

ENVIRONMENT

The natural environment is an important consideration in the comprehensive planning process since it can directly affect the type, location, and intensity of land use. Although the Boroughs are almost completely developed, the natural environment is still an important consideration when balancing development and redevelopment with environmental protection. For this reason, this chapter focuses on soils, topography, wetlands, floodplains, stormwater, and water quality issues affecting the two boroughs.

GOAL: To preserve and enhance quality of life by encouraging sustainable redevelopment practices that protect and maximize the existing natural resources and unique environmental character of the area.

NATURAL FEATURES

Objective 5-1: To manage natural features such as soils, floodplains, and wetlands in a manner that preserves their productivity and function, protects the public from harm, and provides for the continued viability of the resources

Soils and Topography

With the exception of areas along Darby Creek in Lansdowne, most of the soils in the area consist of a soil group called Made Land, which refers to the type of soil mixture present after grading or filling by earthmoving equipment during the construction of buildings or other improvements. Made Land soils can be composed of many different native soils in almost any combination and typically display few of the characteristics of the original native soils. Topography is analyzed by examining the nature and severity of slopes in a given area. According to the *Soil Survey of Chester and Delaware Counties, Pennsylvania*, the Boroughs are generally flat; however, there are areas of very steep slopes (Manor soils – 35-60% slope) along Darby Creek in Lansdowne. (See Map 5 – 1, Natural Features).

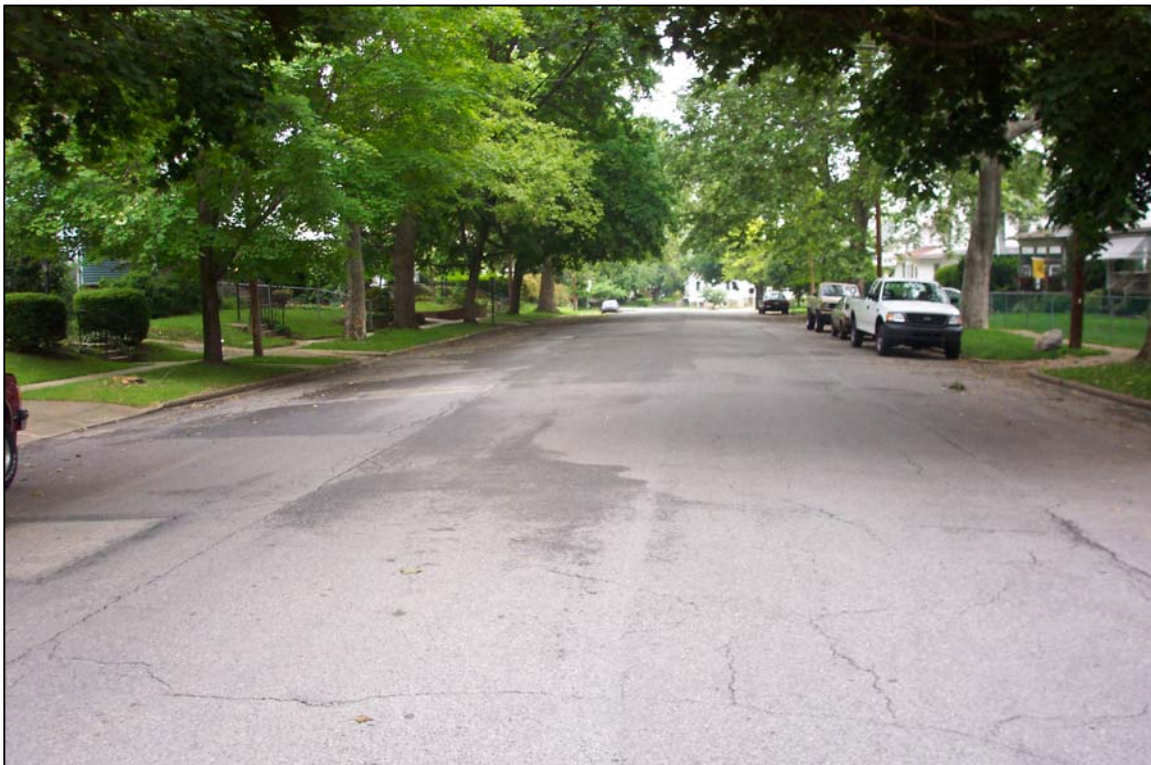
Agriculture and Woodlands

As noted above, the study area is highly urbanized and nearly built-out. While soils are important indicators of the potential for agricultural and forestry uses, the primary soil type in the study area falls within the Made Land category and is not particularly suitable for such uses. Areas containing soils other than Made Land tend to follow the stream corridors; however, pockets of woodland soils, some of which are hydric or have hydric inclusions, are scattered throughout the area. The only woodland areas of any

