



# Langhorne Manor Borough Newsletter



Examples of refuse that is harmful to our watershed.

## Letter from the Newsletter Committee

Hello Neighbors!

This edition of our borough newsletter is dedicated to stormwater management (SWM). The year 2023 has seen a lot of activity around SWM. Council has worked closely with our Stormwater Commission (SWC), our Borough Manager and our SWM engineer to address the DEP's mandate to decrease sediment and pollutants that enter our watersheds. Our largest SWM project to date is the installation of the dry basin on Comly Avenue. Thank you to Jim Keba, one of our SWC members, for the pictures that document the progression of the project!



The projects, highlighted in this newsletter, have been chosen by Council based on the recommendations of our Borough Manager, our SWM engineer and the SWC. Residents can also help us meet the requirements of the DEP. The major way homeowners can support the Manor's efforts is by complying with several borough ordinances. Our stormwater management ordinance (see Act 167—Stormwater Management Ordinance, 2022 on our website) addresses impervious surfaces. Impervious surfaces include buildings, pools, driveways and walkways and materials such as asphalt, cement and even stones. Because of the increased flooding that has occurred, especially in the Lower Bucks area, it is imperative that homeowners apply for a permit in order for our building inspector to ensure that a property does not go over the impervious ratio (that has been recommended by our engineer) and increase the chance of flooding on their property (or their neighbor's). Other ways, that residents can help our efforts, are picking up animal waste and leaving the borough's rights-of-ways (ROW) undisturbed. ROWs should not be paved over (including stones) or used for parking which compacts the soil and prevents water from percolating into the ground.

If you have any questions about stormwater management, please reach out to any of the SWC members. They will be happy to help! Call the office if you have any questions about permits. Thank you for helping us keep the Manor beautiful and safe!

*Grace Judge, Cheryl Oessenick and Dawn Seader*

This newsletter is dedicated to stormwater management. The Manor has been working towards the DEP's mandate of decreasing sediment and pollutants in our stormwater run-off, which is highlighted in this newsletter. There are also many ways in which residents can help our efforts. Please join us in supporting stormwater management!

# Comly Avenue Basin Project—Dry Detention Basin

## What is a Dry Extended Detention Basin?

Many of us are familiar with stormwater basins seen alongside roadways or in shopping plazas. Some of these are retention basins rather than detention basins, designed to simply hold excess runoff water.

A detention basin, on the other hand, does not indefinitely hold excess water. Instead, water channeled into the basin is slowed down so that it does not enter the watershed (creek) too quickly, allowing the water extra time to percolate back into the ground. As the water is absorbed by the soils in the basin, it is naturally cleansed of harmful nutrients. At the same time, any loose sediment that normally would be carried by the flowing water is allowed to collect in the basin rather than be carried into the waterways. By the time the stormwater exits the basin and enters adjacent waterways, it carries significantly less sediment and pollutants. Most of the time, the basin should be dry.

## Why is Langhorne Manor embarking on this project?

Municipalities in Pennsylvania are tasked by the Department of Environmental Protection (PA DEP) with reducing the amount of sediment and harmful nutrients that enter our waterways. In our case, Langhorne Manor Borough is required to reduce the amount of these pollutants reaching the Neshaminy Creek and Mill Creek watersheds.

Much of the stormwater runoff in Langhorne Manor travels downhill towards Comly Ave before making its way into the wooded area off Hulmeville Ave and towards the Neshaminy Creek. By installing a stormwater facility such as this basin, the amount of sediment and pollutants in the stormwater can be reduced before it reaches the creek. This basin will count towards Langhorne Manor's reduction requirements in the Neshaminy Creek Watershed.

## Who is paying for this project?

Langhorne Manor has applied for and received two grants specifically to fund this project: a PA Growing Greener grant for \$230,000, and a Bucks County Redevelopment Authority (RDA) grant for \$125,000. We are diligently working with these and other grant providers as this project nears completion.

## Who is responsible for the project?

Many thanks to all who have contributed to the Comly Avenue stormwater basin project. Here are just a few of those folks:

- Langhorne Manor Stormwater Commission (SWC)
  - 7 residents have filled the 6 seats, plus 1 council member
- Langhorne Manor Borough Council (7 members)
- Langhorne Manor Borough Manager
- Remington & Vernick Engineers – Yardley, PA
- JNS Paving & Excavating Corporation – Chalfont, PA

## Construction schedule (subject to weather conditions):

- Excavation and placement of some underground structures were completed in August.
- Addition of amended soils (to foster water percolation), basin creation, grading, planting, and installation of fencing should be completed in September.
- Any remaining tasks are scheduled to be completed in early October.



