

**Langhorne Manor Borough Stormwater Commission – Agenda & Minutes**  
**Monday, November 22, 2021 7:30pm – Borough Hall**

**Attendees:** Alicia Gasparovic (chairperson), Heather Palladino, Kevin Oessenich, Jim Keba, Dawn Seader (Council President), Jay Ferraro (Borough Manager).

**1. Approve October meeting minutes** – approved without changes.

**2. Discuss swale location/type inventory results** – TY to those who completed this project!

- Discussion took place regarding patterns seen in swale type and location, different variations/gradations of flat and sloped swales, general location of swales on the North side of East-West streets, etc.
- Discussion took place regarding what was meant by “other” in the swale inventory, as “other” could mean many things (macadam under grass, wooded areas, broken up macadam/gravel, trench located near an inlet, etc).
- It was noted that some areas noted as “X” in the inventory may actually be low lying areas that properly percolate rainwater, and therefore are swales, although they appear to be flat and thus were marked as “X.”
- The question arose as to whether LMB is receiving proper credits in the initial MS4 load reduction calculations for all the areas that percolate rainwater. This needs to be discussed with Liz Colletti of RVE.
- The question was asked as to whether RVE should come look at the properties noted in the inventory, to compare notations in the inventory with how the swales appear on-site.
- It was noted that the SWC could include photos of different types of swales in the next newsletter/website/pamphlet in order to educate our residents. One use of the swale inventory will be for RVE to help LMB target SW educational materials to homeowners with different types of swales on their rights-of-way.

**3. Other:**

- Discussion took place around **BMPs on private property** in LMB, such as the 2 subdivided Rivera parcels. ~~It was noted that~~ The SWC should verify ~~these that the~~ **SW facilities on the Rivera subdivisions** are ~~noted~~ on the Excel spreadsheet from Carroll Engineering that lists all private BMP SW facilities. (Notation after meeting: The most recent Excel spreadsheet includes a comment that these 2 parcels and their BMPs will need to be added). Carroll Engineering should be inspecting these facilities. RVE should be given this list if they do not have it already. Discussion took place as to who would be responsible for correcting any problems with these SW BMPs noted during such inspections. The question was asked as to where any related deed restrictions or BMP agreements are filed, other than in Doylestown with the Bucks County Recorder of Deeds. Does Carroll Engineering have this list? LMB should have this list. It should be available on Teams for LMB officials to access.
- Discussion took place on **resident zoning requests to exceed impervious surface** ratios and whether new private SW facilities proposed by property owners could be used to offset impervious ratio overages, as has been allowed for special cases in the past by the Zoning Hearing Board (ZHB). It was noted that at a recent ZHB meeting, an opinion from Carroll Engineering had been relayed that

SW concerns should prohibit LMB from allowing any further such offsets. It was noted by the Borough Manager that RVE and Carroll Engineering may be able to opine on this soon, perhaps for the January Council Meeting.

- Discussion took place regarding the difference between retention basins and detention basins.
- **Ideas for Spring SWC Newsletter:** Residents (and their landscapers) should refrain from discharging their grass clippings into the street, as they make their way into the storm drains. Residents should also refrain from dumping yard waste in the woods or allowing it to enter into swales.
- **Comly Ave project discussion:** Liz Colletti had reported that this project likely will not satisfy our entire MS4 requirement, nor will the new facilities be able to handle all of the stormwater flow. It was asked whether an additional SW facility could be installed in the NW corner of Comly & Hulmeville, in the wooded area. It was also asked whether Liz could give us the timeline and next steps should LMB receive the Growing Greener grant for the Comly Avenue project that was applied for. A suggestion was made that, should LMB receive this grant, we could tout that success on the website ticker and/or our next SW newsletter. Another suggestion was to have RVE present the project at a town hall, should we receive the grant, to educate the community about the design and what it will look like / to assuage any concerns that it will be an eyesore or a nuisance.
- It was noted that the upcoming **PennDOT Route 1 RC3 project** will include elimination of the Access Roads, which may allow an MS4 project to be installed in that area. The Borough Manager reported that he had talked with Chris Peterson (Carroll Engineering) and Isaac Kessler (RVE) who both stated that they wished to be included in the borough's decision on whether to turn this converted area into a multi-use path or a grassy area.
- **Possible small SW facility project in rights-of way:** The next annual MS4 report being prepared by RVE was discussed, which will likely include the summary recently prepared and shared by Liz Colletti (RVE) from her walkthrough of LMB. Whether any residents whose properties are noted in this report (as possible locations for small SW facility projects) should receive prior notice was discussed, and how this could occur. One suggestion was the inclusion of a short notice in the next SW newsletter that such locations will be included in an upcoming MS4 report. Also suggested was the importance of specifying that these projects would be in the rights-of-way rather than on private property. The suggestion was made that residents need reminding of what right-of-way means. It was noted by the Borough Manager that LMB may end up assuming maintenance responsibility for any small SW facility project installed on corners/along rights-of way such as in the list of locations Liz included in her report.

#### **4. Next meeting(s):**

- ~~Skip?? — Monday December 20, 7:30pm at Borough Hall ??~~
- Monday, January 17, 7:30pm at Borough Hall