significance are located in Borough and County parks located along the Darby Creek stream corridor.

The Pennsylvania Municipalities Planning Code (MPC) states in Section 603(f) that a municipal zoning ordinance may not unreasonably restrict forestry activities. It further states in Section 604(3), “Zoning Purposes”, that a zoning ordinance “shall be designed to preserve prime agriculture and farmland considering topography, soil type and classification, and present use”. Since one of the main themes of the MPC is the requirement that zoning ordinances to be generally consistent with the comprehensive plan, it is important that this plan does not designate future development in the areas that could be considered for forestry activities. Any revision to the zoning ordinance needs to take this into consideration.

It should be noted that East Lansdowne and Lansdowne Boroughs have a number of large shade trees that significantly enhance the visual character of the communities. The preservation of such trees is vital to maintaining the character and visual quality of the two Boroughs. Lansdowne Borough has an established Shade Tree Commission that oversees the selection and planting of new trees and the maintenance and care of existing trees. The Borough has also achieved the designation of Tree City USA. East Lansdowne, however, has no provisions for a Shade Tree Commission and should consider establishing one to ensure the long-term maintenance and continued installation of street trees.



Map 5-1 – Natural Features and Stormwater Problem Areas

Wetlands

Wetlands play a crucial role in the function of natural systems, including the ability to stabilize the water regime, improve water quality, and provide habitat for plants and animals. In addition, due to their aesthetic value and species diversity, wetlands offer opportunities for passive recreation and education. There are several wetland areas, as identified in the *National Wetlands Inventory* (NWI – 1991), that lie within the study area, mostly in and on low-lying lands adjacent to exposed streams. Other potential wetlands as indicated by hydric soils or soils with hydric inclusions are also found adjacent to the stream corridors (refer to Map 5-1).

Floodplains

When rainstorms or snowmelt generate more runoff than watercourses can accommodate, streams overflow their banks and drain to adjacent low-lying areas. This condition is known as flooding. When this process occurs repeatedly over time, it creates a natural overflow area called a floodplain. Floodplains play an important role in maintaining water quality and supply. They can act as overflow areas for floodwaters, serve as wildlife habitat areas, and support certain types of water-dependent vegetation. Any alteration of the floodplain, such as damming, stream diversion, or development, will disrupt natural flow and drainage patterns, which is likely to increase the level of flooding and thus threaten the health and safety of residents.

Floodplains are the most common natural feature regulated by municipalities. In 1968, the National Flood Insurance Act was passed by Congress, providing federally subsidized flood insurance for structures that lie within floodplains. This was followed by Act 166, enacted by the State General Assembly in 1978. It requires flood-prone communities to regulate uses and activities in the floodplain through local ordinances meant to prevent loss of life and property.

The Pennsylvania Department of Community and Economic Development (DCED) defines the following flood-related terms:

- 100-year Floodplain – The floodway and the maximum area of land that is likely to be flooded by the 100-year flood as shown on the floodplain maps provided by the Federal Emergency Management Agency (FEMA) to the municipalities.
- Floodway – The portion of the 100-year floodplain, including the watercourse itself and any adjacent land area that must be kept open in order to carry the water of a 100-year flood.
- Flood-fringe – The portion of the 100-year floodplain outside the floodway.

