



Meeting Minutes
Middletown Township Environmental Advisory Council
January 24, 2024

The meeting started at 5:30 PM

Re-Organization of Officers

Review and Approval of Previous Meeting Minutes

Minutes approved 6-0

Roll Call & Introduction of Visitors

Members in attendance are indicated below in **Bold**.

Visitors: Cathy Anderson, Grace Anderson

Public Comments

No public comments.

Committee Reports:

Building and Subdivision Review

Peter Tantala

Previous Reviews:

- 1. Oxford Health Care and Rehabilitation Center:** 300 E Winchester Ave Langhorne, PA 19047

Owner Proposing an addition for twenty new rooms. Minimal Parking.



Detention basin on property. Proposed the addition of 40 rooms will be put on stilts over a detention basin.

Not enough attention to storm water during construction.

Peter sent a letter addressing concerns on December. 1, 2023.

The response letter addressed woodlands and wetlands are within the threshold. The slopes of the basin are being preserved and reinforced. No response to other addressed concerns.

A second review letter will be sent by January 31, 2024.

- 2. Bally's Middletown Boulevard:** Bally Fitness Center: Restaurant and retail area. No flood plain, some steep slopes that need to be identified.

The response letter from the EAC review from the developers included responses to concerns.

No PINDI search was done.

A second review letter will be sent on January 31, 2024.

Community Garden:

Gerry Bender:

Patrick will set up plots for the garden. Patrick will notify Gerry of the assigned plots.

Gerry proposed a change in the way the compost bins are being used.

It was proposed that there be 3 skids with interchangeable signs to use compost effectively.

Gerry requested additional help from Public Works or volunteers.

Garden clean-up on April 20, 2024.

9:30-11:30 AM

Beautification Committee:

Lauren Lareau:

Park cleanup on April 6, 2024.

9-11 AM



Forsythia Park
Juniper Hill
Snowball Gate

Tree Planting

John Lopuszanski:

Next tree planting in April 2024.

15 trees were ordered on January 23, 2024

- 3 River Birch
- 3 American Hornbeam
- 3 American Sycamore
- 3 Bald Cypress
- 3 Chinquapin Oak

Climate Action Plan:

Kevin Deeny:

CAP would like to advertise on electronic billboards.

Environmental topics in the guide monthly.

Requested input from Patrick.

Next CAP meeting will be on February 14, 2024.

Juliana will send some suggestions for the summer guide before Feb 14.

Township Business:

Patrick Graham:

Earth Day, April 27, 2024, 11AM - 2PM

In the process of setting up vendors.

Environmental Vendors were suggested:

Kona Composting

Weatherization on how to insulate a wall presentation at Earth Day was suggested.

EV presentation on Earth Day was also suggested.

Tree giveaway will take place at Earth Day Event. John requested pots for the trees.

Old Business:

Speaker Series:

Spring 2024: February 20: Faran Savitz, Penn Environmental: Single Use Plastics



Kevin suggested that the presentation be held as a discussion. Survey will be given to participants.

March 19 Birdtown.

New Business:

Identify the plastics that are being addressed in single use plastics.

John suggested that in the survey for single use plastic, an item be included to see if the presentation changed the public's opinion on single use plastics.

Neil Dougerty, Director of Sustainability for Bucks County, is willing to be a speaker for the Environmentally Speaking series.

Kevin and Andy have Lake Luxenbourg data available.

Upcoming Events:

EVENT	DATE	TIME	
Environmentally Speaking Series:	February 20, 2024	6:30 PM (34)	Single Use Plastics
	March 19, 2024	6:30 PM	Bird Town
Community Park clean-up	April 6, 2024	9-11AM	
Garden clean-up	April 20, 2024	9:30-11:30 AM	
Earth Day	April 27, 2024	11-2 PM	
Holiday Open House	December 12, 2024	5:30-8:30	



Motion for Adjournment:

The meeting was adjourned at 7:30 PM

Next Meeting: Unless otherwise noted, all EAC meetings are held on the 4th Wednesday of every month, at the Middletown Township Building at 5:30.

Our next scheduled meeting will be on Wednesday February 28, 2024.

