



## **Meeting Minutes**

### **Middletown Township Environmental Advisory Council**

**May 25, 2022**

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**The meeting started at 6:30 PM**

#### **Roll Call & Introduction of Visitors**

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

#### **Review and Approval of Previous Meeting Minutes**

Approved 5-0

The EAC met on May 3 and 18, 2022 to meet deadlines of the BC Planning Commission and the Townships B&Z Director.

The minutes from these meetings will be appended to these minutes.

#### **Visitors:**

##### **Pat Ramirez:**

Pat addressed Ready for 100. Will send information to the EAC. Will forward the link from the ZOOM presentation.

Karen Ogden



## **Committee Reports**

### **Building and Subdivision Review:**

Peter has drafted a letter to the Board of Supervisors. EAC approved the letter. The letter will append these minutes.

### **Community Garden:**

#### **Gerry Bender:**

Boxes were built. Community involvement was great. Boxes are being filled. Still waiting on water.

### **Beautification Committee:**

#### **Lauren Lareau:**

September clean-up: September 17, 2022. Oxford Valley Road. Might be changed to Durham Rd

### **Tree Planting:**

**John:** 20 trees will be planted around November 19, 2022. Old Mills area.



## **Township Business/New Business :**

### **Paul Kopera:**

Irrigation system for the community garden will be addressed.  
Lions Park solar panels are being considered.  
June 20- Aug 12 Summer programs will be in progress.  
Pickleball courts will go into the parking area of the Senior Center.

Four level 3 charging systems were installed from a grant that was awarded.

### **Speaker series:**

Karen Ogden September 20, 2022. Lake Luxembourg dredging will be addressed. Equipment will start in August.

Ted Durant, representative for PECO for Tuesday October 18, 2022.

### **Motion for Adjournment:**

A motion for adjournment was moved and seconded.

### **The meeting ended at 7:16 PM**

The next meeting will be held at the Municipal Building on May 25. 2022 at 6:30PM.

Chairperson: **Lauren Lareau**, Vice Chairperson **Andy McAloon**, Secretary: **Donna Fiedler**,  
Members: **Peter Tantala**, **John Lopuszanski**, **Gerry Bender**, **Kevin Deeny** Township Liaison: **Paul Kopera**, Associate Member: Cindy Abell, Student Member: Alex Abell, Assistant Township Manager, Nick Valla, Patrick Graham (Program Coordinator)



## Meeting Minutes

### Middletown Township Environmental Advisory Council

#### Land Development Meeting

May 18,2022

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**The meeting started at 6:30 PM**

#### **Roll Call**

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

#### **Building and Subdivision Review:**

##### **Peter Tantala :**

Here are four links for the Land Development submission package for the development and construction of two new buildings (warehouses).. The “N” or North files are the Oxford Valley side of Rt 213 and the “S” or South files are the Lowes side of Rt 213. It looks like one developer is doing both projects as one.

[https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AADUZyLiCjTf73RyLHuOYqbXa/Plans\\_NS\\_Drainage%20Area%20Maps.pdf?dl=0](https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AADUZyLiCjTf73RyLHuOYqbXa/Plans_NS_Drainage%20Area%20Maps.pdf?dl=0)

[https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AACEVEoI2YXNVAoybRC1zwt4a/Plans\\_NS\\_LD.pdf?dl=0](https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AACEVEoI2YXNVAoybRC1zwt4a/Plans_NS_LD.pdf?dl=0)

[https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AADhZgcgAhZM0ADMA\\_vVYHO3a/Plans\\_SS\\_Drainage%20Area%20Maps.pdf?dl=0](https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AADhZgcgAhZM0ADMA_vVYHO3a/Plans_SS_Drainage%20Area%20Maps.pdf?dl=0)

[https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AACj-2VfL6dNZUDZyzpdWlm4a/Plans\\_SS\\_LD.pdf?dl=0](https://www.dropbox.com/sh/ln6mtd9k9hwhur5/AACj-2VfL6dNZUDZyzpdWlm4a/Plans_SS_LD.pdf?dl=0)



**Applicant: 213 Industrial LLC / Represented by Kimley-Horn & Associates**

The development would occupy 80 acres of land: 35 acres on the North side of Rt 213 and 45 acres on the South side of 213. The development would include a warehouse of approximately 400,000 sq ft on the North side and approximately 500,000 sq ft on the South side. The buildings would be approximately 50 ft in height.

The following items were addressed by the EAC:

**NORTH SIDE:**

Zoned: manufacturing

There are no flood plains on the North side.

There are no naturally occurring steep slopes / The development as planned would create steep slopes due to the massive amount of earth being moved. It is advised to bring this to the attention of the township engineers.

The North side construction would create steep slopes.

The applicant should be obliged to delineate impervious areas.

Applicant is advised to have a Pennsylvania Natural Diversity Inventory (PNDI) completed,

All work should meet Middletown Township standards as stated in the Climate Action Plan. (p 27)

The impact on residential areas nearby would be significant in terms of emissions, noise, lights and traffic.

**SOUTH SIDE:**

Zoned: commercial

There are no flood plains on the South side.

There are no naturally occurring steep slopes.

Managed Release Concept for water will add a load to an already heavy system.



1 acre of woodland affected on the South side.

The landscape plan does not include large enough trees.

Wetlands on the west side need to be delineated.

Applicant is advised to have a Pennsylvania Natural Diversity Inventory (PNDI) completed,

All work should meet Middletown Township standards as stated in the Climate Action Plan. (p 27)

The impact on residential areas nearby would be significant in terms of emissions, noise, lights and traffic.

<https://www.middletownbucks.org/cap>

Peter will draft a letter and send to EAC members for review.

**Motion for Adjournment:**

A motion for adjournment was moved and seconded.

**The meeting ended at 8:20 PM**

The next meeting will be held at the Municipal Building on May 25. 2022 at 6:30PM.

Chairperson: **Lauren Lareau**, Vice Chairperson **Andy McAloon**, Secretary: **Donna Fiedler**,  
Members: **Peter Tantala**, **John Lopuszanski**, Gerry Bender, **Kevin Deeny** Township Liaison: **Paul Koper**