Floodplain development in the Boroughs is regulated by individual municipal ordinances. Neither East Lansdowne nor Lansdowne's floodplain management ordinances are up to date, meaning that they do not conform to Federal and State floodplain management requirements. Despite the fact that East Lansdowne does not have any floodplains indicated on the FEMA map, it is still required to maintain a current floodplain ordinance. East Lansdowne's ordinance, Ordinance 331, 3/13/78, needs revisions such as new FEMA Flood Insurance Rate Map (FIRM) references, flood zones, and many new definitions (i.e., manufactured homes). Lansdowne's ordinance contained in Chapter 187 of the Borough Code (as amended), 1/20/82, needs revisions such as new FIRM map references by date and number and new definitions (i.e., manufactured homes). If the Borough's ordinances are not updated, residents may be ineligible to participate in the National Flood Insurance Program (NFIP) that allows property owners in the floodplain to purchase federally backed flood insurance until the ordinances are updated. The State of Pennsylvania also imposes financial penalties on municipalities without current ordinances.

Lansdowne and East Lansdowne are located in the Darby Creek watershed. A small portion of eastern Lansdowne and all of East Lansdowne are located in the Cobbs Creek subwatershed of the Darby. There are no surface water bodies in East Lansdowne, but the entire Borough and the northern and eastern edge of Lansdowne drains stormwater to Naylor's Run, a tributary of Cobbs Creek. Lansdowne contains two streams: Darby Creek at the southwest municipal boundary, and its tributary, Falls Run. One branch of Falls Run originates in a drainage area called Reservoir Park, also known as Monkey Island. The two branches flow to the south and west, and meet in Marlyn Park. Many of the storm sewers from the central residential areas in Lansdowne eventually drain into Falls Run, which meets Darby Creek at Burmont Road. Both Darby Creek and Falls Run have significant floodplain areas. Most of Scottdale Road, which parallels Darby Creek, is located within the floodplain. The undeveloped area of Marlyn Park contains a portion of the Falls Run floodplain.

The area has several identified floodplain areas (see Map 5-1); however, it is fortunate that most of them are relatively undeveloped except as parkland or cemetery. Surveys completed for the purpose of a Darby-Cobbs Act 167 Stormwater Management Plan indicate a limited number of flooding problem areas. These are also noted on Map 5-1 (also see the Stormwater Management section in this chapter for more details concerning actual flooding issues, problem areas, and solutions).

Stream channelization is a problem throughout portions of the Darby-Cobbs watershed. While several areas along Falls Run are still exposed, parts in and around Marlyn Park and Reservoir Park appear to be in poor condition. Falls Run between Marlyn Park and Burmont Road/Darby Creek has been channelized, and the section between Marlyn Park and Reservoir Park is in a pipe underground. Darby Creek is not channelized in Lansdowne; however, in some places the natural stream channel is experiencing erosion. It is best to remedy erosion problems by working with nature. This means encouraging streambank stabilization that uses natural vegetated stream buffer on both sides of the creek, instead of using walls, stones, and piping to channel the water.



Darby Creek

RECOMMENDATIONS

Many of the natural features discussed in this section provide not only important natural functions, but also serve as valuable amenities in the communities. It is important in highly urbanized areas such as Lansdowne and East Lansdowne that limited natural resources are protected to the greatest extent possible for both the function and the visual relief that they provide. When improperly managed through the introduction of inappropriate development, areas such as wetlands and floodplains can no longer function properly, often resulting in harm (i.e., flooding) to the community. When properly managed through the use of stream buffers, limitations on intense development, or preservation of wooded areas, these resources serve as valuable assets to the community, serving as amenities that help to attract and keep residents and businesses in the community and promote its distinctive character.

The Boroughs should...

- 5-1 Preserve the integrity of the existing woodlands through minimal disturbance practices. Not only will this help to prevent additional stormwater runoff from reaching Darby Creek, it could provide passive recreational opportunities, particularly in the form of possible nature trails.

