

**Middletown Township  
Environmental Advisory Council  
Meeting Minutes – May 27, 2026**

Environmental Advisory Council: Lauren Lareau, Chairperson  
Joe Leming, Vice Chairperson  
Gerry Bender, Secretary  
Andy McAloon, Member  
Kevin Deeny, Member  
Russ Hartman, Member  
John Lopuszanski, Member  
Zowie Krzywonos, Student Representative  
Maria Mitchell – Student Representative (New)

Others: Monica Tierney, Interim Director of Parks and Recreation  
Dominic Cundari, P.E. Remington & Vernick Engineers

Visitors: Ray Post  
Peter Jordan

1. Call to Order
  - a. Meeting called to order at 5:31PM
  
2. Review and Approval of Previous Meeting Minutes
  - a. Motion to approve the April 2026 meeting minutes.
  - b. Vote: Approved Unanimously (6-0)
  
3. Committee Reports
  - A. Building and Subdivision Review**

Lauren Lareau and Dominic Cundari  
1417 Langhorne-Newtown Rd

    - a. Already went thru Zoning board.
    - b. Provide trees or donate to EAC allowed 50% - 100 trees per acre. Tree list will be provided by Joe & Russ
    - c. Proposing Septic Tanks – we are “poo pooing” this 😊
    - d. Dominic was asked to prove they are not able to access public access Neshaminy Springs
      - a. This has already been approved by EAC
      - b. Street lights would like to be added, ask about darktown options. Lights are to go down, not up.
      - c. Letter will be drafted to look at dark town lighting

BET:

- a. Basically, seeing what we have been seeing, concept plans highlight natural resources
  - b. Woods are protected woodlands, steep slopes and stream
  - c. Not approved by EAC – cannot replace protected woodlands, 26 acres of protected woodlands
  - d. Dominic to provide percentage of wooded area
  - e. EAC members need to review and send comments by 6/8 for letter
  - f. Dominic will send ordinance to Lauren; who will send to EAC members.
- B. Garden Committee Gerry Bender
- a. All the mulch donated has been spread, we were a little short
  - b. A delivery of wood chippings has been delivered to garden
  - c. Gerry asked for assistance from DPW to spread the chippings.
- C. Tree Planting: John
- a. Trees planted have been watered and doing well
  - b. Earth day trees went nicely; Joe took left over trees. The trees will be ready for the fall
    - i. Comment: try to group trees and bushes together at next Earth day
  - c. Kudos to Cameron for visuals at Earth Day
  - d. Water pump – Joe and Kevin looking into 2 different models
    - i. Kevin: 12volt
    - ii. Joe: 18V Small Milwaukee battery, 10ft lift, need filter intake
- D. Beautification Committee
- a. 1000 sq feet rain garden at Veterans Park. List of plants on shared drive [VMP-Plants J Leming.xlsx](#)
  - b. DPW scraped clean, added a sand mix
  - c. Boy Scouts helped – reset pavers and power washed walkway
  - d. After rain, it is holding water,
  - e. Signage would be nice – Monica will work on sign with QR code on plant information.
- E. Cap Progress – table till June
- a. Kevin added information to an email
  - b. The CAP Status 20260527 has been added to the Shared Drive. [CAPStatus20260527.pdf](#)
- F. Student Representative: Introduction to Maria Mitchell as the new Student Representative. Maria is a sophomore at Neshaminy High School.
- a. Zowie will do graphic to go in the Fall program
  - b. She will send out this week.
- G. Township Information – Monica Tierney
- a. Bird Town update: Presenting on 9/14 to BOS – tentative
  - b. Dates for training for subcommittee, virtual one in a few weeks, in person on 6/7 – J Lo will attend.
  - c. New hires for Township:

- i. Program Specialist: Katherine – helped with Earth day
  - ii. Program Coordinator: Alex
- d. Cameron: Applied for a grant for \$4000, with Healing the Planet. Projects – Cobalt ridge Green Belt, Quincy area.
  - i. Native pollinator area
  - ii. Project to happen in fall if grant is approved.

## H. Old Business

Speaker Series for the fall: Storm water and Water Shed

- a. Monica will reach out to Karen about water shed
- b. Storm water what is fee going to?
- c. Communicate with Russ & Andy after confirming with Karen

Heritage Tree Ordinance

- a. Draft ordinance for BOS, how to identify, and objective
- b. There is a standard in the state, J Lo identified 3 in area.
- c. Policy Briefing to send to BOS, recommend a draft by next month.  
Draft will be placed in drive [Heritage Tree Protection.docx](#)
- d. Monica will talk to Jim Ennis to set up meeting

LEED/Adjacent Ordinance

- a. Discussion more discussion needed with staff and RVE
- b. Monica will set up a meeting with Jim and a couple EAC members about SALDO

Solarization

- a. 30% credit ends by 12/31/26
- b. Noting in capital plan in budget, there is no money allocated.
- c. Monica will talk to finance about Solar panels.

## I. New Business

Township landscape update to SWAC: approve letter to BOS

- a. Proposal to work on amending current ordinance
- b. Monica recommends revisit in fall for landscape ordinance.
- c. Add to conversation with Jim Ennis

Storm Water management

- a. Joe emailed an ordinance to chair of storm management
- b. Included a tree list, more information has to be added before sending to Monica
  - a. Include categories for who will be reviewing list
- c. Joe & Russ will complete and finalize plant list.

Native Plant Demonstration Garden

- a. Plant Garden in Old Mill Drive
- b. Micro Meadow – 300 sq ft, diverse plants
- c. Permission to designate as model native plant garden, part of bird town acceptance

### Upcoming Events

Event	Date	Time
Park Clean up		
Garden Clean Up – Fall	10/24/2026	9:30 AM – 11:30 AM
Tree Planting		

Thank you to Zowie for all her hard work while on the committee

**Motion of Adjournment** – 8:13 approved 6-0

**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 meeting scheduled on June 24, 2026 at 5:30 PM at the Middletown Township Building.