

**MINUTES  
LANGHORNE MANOR BOROUGH COUNCIL  
MEETING OF DECEMBER 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, December 6, 2005, at 8:00 P.M. Eastern Standard Time by Maryann Barnes, President.

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

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

**PERSONS ABSENT** - Nicholas Pizzola

**2. APPROVAL OF MINUTES** – Motion was made by Mr. Yourtee and seconded by Mr. McTigue to approve the November 1, 2005 minutes as amended. No objections were presented. Motion carried. Mr. Galazin abstained.

**3. POLICE REPORT** – Mayor Farmer gave the police report for the month of November 2005. At the request of Mr. Yourtee, Mayor Farmer reported on an accident on November 19, 2005 involving the 2003 police car. He spoke of the damage to the police car and that the police officer was not hurt.

Mr. Yourtee asked Mayor Farmer to contact Middletown Township about an accident they investigated on the Hulmeville Avenue overpass and make sure they put in the accident report the damage that was done to the sign and guardrail.

Mr. Yourtee spoke on whose responsibility it is to maintain the guardrails on the overpass. Mr. Yourtee wants our police department to be aware of any sign or guard-rail damage due to accidents and make sure it is in the accident reports.

**4. COMMENTS FROM RESIDENTS & VISITORS** –Mrs. Beth Bartnikowski asked about the Bucks county planning commission comprehensive Plan for the Borough and How it related to the Rivera's sub-division located at the corner of Hulmeville and Fairview Avenues and their request and granted waiver of the requirements for curbs, gutters, sidewalks and street widening. Mr. Profy explained that this waiver did not prohibit the Borough from going back to the home owners at this location, if and when the Comprehensive Plan is initiated

Mr. Pizzola entered the meeting at 8:24 pm.

Ms. Betty Linington, 308 Gillam Avenue, stated that an area should be designated Handicap Parking at the Borough Hall and office.

Ms. Linington also spoke on the danger of the cars parking on the Hulmeville Avenue overpass and the children sledding in that area. Ms. Linington believes that there have been other residents, who have brought it to the attention of council.

Ms. Linington discussed the storm drain by her driveway that was damaged when the sewers were installed and needs to be replaced; as it causes damage to the apron of her driveway.

Mrs. Barnes stated that Ms. Linington's storm drain problem would be taken under advisement.

Ms. Boyle, 308 Gillam Avenue, inquired to the status of getting lighting in the parking area behind the Borough Hall. Mr. Yourtee stated that he would report on the parking area lighting in his committee report.

Mr. Yourtee asked where the best area for handicap parking area would be. After some discussion, it was agreed to put two handicap-parking areas on the driveways bordering Borough Hall, both are to be by the driveway entrances. Mr. Bush will provide a handicap-parking template so the work can be done in the spring.

Ms. Boyle also expressed concern pertaining to the storm drain at the end of their driveway and she hopes it is replaced soon.

Mrs. Donna Cianci, 505 Hulmeville Avenue, reported that the children from Pennel Youth Center had raked the leaves from 616 and 618 Hulmeville Avenue on Saturday November 12, 2005. Mrs. Cianci stated that they were going to pick trash up along the roads on Saturday December 10, 2005, but with the snow, she would schedule that for a later date.

**5. COMMITTEE REPORTS-**Mrs. Barnes had no report from the Planning Commission. Mr. Bush stated that he received the final draft revisions of the new comprehensive plan from the Bucks County Planning Commission and that a meeting of the Langhorne Manor Borough Planning Commission must be advertised to review and approves the final draft for a recommendation to Borough Council to adopt the new comprehensive plan.

Mrs. Barnes reported that she had received a check in the amount of \$20,000.00 from Langhorne Manor Borough Higher Education & Health Authority for the use of the facilities of the Borough and the administrative services provided by the Borough from November 1, 2004 through October 31, 2005.

Mr. Byrne-No Report

Mrs. Luff had reported 5 were lights out. Precision Electric advised her that the last three streetlights along Manor Avenue are not owned by the Borough. These lights are fed underground and have no power to them. The college probably owns the lights and is responsible for their repair. Mr. Bush stated that he will check into this matter and if they own the lights, he will put it on the final inspection report.