- Funding Programs: CDBG
Community Conservation Partnership Program
Growing Greener Watershed Program
- Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
- 5-2 Follow the consistency requirement in Section 603 of the MPC when revising the zoning ordinance.
- 5-3 Consider adopting or continuing programs for the installation, preservation and protection of shade trees in both boroughs. East Lansdowne Borough should consider featuring/promoting protection of its existing shade trees by pursuing the adoption of a shade tree ordinance and Tree City USA designation (already attained by Lansdowne), which shows that the Borough values its shade trees, and would help to promote the protection of important trees in the Borough.
- Funding Program: Pennsylvania Urban and Community Forestry Council
- Technical Assistance: Pennsylvania Urban and Community Forestry Council
- 5-4 Revise and/or adopt zoning ordinances and require other protective measures such as buffers to protect stream corridors and wetland areas from paving, channelization or fill, and provide strong enforcement for these ordinances.
- Technical Assistance: Delaware County Planning Department
- 5-5 Regulate development in floodplains through strict enforcement of local floodplain ordinances, including prohibition of structures such as sheds or storage of loose or floatable items, and enact any amendments necessary as new Flood Insurance Rate Maps become available or regulations change.
- Funding Program: Floodplain Land Use Assistance Program
- Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
Floodplain Land Use Assistance Program
- 5-6 Consider adoption of consistent floodplain ordinances that might contain slightly more stringent management standards that entirely prohibit certain types of development in flood fringe and floodway areas.
- Funding Program: Floodplain Land Use Assistance Program

Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
Floodplain Land Use Assistance Program

- 5-7 Establish regular maintenance/clean-out programs for all streams, particularly in channelized areas to remove debris and other potential obstructions that could create blockages during storm events.

Technical Assistance: Delaware County Conservation District
Darby Creek Valley Association

- 5-8 Protect the riparian buffer and floodplain area along Darby Creek and Falls Run. Such protection could be accomplished through stream restoration projects, possibly in conjunction with a Darby and/or Cobbs Creek greenway initiative. An additional method of protecting the floodplain is a “no-mow” ordinance requiring residents to maintain a vegetated buffer along the rear of their properties adjacent to the stream.

Funding Programs: Community Development Block Grant Program
Delaware County Conservation District
Growing Greener Watershed Program

Technical Assistance: Delaware County Conservation District
Growing Greener Watershed Program
Darby Creek Valley Association
Delaware County Community Service
Department

ENVIRONMENTAL ISSUES

Objective 5-2: To manage local resources in conformance with federal and state requirements in order to protect the health safety and welfare of the Boroughs’ residents.

Water Quality

Water quality is important for maintaining the health as well as the quality of life in a community. Sources of water pollution are usually described as either “point” or “non-point.” Point sources are identifiable and confined, such as discharges into waterways from industries or municipal sewage treatment plants. Non-point sources are diffuse and unconfined, resulting when rain-washes oil, litter, fertilizers, or animal wastes from streets, parking lots, lawns, and farmlands to streams and rivers.

DEP's 2002 303(d) Water Quality Assessment List indicates that Darby Creek and its tributaries are impaired relative to their warm water fishery and migratory fishery designations. Suspected sources of pollution in these areas include urban runoff/storm sewers and habitat modification. Given the documented impairment of streams within the Darby Creek watershed, DEP will develop Total Maximum Daily Load allocations (maximum level of pollutants permitted to enter a stream) to improve water quality to

“... it is important to note that the water quality of the stream is most greatly impacted by land use activities and associated non-point pollution within the watershed.”

ensure that the streams meet their water use designations. With the exception of City of Philadelphia's combined sewer overflow discharges along Cobbs Creek (north of Colwyn), there are no identified point source discharges to Darby Creek or the tributaries noted above. Since, storm sewer outlets are known sources of discharge for non-point source pollution from stormwater, it is important to consider that water quality of the stream is most greatly impacted by the land use activities and associated non-point pollution within the watershed.

Streams can be aesthetically pleasing and can serve as valuable community assets if kept clean and properly maintained. The most effective approach to managing water quality is through a watershed-based approach. Since the activities of one municipality will affect the water quality of others downstream, it is imperative that all municipalities in a watershed work together to ensure the health of the stream.

Stormwater Management

Stormwater Management Act (Act 167)

Stormwater, as defined by the Stormwater Management Act of 1978 (PA Act 167), is “drainage runoff from the surface of the land resulting from precipitation, including snow or ice melt.” Although stormwater runoff occurs naturally, the quality, quantity, and velocity of stormwater can be influenced by construction and other development activity. Typically, the more impervious surface within a watershed, the less precipitation is able to percolate into the ground, resulting in stormwater runoff flowing directly into streams. This stormwater, which picks up oil and gasoline deposits from parking lots and driveways, road salts and other chemicals from streets and lawns, is believed to be a primary source of non-point source pollution in waterways.