Pipes are placed to redirect stormwater from Hill Ave.



Pipes are placed to redirect stormwater from Hill Ave.



Trees are cleared to make way for the basin.



The ground is beginning to be leveled



Ground is leveled and ready for excavation.

### **What maintenance will be needed for the basin?**

The borough will be responsible for maintaining the basin, from mowing the grassy areas and trimming the new plantings, to inspecting the piping and checking the cleanouts periodically. Before this project got underway, several neighbors generously took care of this area and quietly kept it beautiful. Now that the basin is constructed, it is important that maintenance be provided solely by the borough and its agents. This is to ensure that the basin functions properly, which means that only certain plantings are installed and that they are maintained according to plan.

Residents should understand that, as the grass and other plantings grow in over the first year or so, the basin may look a bit unkempt. This is intentional. Sufficient time must be allowed for basin plant life to become established before it is trimmed and mowed, in order that the basin function effectively without unintentionally introducing eroded sediment and other harmful elements. For safety reasons, a split-rail fence will surround the area to discourage anyone from walking too close to the basin.

## **Other Stormwater Information from the SWC**

### **What's the next Stormwater Project?**

Even after completion of the Comly Avenue basin, Langhorne Manor will have additional pollution and sediment reduction goals to meet. To help meet those goals, the borough plans to install two infiltration trenches where there are currently grassy swales. While grassy swales allow some stormwater to percolate back into the ground as it is carried downhill, infiltration trenches do this much better. More rainwater re-entering the ground means more natural filtering and less sediment and pollutants entering our creeks and other bodies of water.

Current plans include grant funding for an infiltration trench along the eastern side of Pine Street, in the right-of-way between Manor Avenue and East Fairview Avenue. A second potential infiltration trench is planned for the northern side of West Prospect Ave, between Station Avenue and Hulmeville Avenue.

After installation along the right-of-way areas, the new infiltration trenches will be planted with new grass, and property owners will continue to mow and maintain the areas just as they do now. Any additional maintenance required for the underground systems will be the responsibility of the borough. It will be important, however, that no vehicles or pieces of heavy equipment are parked on the trench locations. Although it will look just like grass, extra weight can damage the underground systems, compress the soils, and prevent proper percolation of groundwater.

Even in the absence of underground stormwater facilities, parking off-road can kick up sediment that washes down into our storm sewers and streams. Vehicles can even compress the soils enough to prevent proper rainwater percolation. This is the reason gravel driveways are considered non-permeable surfaces – after compaction by cars, many stone parking areas or driveways no longer allow water to effectively seep back into the soil.

### **Disposal of yard waste and Christmas trees**

A reminder that Republic Services regularly picks up yard waste that is in paper lawn and leaf bags. Any tired plantings, lawn and hedge clippings, small branches, or leaves should be disposed of in this manner. After the holidays, Christmas trees should be put on the curb for collection. Please do not use plastic bags so that these biodegradable materials can decompose quickly in the landfill.

Please do not throw yard waste or Christmas trees into the woods. Not only are the wooded areas around Langhorne Manor privately owned, but a buildup of brush along the perimeter can create eyesores and fire hazards for the neighborhood. The addition of non-native vegetative matter may also introduce plant life that pollutes or clogs our streams, and fallen leaves from outside the area can alter the ecosystem in unpredictable ways.

*JOIN US FOR THE  
BASIN RIBBON  
CUTTING  
CEREMONY*

**SATURDAY  
OCTOBER 14th  
1:00 PM**

**State and Local  
Officials will be  
present**

All SWC meetings are open to the public and posted on the LMB calendar: <https://langhornemanor.org/resident-information/calendar/>

Check out past issues of the SWC newsletter, meeting agendas and minutes, and links to Comly Avenue project updates and progress photos here: <https://langhornemanor.org/boards-commissions/stormwater-commission/>

**Langhorne Manor Borough**  
**618 Hulmeville Avenue**  
**Langhorne, PA 19047**

**PRESORT STANDARD**  
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**LANGHORNE, PA**  
**19047**  
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## Langhorne Manor Borough

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Office Hours by  
Appointment Only

## Important Dates

- 10/10 Council Meeting
- 10/14 Community Yard Sale
- 10/14 Community Shredding Event
- 10/14 Basin Ribbon Cutting
- 10/21 Bulk Pickup
- 10/24 Council Work Session
- 11/7 Election Day
- 11/14 Council Meeting
- 11/28 Council Work Session
- 12/3 LMB Tree Lighting
- 12/12 Council Meeting

**Borough Council Meetings are the 2nd Tuesday of the month at 7:00 pm. If a second meeting is needed, it will be held the 4th Tuesday of the month.**