Ms. Gimpel inquired about the seepage pit on the property at 320 Hill Avenue. Mr. Bush replied that he would report on this when he does his Inspector's report.

Ms. Gimpel asked about the repairs to the sewer system that Carroll Engineering had previously recommended along with Bucks County Water and Sewer Authority.

Mr. McTigue said that he had spoken to John Swenson about five weeks ago and Mr. Swenson stated that some of the repairs had been made, but he wasn't optimistic that they would be completed by the end of this year.

Mr. Galazin reported on the street sign opinion poll that had been conducted on Election Day. The vote was ninety-two voted yes and four voted no. Mr. Galazin recommended that a suggestion box be put in the Borough Hall on Election Day as that is the only time some residents go to the Borough Hall.

Mr. Galazin stated, that obtaining the new street signs from the prison system, would take six to ten weeks from when they are ordered.

Mr. McTigue stated that his job was to apply for the grants for the new signs. He feels that Mr. Yourtee should be involved as he is in charge of the streets.

Mr. Yourtee addressed the new code for street signs that PennDot will be using in January 2006. Mr. Yourtee feels that street signs fall into this category.

Mr. Galazin replied that the person who he talks with in the prison system assured him that they would not produce new signs until the new codes are published.

Mr. Yourtee would like to see a bid package prepared to go out to bid as soon as possible for estimates on the street and safety signs.

After a discussion as to the necessity of a bid package, it was decided that a new inventory list is needed for the number of signs that should be ordered.

Mr. Profy stated that there is not time to do another study, as the deadline for using the money is June 2006. Mr. Yourtee stated if someone were willing to assist him, he would be willing to do a complete inventory of the Borough in December 2005.

After much discussion on previous quotes from 2004 for purchasing and installing safety and street signs, Mr. Profy recommended that the sign projects be separated so each project would be under \$10,000.00 and not require bids. He recommended the Borough purchase and installs the signs, as time is of the essence. .

Mr. Galazin replied that he would help Mr. Yourtee to update the inventory list.

Mrs. Barnes stated that Mr. Yourtee and Mr. Galazin are to update the inventory on all signs needed and they are to put together a package to go out to bid.

Mr. Profy again stated that the signs should be purchased at the present time and not bid, since the individual projects are under the \$10,000.00 limit for bids being required.

Mr. Galazin is to purchase the street signs now, as they will take a while for the prison system to make them.

Mr. Galazin announced that there were four applications for the Advisory Committee for the restoration and preservation of the Borough Hall. They are: Charles Lauble, Steve Yourtee, Beth Bartnikowski, and Otto Grupp. Mrs. Bartnikowski said that she would contact the three other applicants as to the date of the first meeting, to be held in January 2006. Mr. Bush is to serve on this committee also.

Mr. McTigue reported that the leaf collection on November 26, 2005 was a huge success as there were two truckloads collected.

Mr. McTigue stated that he had received a call from a resident on Pine Street that their recyclables had not been picked up for the past year. The supervisor from Allied Waste Services would be looking into this problem. Mr. McTigue is under the impression this recyclable problem involved most of Pine Street and some of the streets running off of Pine. He will notify the residents involved that they should begin to see their recycling collected.

Mr. Pizzola stated that the budgets are to be adopted this evening. To review: The General Budget will be adopted as presented, total revenue \$298,050.00 and total expenses \$298,050.00. The Highway Aid Budget will be adopted as presented, total revenue \$44,100.00 and total expenses \$34,500.00. The Sewer Fund Budget, was originally planned to lower the quarterly rate to \$75.00 a quarter in the preliminary budget, but it was felt that it was premature to lower it that much this year, so it was changed to \$100.00 a quarter.

Motion was made by Mr. Pizzola and seconded by Mr. Yourtee to adopt the General Fund Budget for 2006. No objections were presented. Motion carried.

Ms. Gimpel requested to make a comment about the sewer budget.