A major objective of Act 167 is to assure that the maximum rate of stormwater runoff is no greater after development than before. The Act also seeks to manage the quantity, velocity, and direction of stormwater runoff in a manner that protects health and property. Recent guidance from DEP requires stormwater management plans to also address the issues of streambank erosion, infiltration (groundwater recharge), water quality, overbank flooding, and extreme event management.

The Act requires Pennsylvania's counties to prepare stormwater management plans for each state-designated watershed within their boundaries and municipalities within these

watersheds to adopt stormwater management regulations consistent with the watershed plan. To date, Delaware County has adopted two Act 167 watershed management plans (for Ridley and Chester Creeks). Plans for two other watersheds are currently underway (Darby and Cobbs Creeks watershed and the Crum Creek watershed). Because the Boroughs lie within the Darby/Cobbs watershed, they will be required by Act 167 to enact and enforce ordinance provisions consistent with the plan upon its adoption. Specific requirements of stormwater management plans include quantity control of runoff generated from new development and redevelopment, infiltration of runoff, and water quality controls through the use of best management practices (BMPs).

Stormwater Problem Areas

An Act 167 stormwater management survey completed by the Lansdowne Borough engineer identified a number of stormwater management problems, many of which are directly attributable to the frequent flooding and stream erosion along Darby Creek and Falls Run. Lansdowne is an older first generation suburb; therefore, much of its building construction was done prior to regulations that prohibit construction in the floodplain. See the Floodplain section of the Natural Features part of this plan for more information on floodplains and streams in Lansdowne Borough. Other causes of flooding problems include the limited number of storm sewer inlets and stormwater volume and velocity; however, several areas containing obstructions were also identified.

Stormwater problem areas identified in the Act 167 survey are as follows (numbers correspond to those indicated on Map 5-1):

1. Bridge at Baltimore Avenue and Scottdale Road (floodplain where Falls Run joins Darby Creek) - gets blocked up by floating tree limbs and debris causing accelerated erosion, affecting commercial and residential properties. Some type of diverter structure is needed in front of bridge structure.
2. SEPTA Railroad trestle in the middle of the creek (Darby Creek floodplain) - collects floating tree limbs and debris, affecting commercial and residential properties. Some type of diverter structure is needed in front of bridge structure.
3. Hoffman Park (Darby Creek floodplain) - floods during heavy storms causing damage to the recreational facility and accelerated erosion, affecting commercial and residential properties. A possible solution is creek embankment improvements and berms.
4. Bridge at Hilldale Road and Scottdale Road (Darby Creek floodplain) - collects floating tree limbs and debris, affecting residential properties. Some type of diverter structure is needed in front of bridge structure.
5. Union Avenue and Nyack Avenue intersection at the municipal boundary - floods several times a year because the storm sewer in (adjacent) Upper Darby Township is too small for the drainage area. Frequent flooding, more than once per year, affecting commercial and residential properties. The two adjacent municipalities,

Upper Darby and Yeadon Borough, would need to reconstruct and enlarge their storm sewers in order to relieve the flooding problems.

6. Bryn Mawr Avenue and Windermere Avenue intersection - the headwall at the discharge point gets obstructed by floating tree limbs and debris, affecting residential properties. Some type of diverter structure needed in front of bridge structure.

NPDES II Requirements for Municipal Storm Sewer Systems

Beginning March 2003, small, urbanized municipal separate storm sewer systems (MS4s) such as East Lansdowne Borough and Lansdowne Borough are required to obtain National Pollutant Discharge Elimination System (NPDES) permits under Phase II of the federal Clean Water Act's Water Pollution Control Program. These permits, which are administered by DEP, require each municipality to develop and implement a program that contains six elements, or minimum control measures (MCMs). These include:

- Public education and outreach,
- Public involvement,
- Illicit discharge detection and elimination
- Construction site runoff control,
- Post-construction stormwater management in new development and redevelopment, and
- Pollution prevention and good housekeeping for municipal operations and maintenance.

