

Langhorne Manor Borough Stormwater Commission – Minutes
Tuesday, March 31, 2026 at 6pm – In-Person & Virtual

Microsoft Teams Meeting:

<https://teams.microsoft.com/join/2227232480669?p=GXPgYTWnm5QITj5swC>

Meeting ID: 222 723 248 066 9 | Passcode: VP75Hp2j

Attendees:

- **Members:** Devin Keating, Dan Nicastro, Heather Palladino, Lauren Schuke (virtually), Teresa Weiser and Barry Green
- **Public/Residents:** Jim Keba

Minutes = BLUE; Action Items = RED

Call To Order & Opening Remarks made by Commission Chair (Keating).

1. August 4, 2025 Meeting Minutes

- a. **Minutes from the August 4, 2025 meeting were redistributed to the commission both electronically and in-person meeting materials for re-review.**
- b. **Commission agreed NOT to vote on approval of 8/4/25 meeting minutes at this meeting.**
- c. **Approval will occur at the next meeting to allow for full review.**

2. Commission Member Updates & Term Renewals

- a. **Member Introduction: Barry Green**
 - i. **Welcomed new member Barry Green, appointed to a 3-year term.**
 - ii. **Barry provided a professional background summary:**
 1. **20+ years in commercial construction. Independent representative for building envelope products (cladding, coatings, systems).**
 2. **Regular interaction with engineers, architects, municipalities, and institutions. Experience with building runoff, stormwater planning, and related systems. Barry offered to connect with RVE representatives for possible clarifications or discussions.**
 3. **Invited by Teresa due to his relevant expertise.**
- b. **Review of current commission members and term lengths:**
 - i. **Devin Marie Keating (Chair & LMB Council Representative) – 2030**
 - ii. **Teresa Weiser – Renewed membership for a 3-year term running thru EOY 2028**
 - iii. **Barry Green – New member joining for a 3-year term running thru EOY 2028**
 - iv. **Dan Nicastro – Present as both a council member and a resident; New member joining fulfilling the open 2-year position (resulting from Keba 2025 3-year term resignation) running thru EOY 2027**
 - v. **Lauren Schuke – Existing member whose term runs thru EOY 2026**

- vi. **Heather Palladino – Existing member whose term runs thru EOY 2027**
 - c. **Resignations:**
 - i. **Jim Keba (previous term thru 2027, resigned 2025); present at tonight’s meeting as a resident/general public.**
 - ii. **Margie Gillies (previous term thru EOY 2025, resigned 2026)**
 - d. **Vacancy: One commission member position vacancy for a 1 year term (2026 calendar year)**
 - e. **No corrections or comments offered by the commission.**
- 3. MS-4 Projects – Cost Estimate Review & Discussion:**
- a. **Commission Chair (Keating) reported ongoing communication with Dominic Cundari from RVE, noting that they have met and spoken multiple times in recent months to restart momentum on outstanding MS4 projects and related stormwater items.**
 - b. **505 Station & Highland Ave Revised Project Documentation & Estimate**
 - i. **Commission Chair (Keating) distributed the most current cost estimate (dated May 2025) for the Station & Highland Avenue project, which reflects the numbers discussed at the August meeting.**
 - ii. **Commission Chair reiterated that in prior meetings, members had reached a general consensus that the Station & Highland Avenue project should be the main focus moving forward. This priority emerged after comparing it with the West Prospect Avenue project, which carries significant challenges and substantially higher projected costs (nearly double).**
 - iii. **Commission Chair emphasized that the cost estimate includes not only the base construction work, but all necessary additions and adjustments required for the project to be viable, given the stormwater management requirements.**
 - iv. **Commission Chair noted that the group had previously agreed that the project needed a full accounting of add-on items (e.g., stormwater-related amendments, engineering requirements) before the commission could determine feasibility.**
 - v. **The commission expressed interest in streamlining attention and resources toward Station & Highland because it is both more feasible and more aligned with MS4 stormwater goals. Commission Chair asked for brief confirmation that this was still the group’s direction, and there were no objections or corrections voiced.**
 - vi. **Commission Chair confirmed continued coordination with RVE as project details evolve.**
 - c. **Discussion on West Prospect Avenue Project was conducted.**
 - i. **Percolation test results indicated significant complications.**

- ii. **RVE advised that required revisions to stormwater management components would be extensive and costly, nearly double the Station & Highland project estimate.**
- iii. **Even with revisions, RVE could not guarantee project performance or desired outcomes. As a result, Prospect Ave. is considered a lower priority compared to Station & Highland.**

4. Grant Status Updates:

- a. **Commission Chair reviewed the status of all previously applied for stormwater-related grants available for project consideration. All grants under discussion were applied for and awarded specifically for stormwater management projects, not tied to any single project site. However, none have been formally accepted yet.**

- i. **Bucks County RDA Grant (\$298,000):**

- 1. Does NOT allow for the reimbursement or coverage of engineering costs

- ii. **HUD Community Block Grant (\$707,000):**

- 1. Federal grant via Congressman Brian Fitzpatrick's Office
 - 2. Match Requirement; Does NOT allow for the reimbursement or coverage of engineering costs