Ms. Gimpel stated that "after serious thought and further analysis of Transmission cost as a multiplier of Sewer revenue for the entire LMB sewer system, I find that it is in the best interest our resident's that I oppose both the Sewer Budget and New sewer Rate Ordinance concerning the reduced sewer charges being present tonight.

We flush once and they flush twice and we're paying more.

First and foremost, the sewer fee to the residents is still high but it is unfair when you consider the transmission cost versus sewer revenue being paid by each entity, by the multiplier, I mean the rate of \$100 or 200 per quarter to the other institutional users of the system. For

instance: Borough Residents pay \$30000 Cost and Income of \$129,000 – Income is 4 times the cost, PBU pays about \$9000 and about 10,016 in income, Brighton pays about \$24000 and about \$28,240 in income.

The institution had been paying \$200 per quarter as far back as the records as I could look. If we were to apply the \$200 to the institution and leave the residents at \$100, there would be a little more fairness in this. Transmission computation as a multiplier would be different, PBU – 20K Transmission \$65000 – now a three time multiplier of your cost, Gardens – 9K and faulty meter, so we know it is inaccurate – at best guess and only find one bill to use as multiplier – you would be looking about \$20000 – twice the cost. Brighton – we have new occupants there. Who knows what is going to be and with the multiplier we stay with the \$24000 then income will go to about \$56000. As end result, the total institutional cost based upon what I could find is \$53000 and we now have income \$142,000. At least it would be a little fairer not 3 times but it is better.

By having the two rates – seem to be a much more reasonable and equitable approach to residents, who in my opinion have been paying the highest rate since the inception of the sewer system.

Also I like to point out, PBU has approximately 900 students! How many faculty, visitors, and extra curricular activities all year around in comparison to our residential population! Further more, the institutions have been using a sewer system that my best guess is over 30 years old. I have been in this neighborhood for over 50 years and connected to LMB system 15 years. In all probability the 30 years old system may require more maintenance and repair. Those utilizing the older system should be paying incremental revenues for maintenance and repair.

The Budget (budget number have been estimated to reflect possible increases in transmission cost and offsetting sewer income with Budget Chairman cooperation) and Ordinance as being present tonight is with out a doubt unfair to the resident when you consider transmission cost/sewer income approach, number and type of users and age factors concerning two sewer systems in service today. I know we all want the rates reduced, but at what price are we, as Resident's willing to pay for other within our entire sewer system. So as I say, we flush once and they flush twice and we still are paying more in income."

Mr. Pizzola, as budget chairman, felt that Ms. Gimpel should have informed him of her comments prior to tonight's meeting. He was unaware of the sewer comments.

Mr. Profy stated that there are legal issues when you get into tier rates.

Mayor Farmer recommended that the Sewer Fund Budget be adopted as presented and review it and present the new finding at a later date.

Mr. McTigue told Ms. Gimpel that this is the first time that Council has heard this information; Mr. McTigue feels she has a legitimate concern, but Council will need time to review the new calculations and legal issues involved.

Mr. Profy stated that the Sewer Fund Budget had been advertised for adoption and he recommended that Council approve the budget as presented and have Council review a tiered rate system within the next month or two.

After discussion on rate changes for homeowners and institutional usage, resident's rates will remain \$125.00 per quarter. Total revenue will be \$260,190.00 and the fund balance will be \$69,040.00. Council members expressed interest in examining the rate structure in response to Ms. Gimpel's concerns

Motion was made by Mr. Pizzola and seconded by Mr. Byrne to approve the Sewer Fund Budget as revised. Motion carried with Ms. Gimpel and Mr. Galazin opposing.

Mr. Profy stated that the Highway Aid Fund Budget be adopted as presented. Motion was made by Mr. Yourtee and seconded by Mr. McTigue to adopt the Highway Aid Fund Budget as presented. No objections were presented. Motion carried.

Mr. Pizzola reported that he would be ordering the new computer for the Borough office within the week.

Mr. Pizzola stated that he has information on the TAG program, which will require council will require council to adopt an ordinance, but would like to discuss it further at the January meeting.