While each MS4 is required to have its own permit, municipalities may be able to save both time and money by jointly undertaking some of the required activities. It should also be noted that upcoming TMDL pollutant control requirements may become part of future NPDES program requirements, possibly necessitating retrofit some of stormwater management facilities and parking lots. The specifics of such requirements are unknown at this time.

As mandated by Act 167, Lansdowne and East Lansdowne will be required to adopt regulations that address how stormwater quantity and quality is managed from new construction and redevelopment. The Darby-Cobbs watershed plan will contain model ordinance provisions that must be adopted by the boroughs. Adoption of the required water quality provisions included in the model will also help to satisfy the post-construction stormwater management ordinance requirement under the NPDES II program.

In an effort to take advantage of economies of scale and to make available limited funding for implementation of some of the NPDES requirements using Act 167 program funding, the scope of Darby-Cobbs Act 167 plan was recently amended to include components that will address the 6 MCMs. Specifically, it will include a public education and outreach elements, provide for public involvement, and incorporate

municipal outfall mapping. This should help the Boroughs to comply with the upcoming NPDES Phase II requirements.

Brownfields

The Pennsylvania Department of Environmental Protection, in a document entitled *Green Opportunities for Brownfields, Conservation Planning for Recycling*, defines a brownfield as "...abandoned, idle or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Land recycling is the use of land that is unused or under-utilized whether or not it is contaminated."

In 1980, Congress passed the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as "Superfund." The primary purpose of this program was to facilitate cleanup of extremely contaminated sites by requiring all "potentially responsible parties" (PRP's) to contribute to its cost. A PRP is anyone who has ever owned, had a legal interest in, or disposed of materials at a property, and is liable for clean up. Because of this liability, developers and banks have been hesitant to purchase these sites for development/redevelopment. Additionally, the process of identifying a severe problem on a site, getting it on the CERCLA National Priority List for clean up, identifying the PRP's, and actually cleaning up the site can take many years.

In May of 1995, Pennsylvania Governor Ridge signed into law three bills (Acts 2,3, and 4), which constitute the State's Land Recycling Program. Act 2, the Land Recycling and Environmental Remediation Standards Act, is the primary piece of legislation that constitutes the Land Recycling Program. The major goal of the program is to foster voluntary reuse and redevelopment of contaminated sites. The four major components include uniform clean-up standards, standardized review procedures, financial assistance, and releases from liability for both site testing and cleanup. An Act 2 cleanup effort generally involves a private sector initiative to utilize the site for a profit-making venture. Thus, the required level of cleanup is based in great part on the proposed use of the site, and clean-up efforts tend to come much faster than they would otherwise under CERCLA. According to Pennsylvania's Land Recycling Program 2001 Annual Report, since 1995, the program has been responsible for more than 1000 clean-ups at 892 properties in the State, 67 of which were in Delaware County. For more details concerning the various elements of the Land Recycling Program, refer to DEP fact sheets in Appendix B.

The actual degree of contamination and relative determination of cleanup needed for various sites cannot be determined until an actual site assessment is performed. Such site assessment will involve collection of historical data concerning uses at the various sites, an examination of permits and manufacturing processes for the sites, and in some cases full soil, air, water and other analysis to determine present-day site conditions. The specifics of the type of site assessments that must be performed on each site will be determined by the State.

Depending on ownership and status, funding for site assessment may be available under the State's Act 2 Land Recycling program.

Known or suspected brownfield sites in the study area include the J.B. Eurell Co. manufacturing plant located on Scottdale Road in Lansdowne Borough. Additionally, Lansdowne has two former National Priority List Superfund Sites that both involve former radiation contamination. The larger of the two is in the area surrounding Austin Avenue and involved several homes that were razed and either reconstructed or the land cleaned and left vacant. The second site is located at 105 E. Stratford Avenue with remediation resulting in the building's demolition and repair to nearby street, soil, sidewalk and sewer lines. There are no known brownfields in East Lansdowne.

"...redevelopable brownfield acreage is still a valuable commodity... Therefore, it is recommended that municipalities in the area maintain a vision for the 'highest and best use' of these properties."

