

**MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF DECEMBER 21, 2004**

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 December 21, 2004 at 8:03 P.M. Eastern time by Maryann Barnes, President.

PERSONS PRESENT-Maryanne Barnes, President; Robert Byrnes; Stephen Galazin; Sharon Gimpel; William McTigue, Vice President; Steven Yourtee; Francis J. Farmer, Mayor; Loretta M. Luff, Secretary/Treasurer; Thomas J Profy III, Solicitor and Mr. Eastburn, Solicitor for Philadelphia Biblical University.

PERSONS ABSENT - Nicholas Pizzola;

2. **NO COMMENTS FROM RESIDENTS**

3. **INTRODUCTION OF PHILADELPHIA BIBLICAL UNIVERSITY (PBU)
SOLICITOR, MR. EASTBURN**

Mrs. Barnes introduced a representative from Philadelphia Biblical University (PBU), Mr. Eastburn stated that PBU is under agreement for the acquisition of Brighten at Lakeside, an Assisted Living Care Facility and they need Borough Council to change the zoning from RC to institutional. They feel that it would fit the surrounding property as it is across the street from the Philadelphia Biblical University. PBU intends to use the facility primarily for dormitories for students who are off campus and need to commute from the Penndel Borough area.

Mr. Eastburn stated that PBU would pay the Borough the amount that would be equal to the taxes that is presently received so there would be no economic loss to the Borough. Mr. Profy stated that the current amount of tax is approximately \$9,000.00. Mr. Eastburn also stated that all money owed to the Borough for sewer bills and taxes would be paid at the closing on the Brighten at Lakeside property. Mr. Eastburn stated that the change of zoning is needed before they can proceed with the purchase of the property.

PBU plans on housing 250 students at the Brighten at Lakeside property. Mr. Pizzola entered the meeting at 8:10pm. Mayor Farmer asked what date settlement would be. Mr. Eastburn stated, "As soon as possible." Mr. Farmer asked pertaining to their contribution in lieu of taxes, as there has not been a borough tax increase in a number of years. In the event there is an increase that increase would be passed on to PBU. Mr. Eastburn stated that PBU would not have a problem with an increase of their contribution.

Mr. Profy explained that this would work the same as the Verderamie property; for example, as the mileage increases their amount of contribution would also increase.

Mr. McTigue asked why PBU is requesting the change in zoning from RC to Institutional. Mr. Eastburn stated that PBU needs institutional zoning as they may have seminars, meetings for their students. Although the primary use of the property is to house students, it will also be used for educational purposes.

Mr. Profy asked about improvements to the property, specifically whether there would be an increase or decrease of the parking area. He was told that there are plans for change in the parking area. Mr. Eastburn said they do not know what improvements are needed and will not know until after settlement when they meet with their engineers. There are currently 75 parking spaces on the Brighten property.

Mr. Profy stated that the zoning change was a concern of Mr. Bush; the boroughs code enforcement officer, as there will be a different classification. Mr. Bush replied that it would come under national code.

Mr. Eastburn stated there would be no improvements until after settlement and they will not close on the property until PBU receives a change in zoning. They will commit publicly and in writing that they will meet the criteria of the borough and the national code. Brighten at Lakeside was built in 1989.

Mrs. Barnes inquired if a traffic study had been done and what kind of an impact would traffic have on the area.

Mr. Eastburn stated that preliminary studies had been done; they feel that there will be less traffic, as the students will be able to walk to classes. The traffic created by Brighten at Lakeside was due to three shifts of personnel and visitors, which would be eliminated.

Mr. Profy recalled that the impervious coverage of the parking area at Brighton at Lakeside had excess impervious coverage and some type of membrane. Mr. Bush replied there is also a retention basin.

Mr. Profy will look into the engineering aspect of the project. The permitted maximum was done on the basis that there was an impervious membrane built into the parking area. Mr. Eastburn stated that they would look into that and Mr. Profy told them to contact Mario Cannels from Pickering Courts and Summerson.

Mr. Profy stated that it was slightly over three months for the zoning change for the Verderamie property. It was to go to the County Planning Commission, Borough Planning Commission and the Borough Council for the hearing.

Mr. Profy stated that there would have to be a land development agreement and that would include no on street parking be permitted. Mr. Eastburn replied that PBU agrees with no on street parking.

Mr. Bush said that the stretch of road on Manor Ave from Pine Street past the entrance of PBU in front of Brighten at Lakeside is in very bad condition. He feels that PBU should be aware of it.

Mr. Profy stated that the Borough Council would like specific identification of what the intended use of Brighten at Lakeside facilities are going to be with specific focus on water, sewer and parking. Mr. Eastburn stated that PBU would address all those concerns.

4. APPROVAL OF 2005 BUDGET

Mr. Pizzola explained that there is one change-**Tax Collector's salary** will be \$4,200.00. After a discussion on the 2005 General Fund Budget, motion was made by Mr. McTigue and seconded by Mr. Byrne, to approve the General Fund Budget. No objections were presented. Motion carried.

Budget for **Highway Aide** was presented. Motion was made by Mr. Byrne and seconded by Mr. Yourtee to approve the Highway Aid Budget for 2005. No objections were presented. Motion carried.

Budget for 2005 **Sewer Fund** was presented. Motion was made by Mr. McTigue and seconded by Mr. Galazin to approve the Sewer Fund Budget for 2005. No objections were presented. Motion carried.

APPROVAL OF THE TAX ORDINANCE FOR 2005

The ordinance was advertised at 29.5 mills. Other ordinances include: Occupation Tax 29.5, General Borough Purposes-7.125 mills, Street Lights- 2 mills, Fire Assistance and Protection Purposes-.25mills. Refuse-\$226.00 per dwelling unit.

Taxes paid with two months of billing receive a 2% discount. Taxes paid more than 4 months after the due date pay a 10% penalty. No tax increase.

Motion made by Mr. McTigue and seconded by Mr. Pizzola to approve the 2005 tax ordinance. No objections were presented. Motion carried.

Mrs. Barnes reviewed the **meeting schedule for 2005**. The 1st meeting in January will be Monday January 3, 2005. The meeting schedule is to be advertised in advance.

Motion was made by Mr. Galazin and seconded by Mr. Pizzola for Mrs. Luff to advertise the meeting schedule in advance. No objections were presented. Motion carried.

Mr. Profy stated that there would be a short executive session following the adjournment of this meeting, as there will be no action taken.

5. ADJOURNMENT Motion made by Mr. McTigue and seconded by Mr. Yourtee to adjourn this meeting. No objections were presented. Motion carried. This meeting adjourned at 8:59pm.

The next meeting will be on Monday January 3, 2005 at 8:00pm.

Respectfully submitted,

Loretta M. Luff
Secretary/Treasurer
Langhorne Manor Borough