Mr. Profy recommended that Council adopt the Tax Ordinance for 2006, 29.5 mills on each dollar of assessed valuation of occupation of person within the Borough, 7.125 mills on each dollar of assessed valuation of real estate with the Borough subject to taxation for general Borough purposes, 2.0 mills on each dollar assessed valuation of real estate within the Borough subject to taxation for lighting and illuminating with electric light the streets, highways and other public places within the Borough, .25 mills on each dollar of assessed valuation of real estate situate in the Borough subject to taxation for fire assistance and protection.

Motion was made by Mr. Pizzola and seconded by Mr. Yourtee to adopt the Tax Ordinance for 2006 as presented by Mr. Profy. No objections were presented. Motion carried.

Mr. Yourtee reported that we would be receiving two snow removal bills for the two snowstorms this month on December 3, 2005 and December 6, 2005.

Mr. Yourtee had a list, dated 2002; from Chief Bumm indicating where he felt stop bars should be painted. Mr. Yourtee feels that the community service people can do it.

Mr. Yourtee discussed a form from PennDot regarding the proposed areas where PennDot would be paving in 2006 and if any utility work would be involved. Mr. Profy replied

that it had been taken care of; the form had been returned to PennDot. Mr. Yourtee hopes that McGrath Construction Company will have any sewer or water work on the new construction at the corner of Fairview and Hulmeville Avenues completed prior to the paving of Hulmeville Avenue by PennDot. Mr. Bush commented that the utility work for the Fairview and Hulmeville Avenue project should be completed prior to PennDot's paving.

Mr. Yourtee would like to put together a bid package for landscapers to bid on the maintenance of the Borough properties for 2006 and have it available by February.

Mr. Yourtee met with Bill Kline and received an estimate for pointing of the Borough Hall. The total estimate was \$40,250.00; chimney would be \$1,800.00 and water proofing \$2,400.00. The estimates were front wall-\$11,050.00, left side-\$8,650.00, right side-\$7,650.00 and back-\$8,700.00.

Mr. Yourtee reported that he had a telephone pole donated and it is to be used for the lighting in the parking area behind Borough Hall. Mr. Yourtee received three written quotes for the installation of a light on the pole; Carr Duff-\$3,100.00, Keystone Electric-\$1,780.00 +\$100.00 contractor's license, Greagori-\$1,600+\$100.00 contractor's license, Armour & Sons-\$1,557.00+\$100.00 contractor's license. The quotes are for installation of one 400-watt metal halide flood fixture. Floodlight on deck will be removed and conduit will be used from deck to load center in basement. New conduit will run underground from deck to pole. Conduit will run up the pole to power new floodlight. Light will be bolted on knee brace and it will be bolted on pole approximately 25 feet high. One 24-hour timer will be installed in basement load center for light control.

Motion was made by Mr. Pizzola and seconded by Mr. Yourtee to have Gregoria Electric install the flood light behind 618 Hulmeville Avenue at a cost of \$1,600+\$100.00 for the contractor's license subject to the adjustment for the timer. No objections were presented. Motion carried.

Mr. Yourtee contacted Langhorne Paving to repair the area in front of the driveway at the corner of Hill and Gillam Avenues and also to hot seal the cracks on the access lanes on Route One.

After discussion on what cracks are to be sealed, Mr. Byrne volunteered to specify what cracks are to be sealed.

Mr. Yourtee stated that he feels a street committee should be formed and there should be an inventory of the roads that need repairs so repairs could be done on a yearly basis.

Motion was made by Mr. McTigue and seconded by Mr. Byrne to designate one day at \$1,960.00 for seam sealing by Langhorne Paving. No objections were presented. Motion carried. Mr. Yourtee abstained.

Mr. Yourtee presented a proposal to repair the area in front of Tomlinson's driveway at the corner of Hill and Gillam Avenues from Langhorne Paving. It includes cut or mill edges of

area to be removed, remove all loose materials, clean and tack coat area to be paved, overlay with 2" ID 2 top, and hot seal edges. Total area to be repaired is approximately 800 sq. ft. and the price is \$3,150.00. The area is four feet wide by 200 feet long.

Mr. Yourtee also had another proposal from Langhorne Paving to fix a 6ft by 2 ft area in front of Tomlinson's driveway at the corner of Hill and Gillam Avenues along with five potholes on Manor Avenue at the cost of \$625.00.

