property owner, and Mr. Lawrence Elliot from Keller Williams.

5. COMMITTEE REPORTS-Mrs. Barnes absent-No Report.

Mr. Byrne-No Report.

Ms. Gimpel stated that she did not hear from Mr. Bush concerning review of site triangles pertaining to the properties that need their bushes or trees pruned. She did contact the three property owners again; one at Hulmeville and Comly Avenues and both property owners at North and South on Hulmeville and Elm Avenues. She did not make contact with the property owner at Prospect and Hulmeville Avenues. After contacting the homeowners twice she would like Mr. Bush to look at the properties and determine if the site triangle is or is not large enough.

Ms. Gimpel has received some insurance information on replacement cost and has passed the information on to Paist and Noe but she has not heard from them as of yet.

Ms. Gimpel reported that she has contacted Tri-Star Data Company to set up a cash disbursements Journal through Crystal reports, so there would be some invoice details. The cost could be \$500 to \$700; it would work on all three accounts, General, Sewer and Highway Aid. She wants Council members to review the outline she presented and make suggestions on the format that Council would like to see and how partial payments on invoices would be handled. Ms. Gimpel asked Council to review the material she handed out and let her know if Council would like to put the program into effect and budget it for 2005 or 2006.

Mr. McTigue stated that all insurance policies that were paid in July 2005 are in force; they are looking into increasing the values for some of the policies.

Mr. Galazin told Mrs. Bartnikowski that forming a committee for the renovation or restoration of the Borough hall is a good idea.

Mr. McTigue stated the committee would consist of three Council members, building maintenance person, grounds maintenance person and grant person and four residents.

Ms. Gimpel asked if having three Council members would violate the Sunshine Law. Mr. Profy stated that it is not a quorum, they would be serving in an advisory position and they would not be making any decisions.

Mr. McTigue recommended that it be put on the website that a committee is being formed consisting of three Council members and four residents. Mrs. Bartnikowski could

indicate on the website the areas of expertise that Council is looking for: architectural experience, construction which historical restoration.

Mrs. Bartnikowski recommended that an application be put on the website and the residents can fill it out with their qualifications in the areas that Council is looking for. They can mail it to the Borough office or email it to the Webmaster. A committee is to be formed and a structure format should be presented at the October 2005 Borough Council meeting.

Mr. McTigue reported that the police committee had reviewed several candidates and had selected the two candidates for position of police officer for approval this evening.

Mr. McTigue reported that he is receiving fewer complaints from residents pertaining to the trash and recycling pickup. The supervisor from Allied waste for at least the next month is going to come out and check the route after the trash is picked up.

Mr. Pizzola reported that he would be meeting with Ms. Gimpel and Mrs. Luff to write up the specifications for a new copier and have quotes for the October 2005 meeting.

Mr. Farmer asked when would the budget committee want the police budget for 2006. Ms. Gimpel stated by the end of September.

Mr. Yourtee reported that during August 2005 Community Service workers had seeded behind 616 Hulmeville Ave. On August 10, 2005 Mr. Yourtee met with Liz Feinberg from the Pennsylvania Environmental Council pertaining to the request for assistance with retro fitting drainage on Hulmeville and Hill Avenues. In attendance were Joseph Bush, Krista Conkle, Jane Boyle, Betty Linington and Mr. Yourtee. They were told that there are fourteen applications, six will be selected, three will be chosen and the second three will have design recommendations made to you. Middletown Township submitted six applications, Langhorne Manor Borough two applications, and the remaining six from throughout Bucks County.

Ms. Feinberg stressed three basis criteria on how they select the six. The biggest criteria on their list is how you qualify based on their criteria. We are not a strong qualifier since we do not have an existing storm water management system in place. They are looking for detention or retention basins that are not functioning or have failed. We are not high on their list since we do not have these problems. They are looking for municipalities that are willing to be involved in backing them with a plan of the Borough streets and boundaries showing the streets involved. They also look for the homeowners along Hulmeville Avenue to be involved by doing something to their own properties to prevent storm water run off.

6. MAYOR'S REPORT-Mayor Farmer gave the police report for the month of August 2005.

Mayor Farmer spoke on the 2005 Ford Explorer at the cost of \$26,150.00, which was a six-cylinder engine that had been approved in July for purchase. Since then, a couple of the Council members showed interest in purchasing a car with a 4.6-liter V8 engine. This would be an increase of \$2,577.00 plus \$425.00 for the graphics package for a total of \$29,152.00. This car would be a 2006 Ford Explorer.

Ms. Gimpel asked if the additional funds come out of the allotment for 2006. Mayor Farmer replied that whatever way Council wants to approve the additional funds is all right with him.

Mayor Farmer stated that the \$6,000.00 allotment for the Capital Reserve fund should be increased in the future.

Motion was made by Mr. Galazin and seconded by Mr. Pizzola to purchase the 2006 Ford Explorer as presented by Mayor Farmer at the cost of \$29,152.00. No objections were presented. Motion carried.

7. SOLICITOR'S REPORT-Mr. Profy referred to the minor sub-division plans for 1006 South Bellevue Ave that had been presented. Mr. Profy reported that the Wesley Enhanced Living through The Higher Education and Health Authority closed on September 1, 2005 and it will enable The Higher Education and Health Authority to make its administrative payment to the Borough as it had done in prior years.