Under Act 2, the basis for requiring a particular level of cleanup on a site is the proposed future use. Therefore, it is important for East Lansdowne and Lansdowne to maintain reasonable expectations as to its future use based, in part, on the potential to attract redevelopment. While the first impulse may be to plan and zone for land uses that require the lowest levels of cleanup in order to attract developers, this is not a wise choice. It should be remembered that redevelopable brownfield acreage is still a valuable commodity, not just industrial for future industrial or commercial use. Therefore, it is recommended that East Lansdowne and Lansdowne maintain a vision for the "highest and best use" of these properties.

This means that if the Boroughs believe that the best use for a former industrial site is a boat ramp, park, office condominium, commercial district, or even a day care center, then the Boroughs should plan and zone accordingly.

RECOMMENDATIONS

Environmental resource management is important for the protection of the health, safety, and welfare of municipal residents. Management of floodplains as a resource was addressed in the previous section. However, there are also a number of federal and state programs that require municipalities to address other environmental issues in their communities, particularly as they relate to water quality.

In recent years, both federal and state regulatory programs have begun emphasize improvement and maintenance of water quality, particularly through the control of nonpoint source pollution from stormwater. The Federal Clean Water Act requires states to develop programs for the protection of waterways, and requires businesses, and now municipalities to obtain permits for the discharge of pollutants into waterways. Until recently, such permits addressed point sources only; however, the permit requirement was recently expanded to address nonpoint source pollution from municipal storm sewer systems. Both the Act 167 and NPDES II programs address to some degree the

importance of maintaining both water quantity and quality through their respective programs.

The State of Pennsylvania's Land Recycling (brownfield) program is quite different from other regulatory programs affecting municipalities. While the previously discussed water quality programs tend to address the prevention of and protection from pollution, the major focus of the State's Land Recycling Program is clean-up and productive reuse of contaminated land. Municipalities should consider land use regulation and local policies that support both approaches to the management of the environment in their communities. To properly manage local resources in conformance with federal and state requirements in order to protect the health safety and welfare of the Boroughs' residents the Boroughs should implement the following recommendations.

The Boroughs should...

- 5-9 Partner with other municipalities located in the Darby/Cobbs Creek watershed to consider the most effective courses of action to protect the streams from the impacts of stormwater (see Environmental Programs below), and to enhance the health of the stream for public enjoyment. The list of municipalities includes almost every municipality in the watershed, which extends from the Delaware River up into Montgomery and Chester Counties.

Technical Assistance: Darby-Cobbs Partnership

- 5-10 Establish separate individual or a joint Environmental Advisory Council (EACs) to advise the Boroughs on various environmental problems and issues. Such a group or groups could spearhead both a storm drain stenciling project and an accompanying public education program for residents and businesses. This program should highlight how activities such as over-fertilization of lawns, dumping of motor oil, and failure to clean up after pets contribute to the level of water pollution.

Technical Assistance: Delaware County Conservation District
Pennsylvania Environmental Council
Darby-Cobbs Partnership

- 5-11 Work with DCPD and DEP to develop local stormwater management regulations governing both quantity and quality of stormwater in accordance with the Darby and Cobbs Creeks Act 167 Stormwater Management Plan.

Funding Program: DEP Act 167 Chapter 111 Funding

Technical Assistance: Delaware County Planning Department
Delaware County Conservation District

DEP Act 167 Program

- 5-12 Consider protection (through acquisition, easement, or zoning controls) of streamside parcels for stormwater management and/or public open space use.

Funding Programs: Community Development Block Grant Program
Growing Greener Funding

- 5-13 Pursue funding for installation, expansion, repair, and replacement of storm sewer system components as the need arises or DEP regulations require.

Funding Programs: Community Development Block Grant Program
PENNVEST

- 5-14 Develop a program, possibly in coordination with the EAC, to address public education concerning non-point sources of pollution from stormwater runoff.

Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
Darby-Cobbs Partnership
Growing Greener Watershed Program

- 5-15 Coordinate NPDES II permitting activities with the DEP and adjoining municipalities.

Funding Program: DEP Act 167 Chapter 111 Funding
Community Development Block Grant Program

Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
Darby-Cobbs Partnership
Growing Greener Watershed Program

- 5-16 Establish a long-range vision for reuse of some of the Boroughs' industrial areas.

- 5-17 Remain apprised of legislation concerning brownfields and brownfields development.