Motion was made by Mr. Yourtee and seconded by Mr. Pizzola to accept the proposal of \$625.00. No objections were presented. Motion carried.

Mr. Yourtee received a phone call from Ms. Feinberg from Pennsylvania Environmental Council pertaining to the Storm water retrofit request informing us that we did not make the cut for the top tier. We did qualify for the 2<sup>nd</sup> tier and that is where they send engineers out to the site to make on-site recommendations without a formal plan being drawn by their engineers. They should be meeting with Mr. Yourtee the first or second week in December. They met at the site on November 30, 2005. Ms. Conkle met with them, as Mr. Yourtee could not make it at that time. Mr. Yourtee should be hearing as to what their engineers had determined.

**6. MAYOR'S REPORT**-Mayor Farmer stated that he had no report.

**7. SOLICITOR'S REPORT**-Mr. Profy reported that a Zoning variance hearing pertaining to the sub-division at 1006 South Bellevue Avenue by the Zoning Hearing Board would be held on Thursday, January 5, 2006. Mr. Profy stated it is his understanding that Council is not in opposition to the request for a variance to increase the impervious recoverage ratio and this matter is to be handled by the Zoning Hearing Board.

Ms. Gimpel feels that Council should hear a report from the Zoning Hearing Board so Council has more information on the matter, and we don't have the same problems we had on the Hughes's property. Mr. Bush stated that this variance is much different than the Hughes's variance, which was already over the impervious surface ratio before they applied for the permit for the pool.

Mr. Profy explained that after the variance is granted it would then come back to Council to review and either approve or reject the sub-division.

Mr. Profy asked if Council wanted the Sexual Predator Residency Restrictions Ordinance advertised for consideration for adoption in January 2006.

Motion was made by Mr. Yourtee and seconded by Mr. McTigue to advertise the Sexual Predator Residency Restrictions Ordinance. No objections were presented. Motion carried. Ms. Gimpel abstained.

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

Mr. Bush received a letter from Pickering Corts and Summerson referring to the seepage pit that was designed in accordance with Section 405, A.2.a and appendix I of the Borough's Neshaminy Creek Watershed Stormwater Management Ordinance. The storage volume was based on 1.28 inches of runoff over an impervious surface area of approximately 8200 square feet. These seepage bed systems are not designed for extreme storm events that we had in October 2005. Over seventy-five percent of the average annual rainfall in Pennsylvania is two inches or less.

Mr. Aicher is to receive a copy of the letter from Pickering Corts and Summerson. Mr. McTigue stated he would get a copy of the letter to Mr. Aicher.

**9. CORRESPONDENCE**-Mrs. Luff received a letter from Susquehanna Group Advisors, Inc pertaining to the audit that their company had done for the financial records of the Borough to be complete and closed and all outstanding balances are clear.

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

Ms. Gimpel stated that there is not any money in the Mathai Escrow account and a bill had been submitted for payment.

Mr. Bush stated that he had a check in the amount of \$2,000.00 and it would be deposited Wednesday, December 7, 2005. Motion was made by Mr. Galazin and seconded by Mr. Pizzola to pay the bill as presented. No objections were presented. Motion carried. Mr. McTigue abstained.

Mrs. Barnes asked if there were any questions or discussions on the Treasurer's report. Ms. Gimpel stated that the PBU escrow account needs to be reviewed.

Motion was made by Ms. Gimpel and seconded by Mr. Galazin to table the Treasurer's report. No objections were presented. Motion carried.

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

Council went into executive session at 11:15pm. They reconvened at 11:28 pm.

**12. ADJOURNMENT**-Mrs. Barnes entertained a motion to adjourn. Motion was made by Ms. Gimpel and seconded by Mr. McTigue to adjourn this meeting. No objections were presented. Motion carried. The meeting ended at 11:31 p.m.

The next meeting will be Monday January 2, 2006 at 8:00pm.

Respectfully submitted,

Loretta M. Luff  
Secretary/Treasurer  
Langhorne Manor Borough