- iii. **H2O Grant (\$300,000):**

- 1. Expires in 2026; Requires a 50% match; Provides limited coverage for engineering costs (approximately 10%)

- iv. **PA Department of Community and Economic Development (PA DCED) Local Share Account (LSA) (Approximately \$348,000):**

- 1. **Commission Chair shared that following research on this grant terms discovered that there is NO limitation on engineering costs, nor is there a match requirement.**

- a. ***CORRECTION: Following additional post-meeting discussion with DCED Financial Analyst assigned to LMB's LSA Grant Account, Commission Chair learned that there is a 10% engineering limitation and match is dependent on the project cost estimate.***

- 2. **Discussion was had on the DCED LSA Grant. The group agreed this is most favorable funding source for the next focused LMB Stormwater project, valued at approximately \$348,000.**

- 3. **The grant term ends June 30, 2027, and Devin clarified that the entire project must be completed, and all invoices submitted, before that deadline in order for reimbursement to occur.**

- v. **Commission Chair is in communication with DCED (Devon Brown) on LSA grant specifications, including review of updated project proposal and cost estimate, as well as requirements for acceptance/submission. Commission Chair shared goal to ensure no overlooked conditions exist before recommending LMB accept the LSA grant for the Station &**

Highland project. Chair confirmed plans to circulate DCED's response to the commission once received.

- vi. **The commission discussed timing considerations. Because the project must be completed within the grant's timeline, members noted that earlier approval would allow RVE to begin design work, bidding, and permitting. Previous Commission Member Jim Keba recommended targeting a project start-time of August 2026 with a 90-day construction timepoint.**
- vii. **A motion was made (conditional on favorable DCED LSA grant confirmation) to:**
 - 1. **Present the Station & Highland project to Council at the April 14 meeting as the recommended project for use of the LSA grant funds.**
 - 2. **Commission Chair (Keating) made the motion, Teresa Weiser seconded the motion. The motion carried with all in favor.**
- viii. **Commission Chair shared that post-meeting materials to be circulated will include prior LMB Council approvals on the previous presentation of this project and meeting references (August 13, 2024; October 8, 2024) in the Council packet, and will plan to notify affected homeowners before the next Council meeting.**

5. MS-4 Community Education:

- a. Opportunity for alignment with upcoming Earth Day & Arbor Day
- b. Aim for community education on need for stormwater management for Langhorne Manor Borough
- c. Plan to reutilize educational material for newsletter content
- d. **Discussion:**
 - i. **Commission Chair confirmed that Dominic (RVE) is willing to conduct a public stormwater education session. The commission discussed using the 2nd Council meeting of the month (which is often unused) as the venue for this educational presentation. The materials shared at this session could be repurposed for newsletter material.**
 - ii. **The purpose would be to educate residents about: why stormwater management is required, Langhorne Manor Borough MS-4 responsibilities, and simple steps residents can take on their own properties.**
 - iii. **Brief conversation occurred about past volunteer events (e.g., tree planting or cleanup days), but this was more of an opportunity for collaboration but not specifically part of the MS-4 education planning.**

6. Storm Drain Management & Clean-Up:

- a. RFP for Municipal Services for Storm Drain cleaning & opportunities for reduction credits
- b. **Commission Chair inquired with RVE for confirmation of when storm drains were last cleaned or inspected and guidance on what scope is required to issue an RFP that maximizes MS-4 credit opportunities.**

- c. **Commission Chair also spoke with a few municipal service providers to understand cleaning methods and pricing, noting that contractors need clear direction on whether inlet cleaning alone is sufficient or if jet cleaning and pipe televising are required for full credit. These questions have been forwarded to RVE and are pending a response before seeking proposals.**
- d. **Previous member, Jim Keba shared that Carroll Engineering previously completed an assessment of borough storm drains and potential project scope, and recommended locating that documentation and cost estimate to inform next steps.**
- e. **The commission agreed that once scope details are confirmed, they will pursue multiple proposals and determine appropriate responsibilities between RVE and Carroll Engineering.**

7. Walk-on Items:

- a. 107 W Fairview Ave – Potential Swale and Culvert Damage
 - i. **The commission briefly discussed possible swale and culvert damage at 107 W Fairview Ave following an accident with a service vehicle after a winter snowstorm. A police report was filed and driver information was obtained should there be any damage to address once the snow melted and site was able to be inspected.**
 - ii. **Commission Chair has updated RVE of this concern and requested the firm conduct an inspection of the site to inform next steps and resolution.**
- b. 704 Hill Ave – Stormwater Inspection
 - i. **Commission Chair reported receiving stormwater plans and inspection information for the new build at 704 Hill Ave.**
 - ii. **The materials were forwarded to RVE for review to ensure the installation complies with the borough's stormwater requirements.**

8. NEXT MEETING: Tuesday, April 28, 2026 at 6pm (Virtual & In-Person)