



Meeting Minutes

Middletown Township Environmental Advisory Council

September 24, 2025

The meeting started at 5:30 PM

Roll Call & Introduction of Visitors

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

Visitors:

Peter Jordan
Mary Jordan
Russ Hartman (SWAC)
Dominic Cundari (RVE)

Review and Approval of Previous Meeting Minutes

Approval deferred pending quorum. Eventually approved 4-0.

Public Comments

No comments.

Committee Reports:

Building and Subdivision Review

Dominic presented/discussed the following:

1. *Take 5 Land Development Plans – New Falls Rd.*

Overall, this development will reduce the impervious surface due to its construction in an existing parking lot area and the inclusion of planting islands.

Review of the landscape design noted a conflict with sidewalk construction into the root zones of trees proposed to be retained. This is expected to severely impact the health and survivability of 2 trees. Recommended consideration to extend the line of shrub plantings in lieu of retaining the subject trees.

Lauren to prepare a letter with comments for submittal by 9/26/2025.



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2. 2350 Big Oak Road

This re-submittal is focused on the landscape design for the proposed project which identifies 161 trees to be incorporated into the design, leaving a 250-tree deficit. Per agreed approach with the Township, the developer will provide to the Township an in-lieu-of fee of \$525/tree resulting in a total fee of \$131,250.

The Code requirement for Deed Restriction of the planted trees should be confirmed for this project.

Review comments – add diversity to the plantings that are proposed. Species listings summarized by Joe Leming are to be referenced in comments that can be submitted directly to Dominic or Isaac of RVE.

Community Garden:

Paul for Gerry Bender:

The Fall Garden cleanup, originally scheduled for 10/4, is expected to take place on 10/25.

Tree Planting

John Lopuszanski:

Tree purchase for the Fall planting has not been finalized. Paul to arrange the purchase with the PHS.

Beautification Committee:

Joe Leming:

Clean up along Rte. 413 (Veterans Highway) was conducted on 9/20 with 7 participants. There was heavy trash accumulation, and 27 contractor sized bags were collected and hauled away by DPW.

Climate Action Plan:

Kevin Deeny:

- An email address (eac@middletownbucks.org) has been established for the EAC which will be managed by Patrick.
- Kevin will meet with Patrick to begin development of a web page for the Neighbors Helping Neighbors content.



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- Patrick will work with the township IT department to consolidate/streamline access to existing environmental information/content.
- The Plastic and Energy Audit Ordinances are under consideration by the township. No schedule is yet established.
- Road salt optimization: a visit to or information exchange with Hamilton Township NJ will be explored by the township to learn of their optimization efforts.
- Efforts to establish future Greenhouse Gas Emissions estimates are expected to be hampered by an EPA change in focus and reduced information gathering.

Township Information

Patrick will be starting outreach to vendors for Earth Day 2026 earlier to consolidate commitments.

Old Business:

Speaker Series:

- The BSWSA presentation took place with 30 participants and loads of questions and answers. Next up on October 21 @ 6:30 PM is Jonathan Sprout on *Net Zero Living*.
- Event materials were inventoried by Lauren and Joe. A verbal summary was presented by Lauren who recommended putting together packets of materials for future handouts prior to scheduled events.

New Business:

- Locations for Fall tree planting need to be determined.
- Topics are required for the 2026 ESS (by November 1 to get into P&R Guide).
- Chester County Planning Commission reached out regarding the upcoming Regional EAC meeting to determine if there is interest in presenting an EAC success story. TBD
- Falls Township EAC contacted regarding pedestrian crossing and sidewalks at the intersection of business US Rte. 1 and Bristol-Oxford Valley Rds. Paul will follow up to determine if this is on the radar of the Intermodal Plan in the township.
- The regional EAC meeting is scheduled for November 15 at the Penn State Great Valley Campus in Malvern.
- Lauren advised that Donna Fiedler will be completing her service with the EAC at the end of this year.



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Upcoming Events:

EVENT	DATE	TIME	
Environmentally Speaking Series	October 21, 2025	6:30 PM	Jonathan Sprout: Net Zero
Tree Planting	November - TBD	TBD	
Garden clean-up	October 25, 2025		Revised from 10/4/25
Holiday Open House	December 11, 2025	5:30-8:30	

Motion for Adjournment:

The meeting was adjourned at 8 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 October 22, 2025.

Middletown Township EAC Members

Chairperson: **Lauren Lareau**, Vice Chairperson Andy McAloon, Secretary: Donna Fiedler, Members: **Joe Leming, John Lopuszanski**, Gerry Bender, **Kevin Deeny**, Township Liaisons: **Paul Kopera, Patrick Graham**. Student representative **Zowie Krzywonos**