

**MINUTES  
LANGHORNE MANOR BOROUGH COUNCIL  
MEETING OF AUGUST 15, 2006**

**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, August 15, 2006 at 8:02 P.M. Eastern Standard Time by William McTigue President.

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

**PERSONS PRESENT** – Maryann Barnes, Vice President; Donna Cianci; Sharon Gimpel; William McTigue, President; Steven Yourtee; Francis Farmer, Mayor; Loretta M. Luff, Secretary/Treasurer and Thomas J. Profy III, Solicitor.

**PERSON ABSENT** - Stephen Galazin; Nicholas Pizzola

**2. COMMENTS FROM RESIDENTS & VISITORS** – None

Mr. Pizzola entered the meeting at 8:06 P.M.

**3. BOROUGH HALL PRESERVATION COMMITTEE REPORT**

At 8:05 P.M. the Borough Hall Preservation Committee led Council on an exterior walk-through of some of the identified problem area.

The meeting reconvened inside at 8:20 P.M.

Mrs. Beth Bartnikowski, Chairwomen of the Borough Hall Preservation Committee thanked the committee member, Charlie Lauble, Otto Grupp, Joe Bush and Steve Yourtee for their hard work and dedication to the project. Mrs. Bartnikowski also thanked two experts who volunteered their time and advice to the Committee, Mary Werner DeNadai, of John Milner Architects, Inc. and Kathleen Morgan of Buck County Community College Grant Department.

Goal and Objective:

- Identify and rank needs
- Assign cost estimates
- Determine feasibility of obtaining historic certification
- Identify revenue sources
- All at a minimal cost to Borough residents

How Did We Get Here?

- Lack of funds
- No cohesive approach
- No long term plan
- Lack of project leadership and oversight

Today's Situation

Immediate (within a year)

- Stone pointing
- Paint exterior trim/windows

Short term (within 2 years):

- Remove capping from porch
- Roof and gutters
- Remove cubicle walls & repair floor

Long term (within 3-5 years):

- Maintenance:
- Painting/caulking
- Roof/gutters
- Pointing
- Remove interior paneling
- Repair Interior Molding
- Plaster interior walls
- Paint Interior
- Replace lower level vinyl windows
- Install partition wall in Police Station
- Replace all windows

Available Option #1 - Historic Certification using grants & foundation

Advantages - increased potential grant money, cohesive plan, ability to budget

Disadvantages - covenants, planning, timing

Cost \$169,500

Option #1 Details

- Remove cubicle walls and repair floor
- Consultant prepare PA Historic Resource Survey Form (6-9 months)
- Prepare Heritage Conservancy Register of Historic Places
- If eligible for listing on the National Register, apply for Grants (12-18 months)
- Consultant proceed with National Register Nomination
- Obtain bid specifications from Historic Architect
- Complete repairs as funded

Available Option #2 - Grants & foundation w/out historic certification

Advantages - no covenant

Disadvantages - increase use of general funds, limited grant money available

Cost \$182,500 (includes replacing All windows), or \$122,500 (w/out replacing windows)

Option #2 Details

- Apply for Grants (12-18 months)
- Complete repairs as funded

Available Option #3 - Continue with current course of action

Advantages - less planning, no covenant

Disadvantages - uses general funds, limited grant money available

Cost \$75,500

Option #3 Details

- Apply for Grants (12-18 months)
- Complete repairs as funded

Available Option #4 - Combination of Options 1 & 3

Advantages - increased potential grant money, cohesive plan, ability to budget

Disadvantages - covenants, timing, use of some general funds

Cost \$165,000

Option #4 Details

- Remove cubicle walls and repair floor
- Consultant prepare PA Historic Resource Survey Form (6-9 months)
- Prepare Heritage Conservancy Register of Historic Places
- Complete immediate needs with General Funds and possible Foundation Grants
- If eligible for listing on the National Register, apply for Grants (12-18 months)
- Consultant proceed with National Register Nomination (12-18 months)
- Obtain bid specifications from Historic Architect
- Complete repairs as funded

Take Action (within the next 12 months)

- Determine if Historic Preservation is a top priority for the Borough
- Hire Consultant to prepare Historic Resource Survey
- Apply to foundations for funding of immediate needs
- Make immediate repairs

There was a discussion pertaining to items that should be repaired before winter on the Borough Hall, pointing of the north side of the building, the roof and painting of the trim. It was stated that the cost of these repairs could be replaced if or when we receive grant money.

Motion was made by Mrs. Barnes and seconded by Mr. Yourtee to start the procedure for Historic Preservation Services through the Heritage Conservancy cost not to exceed \$3,500.00. No objections were presented. Motion carried.

Mr. Profy stated that an extension for the Mathai Subdivision at 1006 South Bellevue Avenue is needed to extend the approval date for recording purposes only. Motion was made by Mr. Yourtee and seconded by Mrs. Barnes to extend the approval date to August 15, 2006 for recording purposes only. No objections were presented. Motion carried.

Mr. Profy stated that the fee for a Minor Subdivision plan be revised from \$1,500.00 to \$2,500.00 for the new resolution establishing new filing fees and escrows for Minor Subdivision. Motion was made by Mr. Yourtee and seconded by Mrs. Cianci to accept the resolution establishing new filing fees and Escrow for Minor Subdivision Plans, Major subdivision Plans and Zoning changes. No objections were made. Motion carried.

Motion was made by Mr. Yourtee and seconded by Mrs. Cianci to approve the resolution establishing filing fees and escrow for applications and appeals to the Borough Zoning Hearing Board. No objections were presented. Motion carried.

Mr. Profy stated the authorization is needed this evening to advertise the adoption of the Langhorne Manor Borough Verizon Cable Service Franchise Ordinance. Motion was made by Mr. Yourtee and seconded by Mrs. Barnes to advertise the adoption of the Langhorne Manor Borough Verizon Cable Service Franchise Ordinance. No objections were presented. Motion carried.

Motion was made by Mr. Yourtee and seconded by Mrs. Barnes to advertise the Langhorne Manor Borough Rights of Way Ordinance. No objections were presented. Motion carried.

Mr. Profy addressed the area on the east side of Bellevue Avenue that is not subject to the sewer moratorium. There is an application for a lot on Bellevue Avenue and the drainage on the east side of Bellevue Avenue drains towards Pine Street connector and goes down Pine Street into the Lower Bucks System. There is a letter that Mrs. Luff will sign stating that the Sandsstroms' property is not subject to the moratorium, but they have to pay all fees due to the Borough and they have to make the connections into the Pine Street Connector.

**ADJOURNMENT** – Mr. McTigue entertained a motion to adjourn this meeting. Motion was made by Mrs. Cianci and seconded by Mr. Pizzola to adjourn this meeting. No objections were presented. Motion carried. This meeting adjourned at 9:28 P.M.

The next meeting will be Tuesday September 5, 2006 at 8:00 P.M.

Respectfully submitted,

Loretta M. Luff  
Secretary/Treasurer  
Langhorne Manor Borough