

Stormwater Advisory Committee Meeting Minutes

Wednesday, September 17th, 2025 • 6:00 PM • Public Hall

1. Call to Order & Pledge of Allegiance

The meeting was called to order at 6:01 PM

2. Roll Call

MEMBERS PRESENT: Chris Haughey, Jack Pflaumer, Russ Hartman, Joe Fitch, and Andy McAloon

STAFF PRESENT: Assistant Township Manager Nick Valla, Public Works Director Eric Gartenmayer, Township Engineer Isaac Kessler, and Assistant Township Engineer Alex Swiderski

3. Approval of Minutes

Mr. Fitch moved to approve the minutes of the August 27, 2025, meeting. Mr. McAloon seconded the nomination. Motion carried 5-0-0.

4. Old Business

a. Update on Fee Collections

Mr. Valla reported that approximately 50% of accounts, 35% of funds, have been paid and collected. There are currently 7,185 accounts with outstanding balances totaling \$1,359,059.89. Second notices are scheduled to go out later this month to all accountholders yet to submit payment.

b. Discussion of Stormwater Impact Fee Credit Policy

Mr. Valla reviewed the handout of preliminary recommendations from staff for a Stormwater Credit Policy. Mr. Haughey recommended reducing the amount of credits initially and consider adjusting them in the future, noting that this would be offsetting revenue.

The Committee discussed the merits of an education credit for residential properties, including the required number of sessions to attend and the amount of credit to be received. The Committee noted the administrative burden an education credit program could create.

The Committee discussed the proposal of a rain barrel rebate. Mr. Hartman noted that rain barrels are often installed incorrectly and may not provide the maximum benefit intended. The Committee discussed the idea of facilitating a workshop a few times per year during which residents would be taught how to properly install a rain barrel and then leave with a rain barrel installation kit. Mr. Valla agreed that this would be feasible to coordinate. The Committee agreed that residents could be eligible every five years to participate.

Mr. Fitch suggested working with car dealerships or other businesses to repurpose barrels they may have on hand that residents could use.

Mr. Valla noted that the Committee should consider some means for residents who may not have use for a rain barrel, such as those in a condominium or a neighborhood with prohibitive regulations, to obtain a credit or benefit. The Committee discussed the idea of providing a credit for community involvement, such as a tree-planting or a community cleanup activity.

Mr. McAloon noted that the Environmental Advisory Council has several events of this nature already throughout the year that residents could participate in for credit. The Committee agreed a 10% credit for anyone attending one (1) community event would be appropriate, with annual eligibility.

Mr. Haughey advised against a credit for residential tree planting, citing difficulty administering the program.

Mr. Valla questioned whether residential properties should be eligible for best management practice (BMP) credits. Mr. Haughey stated he thinks it would be most appropriate for non-residential properties to be made eligible for this credit first.

Mr. Valla questioned how the Committee would like to consider parcels with fees already at the \$6,000 per year cap, reminding the Committee that these parcels already pay less per square foot of impervious surface area than other properties. He advised that credits should be calculated on the amount of impervious surface area, and not on the fee itself. The Committee agreed.

Mr. Fitch asked how the Township could be sure maintenance standards for private BMPs are met. Mr. Kessler noted that NPDES and MS4 permits would have to be submitted and demonstrate compliance. Mr. Swiderski further clarified the difference between peak rate flow, volume, and water quality BMPs.

Mr. Pflaumer suggested that each BMP category could have tiers of credit within it for low, medium, and high efficacy. He added that it would be the obligation of the property owner and their engineer to show conformity to the Pennsylvania Department of Environmental Protection (PA DEP) BMP Manual.

Mr. Valla asked how the Committee felt about a maximum total percentage of credit one property could obtain. The Committee agreed 45% was appropriate.

Mr. Pflaumer stated that NPDES and MS4 permit compliance should each have a 15% credit and that properties would need to apply at the point of permit renewal.

Mr. Pflaumer questioned whether credit should be given for non-structural BMPs, such as cluster developments. Mr. Valla noted that cluster developments pertain to a neighborhood as opposed to a single property owner to provide credit to. Mr. Pflaumer also asked if the Township could require compliance with operations and maintenance (O&M) agreements for BMPs. Mr. Kessler believed that could be possible.

Mr. Valla asked how often the Committee felt properties would have to apply for credit. Mr. Pflaumer suggested every three years, and whenever a NPDES and/or MS4 permit expired. The Committee agreed.

Mr. Haughey asked if an application fee should be required, noting that the Township Engineer would need to review applications to determine eligibility and the expense incurred to do so. Mr. Valla noted that the Committee could consider a lesser fee for renewal applications since the existence and functionality of the BMP would have already been previously determined. Mr. Haughey suggested an initial application fee of \$500 and a re-application fee of \$100. Mr. Pflaumer also noted that the fee for NPDES and/or MS4 application renewals could also be \$100. The Committee agreed. Mr. Pflaumer noted that the application should have to be prepared by a professional engineer (PE).

Mr. Valla asked if the Committee had any feedback on the recommendations of the Township Engineer's Office for the credit policy. Mr. Pflaumer noted that the suggestions seemed cumbersome and too objective, such as an innovation credit.

Mr. Valla said that he can work with the feedback of the Committee to develop a revision to the policy with the goal of the Committee making a final recommendation to the Supervisors at the next meeting in October.

5. New Business

a. 2026 Meeting Schedule

Mr. Valla asked if the Committee wanted to consider a 2026 meeting schedule. Mr. Haughey suggested having one more meeting in November before setting up a quarterly schedule beginning in January. In addition to the October 21st meeting, the Committee agreed to schedule a meeting on November 19th at 6 PM. Mr. Haughey said the Committee can discuss a 2026 schedule at the next meeting.

6. Public Comment (Non-Agenda Items Only)

None.

7. Other Business

Mr. Valla raised a few items for discussion with the Committee. He noted that the Township Engineer is reviewing two appeals from homeowners associations seeking exemptions from the fee. Mr. Pflaumer questioned their authority on absolving a property owner from paying the fee. Mr. Valla

agreed to ask the Township Solicitor for an opinion on this question, but his opinion was that the Committee's role in the appeal process was to determine whether the ordinance was properly applied or not. Mr. Valla added that some discrepancies in the GIS data pertaining to HOA-owned properties also needs to be addressed.

Mr. Valla noted that the Committee may want to consider removing HOA-owned roads from the calculation of impervious surface area. The Committee agreed that the idea was appropriate. Mr. Valla said he needed to confer with the Township Solicitor about whether this change could be accomplished within the credit policy or if the enabling ordinance needed to be amended.

Mr. Valla then raised a question to the Committee about whether the Township, as a property owner, should be paying into the fee, noting that the Township was previously excluded. He added that the total obligation for Township-owned properties amounted to approximately \$54,000. The Committee agreed that it supported this practice.

Mr. Haughey suggested the idea of adding a Public Works maintenance report to future discussions.

Mr. Hartman asked if the Township could provide a credit to properties for providing an easement to the Township to either construct or maintain stormwater infrastructure. Mr. Valla said that it would be difficult to provide a credit for properties with existing easements, but that it could be considered for the future.

Mr. Gartenmayer reported that construction in Langhorne Gables is underway and that maintenance work on Rising Sun Avenue is being addressed. He added that eight inlets are currently being replaced and a pipe replacement project is being planned on Briggs Road. He also noted that a pipe re-lining project is scheduled to begin soon.

8. Adjournment

Mr. Hartman moved to adjourn the meeting at 8:16 PM, seconded by Mr. Pflaumer.

Motion carried 5-0-0.