Technical Assistance: Land Recycling Program (DEP)
Delaware County Commerce Center

- 5-18 Pursue both economic and institutional opportunities for site assessment and redevelopment of known or potentially contaminated sites within the Boroughs.

Technical Assistance: Land Recycling Program (DEP)
Delaware County Commerce Center

ENVIRONMENTAL PROGRAMS

Objective 5-3: To participate in programs and initiatives that deal with regional and/or watershed issues

Watershed Protection Coordination

There are currently several watershed-based initiatives underway within the Darby Creek watershed that encompasses Lansdowne and East Lansdowne. These include an Act 167 stormwater management plan currently being prepared by DCPD and a River Conservation Plan recently prepared by the Darby Creek Valley Association. There is also a much broader effort on the part of the Darby-Cobbs Partnership to share information and coordinate planning and implementation efforts within the watershed.

Environmental Advisory Councils (EAC)

In December 1973, the Pennsylvania General Assembly adopted Act 148, the Environmental Advisory Council Law, which empowers the governing bodies of all municipalities to establish an Environmental Advisory Council (EAC). The principal purpose of an EAC is to advise other branches of local government on issues concerning the conservation of natural resources. An EAC is empowered to:

- Maintain records that define the boundaries and the character of sensitive environmental areas (e.g. open space, floodplains, woodlands, natural animal habitats, bodies of water, etc.)
- Identify problems related to air, water, and land resources
- Recommend appropriate courses of action, such as the adoption of local regulations or the use of state or federal regulatory personnel

Municipal EACs can be an important vehicle for implementing many of the recommendations made in this document pertaining to water quality, stormwater management, and parks and recreation. Typically, the purpose of these councils is to advise the local planning commission, park and recreation board, and elected officials on matters dealing with the protection, conservation, management, promotion, and use of natural resources within a municipality's boundaries. Under Pennsylvania law, EACs are provided with the above-listed framework rather than a list of specific programs to undertake.

At present, neither Lansdowne Borough, nor East Lansdowne Borough has an Environmental Advisory Council (EAC). EACs can serve a number of valuable advisory functions ranging from developing inventories of valuable natural resources to citizen

outreach programs. This body may also be in an excellent position to work with adjacent municipal EACs and/or environmental organizations on watershed-wide matters.

RECOMMENDATIONS

Environmental issues, particularly those concerning streams and other natural resources, do not follow municipal boundaries. Therefore, it is extremely important for Lansdowne and East Lansdowne to work together as well as with municipalities outside the planning area to address environmental issues of regional or watershed nature through participation in joint programs and initiatives. By doing so, it is possible to avoid duplication of efforts, achieve better results, and be more cost effective.


The Boroughs should...

- 5-19 Participate in both the Darby-Cobbs Partnership and the Darby Creek Valley Association, and coordinate municipal watershed activities with existing programs and activities.

Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
Darby-Cobbs Partnership

- 5-20 Adopt the River Conservation Plan prepared for Darby Creek when it is completed. Adoption of this plan will enable the Boroughs to access state funding for stream corridor-related activities and programs cited in the plan.

Technical Assistance: Darby-Cobbs Partnership
Darby Creek Valley Association

- 5-21 Form a municipal or multi-municipal Environmental Advisory Council to take on advisory functions as designated by the respective Borough Councils. Recommended functions include acting as the communication link between the municipality, its businesses, environmental citizen's groups, the general public, and DEP. Because of its small size and lack of significant features  facilities at the present time, East Lansdowne could consolidate the functions of an EAC and Recreation Board into one committee, if it chooses not to partner with another municipality. (EACs are also a recommendation for stormwater management, see recommendation 10)

Technical Assistance: Pennsylvania Environmental Council

- 5-22 Undertake activities associated with water quality improvements. As mentioned above, a watershed-based approach is necessary to address the water quality and quantity issues in the Boroughs' streams. Programs such as storm drain marking and citizen monitoring will be effective educational tools and will encourage residents to take an active role in improving water quality.

Lansdowne and East Lansdowne
Comprehensive Plan

Technical Assistance: Delaware County Planning Department
Delaware County Conservation District
Pennsylvania Environmental Council
DEP Growing Greener Watershed Program