Middletown Township EAC Members

Chairperson: **Lauren Lareau**, Vice Chairperson **Andy McAloon**, Secretary: **Donna Fiedler**,
Members: **Peter Tantala**, John Lopuszanski, **Gerry Bender**, **Kevin Deeny**, Township Liaison: Paul
Kopera, **Patrick Graham**, Student Representatives: **Juliana Carragher**, Ruhan Jaiharia, Katie
Yimyan, Zachary Burnashov.

Three tasks in the CAP relate to Residential Energy Efficiency. These tasks and associated activities to-date are summarized below. Also included are potential considerations for 2024.

Task RB-1A: Home weatherization

The CAP describes this action as - ***Double the number of homes weatherized through existing programs per year.***

Comment: The only weatherization program I am aware of is performed at the county level through the Bucks County Opportunity Council (BCOC). This is a federally funded (DOE) program administered by the state and implemented by the county. See their web site here. [Weatherization Services - Bucks County Opportunity Council \(bcoc.org\)](http://bcoc.org) To my knowledge, the township does not have a role in this program. I am uncertain how to accomplish this task other than through education and outreach to residents. Any measure of success would have to come from county records.

Prior Recommended Actions:

- Contact BCOC.
- Include PECO involvement in ESS seminar.

Action to Date:

- Reference to the BCOC Program was included in the weatherization ESS seminar. ✓
- PECO Participated in the ESS seminar. ✓
- An outreach call was made to the BCOC. (Response???)

Follow up:

- BCOC

Potential Considerations for 2024:

- Invite Bucks County Sustainability Officer to give an ESS presentation of the scope of the ongoing sustainability activities.
- Determine if there is a practical measure to determine progress. (i.e., collect and tabularize blower door results, insulation sales data from industry sources....??, DVRPC input?)

Task RB-1E: Improve Insulation

The CAP describes this action as – ***Encourage replacement of insulation using sustainable, effective options.***

Comment: Insulation replacement in this task is directed to existing residential buildings. Although the township has building code requirements for new construction which address insulation, there is no requirement for existing buildings to replace or upgrade insulation. As with the above task, the only mechanism I can see that is available to the EAC is through education and outreach. Insulation replacement/upgrade may not always require a building permit and we may not have a good source of information as a measure of success.

Given the scale of the residential building population that may require insulation, education and outreach is likely to require an ongoing effort. (Seminars, flyers, mail inserts, posters, social media, etc.)

Prior Recommended Actions:

- Address in 10/17/23 workshop/ESS seminar.

Action to Date:

- Reference to the insulation improvements was included in the weatherization ESS seminar on 10/17/23, including a demonstration by Tom McCool of Middletown B&Z. PECO also included insulation assessment in their overall energy assessment audit information in the same program.
- ✓
- A request was made to include the demonstration insulated wall as an exhibit in the 2024 Earth Day event.

Follow up:

- Earth Day exhibits

Potential Considerations for 2024:

- Preparation of info/educational materials, Efficiency Tips, etc.
- Demonstrations by insulation contractors/installers (Earth Day/Holiday House)
- ESS seminar by weatherization contractor/auditor
- ESS by BCOC

Task RB-3B: Educational Workshops

The CAP describes this action as – *Develop an ongoing series of workshops to educate the community about increasing energy efficiency in their homes.*

Comment: This effort has been ongoing for some time with another workshop recently completed on 10/17/23. This is a broader topic than **Insulation** noted above and will likewise require ongoing effort.

Prior Recommended Actions:

- Suggest that the Environmentally Speaking series present on this topic every Fall.
- Adding PECO and its offer for a free energy audit, and having BCOC there to help residents find funding to weatherize their homes are great ways to generate interest and offer education in weatherization.
- We also want to find out about advertising on the electronic billboards throughout the township.

Action to Date:

- ESS seminar on weatherization conducted on 10/17/23 (Fall 23). ✓
- PECO participated in 10/17/23 seminar. ✓
- BCOC ???

Follow up:

- BCOC (as above)
- Billboards

Potential Considerations for 2024:

- ESS seminar on Energy Efficiency – other than weatherization. (Lighting, Water Heating, Appliances, etc.)
- Neighborhood Efficiency Recognition??