Mr. Profy explained a Resolution of Clarification with respect to the financing by the Borough of Langhorne Manor Higher Education and Health Authority for Evangelical services for the aging (d/b/a/Wesley Enhanced Living), Maple Village and the New Heritage Towers.

Motion was made by Mr. Yourtee and seconded by Mr. Galazin to adopt the clarification resolution as presented by Mr. Profy. No objections were presented. Motion carried.

Mr. Profy reported that ordinance 2005-0005 amending the traffic regulation stop intersections provision of the Langhorne Manor Borough code was duly advertised in the Advance of Bucks County and duly filed in the Bar Association Law library and the ordinance is ready for action this evening by Council.

Mr. McTigue asked Mr. Yourtee if he thought they could be put up in a timely fashion. Mr. Yourtee replied that he was confident.

Motion was made by Mr. Yourtee and seconded by Mr. Galazin to approve the ordinance as amended and presented by Mr. Profy. No objections were presented. Motion carried.

8. INSPECTOR'S REPORT-Mr. Bush gave the inspector's report for the month of August 2005.

9. CORRESPONDENCE-A letter from Ward McMaster, a member of the Penndel Borough Grant Committee, as they are applying for a grant from the Transportation Community Development Initiative (TCDI) from the Delaware Valley Regional Planning Commission. They would like a statement from Langhorne Manor Borough stating that Langhorne Manor Borough plans to cooperate with Penndel Borough with the planning, design, and improvements to the Langhorne Train Station area that adjoins our Borough.

Motion was made by Mr. Yourtee and seconded by Mr. Galazin to send the letter to the TCDI as presented by Mr. McTigue. No objections were presented. Motion carried.

Mrs. Luff read a letter from the Bucks County Boroughs association concerning their meeting, which is to be held Tuesday, September 27, 2005 at the Doylestown Country Club.

Mrs. Luff also reported on the additional bill from Zelenkofske and Weiss. It was approved that \$7,500 be paid to audit the financial accounts. To date, they have been paid \$8,397.50 which is \$897.50 over the amount approved. She has an additional bill for \$4250.00. The Borough still has not received the DCED reports for 2002 and 2003.

Mr. Profy recommended that a motion be made to table this and he would discuss this with Zelenkofske and Weiss. Motion was made by Mr. Galazin and seconded by Mr. Pizzola to table this matter so Mr. Profy could review it with Zelenkofske and Weiss. No objections were presented. Motion carried.

10. APPROVAL OF THE BILL AND TREASURER REPORT-Mr. McTigue stated that all Council members had received a copy of the bill list for payment. He asked if there were any questions or discussions.

Motion was made by Mr. Yourtee and seconded by Mr. Pizzola to approve the bill list as presented. No objections were presented. Motion carried.

Mr. McTigue entertained a motion to approve the Treasurer's report.

Ms. Gimpel inquired about the bill from Pickering Corts pertaining to the seepage pit on the Hughes property at 320 Hill Avenue. Ms. Gimpel feels that this bill should go through their escrow account. Mr. Bush stated that Mr. and Mrs. Hughes are going to pay it directly to Pickering Corts.

Mr. Profy stated that Mr. Bush is to advise Mr. and Mrs. Hughes that the payment is to be paid through the Borough.

Ms. Gimpel asked if the Borough is going to maintain the Brighton account. Mr. Profy stated that this would be an ongoing account for a while.

Motion was made by Mr. Pizzola and seconded by Mr. Galazin to accept the Treasurer's report as presented. No objections were presented. Motion carried.

11. SECOND MEETING-Mr. McTigue stated that there is a second meeting scheduled for Tuesday September 20, 2005. At this time, there are no items for the agenda for the meeting. Motion was made by Mr. Yourtee and seconded by Mr. Pizzola to dispense with the second meeting. No objections were presented. Motion carried.

Recessed at 9:30pm for an executive session. Reconvened at 10:08pm.

There was a discussion about Mr. Yourtee putting up the stop signs. Mr. Yourtee stated that he had previously presented a bill for putting up stop signs and it was tabled and never brought up again. Mr. Yourtee feels that he should be reimbursed for the work.

After much discussion, Ms. Gimpel stated that her neighbors would help to put up the new stop signs in her area at this time.

Ms. Gimpel reported on the parking on both sides of Manor Avenue. Philadelphia Biblical University (PBU) promised that there would not be any parking in that area. Police told Ms. Gimpel that the area has to be posted "No Parking". Ms. Gimpel wants to know if PBU would put up "No Parking" signs.

Mr. Profy recommended that an ordinance be drafted for no parking on both sides of Manor Avenue from Pine Street to the dead end at the Langhorne Gardens nursing home and the east side of Pine Street from Manor Avenue to Fairview Avenue.

Motion was made by Ms. Gimpel and seconded by Mr. Pizzola to advertise the ordinance that prohibits parking on Manor Avenue and the east side of Pine Street as presented by Mr. Profy. No objections were presented. Motion carried.

12. ADJOURNMENT-Mr. McTigue entertained a motion to adjourn. Motion was made by Mr. Galazin and seconded by Mr. Pizzola to adjourn this meeting. No objections were presented. Motion carried. The meeting ended at 10:17pm.

The next meeting will be Tuesday October 4, 2005 at 8:00pm.

Respectfully submitted,

Loretta M. Luff
Secretary/Treasurer
Langhorne Manor Borough

