



Meeting Minutes
Middletown Township Environmental Advisory Council
February 26, 2025

The meeting started at 5:30 PM

Roll Call & Introduction of Visitors

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

Visitors:

Ray Post
Kim Hearn
Mary Jordan
Peter Jordan

Review and Approval of Previous Meeting Minutes

Minutes approved unanimously.

Public Comments

Report on Newtown Water Authority Wastewater Project was given by Newtown residents.

A letter was sent, from the Newtown Twp BOS to NBCJMA, noting their disapproval of the proposed waste water treatment plant. Also, there are issues regarding the property that was acquired through condemnation.

Committee Reports

Building and Subdivision Review

Lauren Lareau:

Neshaminy HS wants to build a second building for locker rooms. No concerns.

Rising Star Day Care 1411 Highland Ave wants to build a second floor and replace the parking lot. PINDI search recommended. Letter sent to specify the plans for the parking lot.

Chick-fil-A near RubyTuesday on Lincoln Highway.
Expanding the paved area may disturb trees.



1411 Woodbourne Rd.: Office Building Proposal: Concern about woodland areas. It appears that more than 50% of the woodland is being affected. Existing basin that is really a wetland area.

Community Garden:

Gerry Bender:

Garden clean-up is March 29 9:30-11:30

Smaller containers are being replaced once the lumber is obtained.

Additional topsoil is needed pm March 29.

Tree Planting

John Lopuszanski:

Trees were selected. 20 total. 5 in containers.

To be planted mid-April 2025; we need locations.

3 Service Berry, 3 American Persimmon, 3 Black Gum, 3 Sweetbay Magnolia, 5 Virginia Pine, 3 Choke Cherry, 1 Post Oak. Joe Leming will contribute flowers for the Earth Day give away.

Beautification Committee:

Lauren Lareau:

Clean-up 9-11 April 5, 2025.

Lions Park greenbelt, Green belt by Forsythia Park, Juniper Hill along Frosty Hollow Drive. Put a note in the flyer asking for suggestions for a clean-up.

CAP

Kevin Deeny:

The focus is on Greenhouse gas reduction.

Identified major contributors:

residential, commercial, and transportation.

Kevin discussed ordinances for energy audits upon sale of home.

Kevin reviewed the proposed ordinance.

Township Information

Paul Kopera:

Earth Day 25: April 26, 2025

Community Park will have LED lights by Labor Day, 2025.



Park and Rec Meeting on March 27, 2025 at 7 PM, Open to the Public, will be to discuss the comprehensive plan meeting. Neshaminy Consortium will meet to form a stormwater advocate group – Kopera attends these meetings.

Old Business:

Speaker Series

The Spring 2025 series is scheduled for 3/18 on (Benefits of Meadows -10)

Education Content:

Did You Know? (Series for the Community Guide):

Grace sent an article to Patrick on Ways to Save Energy to be put on social media and in the program guide.

New Business:

Consideration of an Energy Audit Ordinance. Work project from CAP sub-committee meeting on February 12 is attached to Feb’s minutes.

The speaking series for September 16 and October 21 needs to be in by the meeting in June in order to make the Fall Guide.

Upcoming Events:

EVENT	DATE	TIME	
Environmentally Speaking Series	February 18, 2025	6:30 PM	Mosquito Monitoring
	March 18, 2025	6:30 PM	Meadow Benefits
Garden Clean Up	March 29, 2025	9:30am – 11:30 am	Community Garden
	October 4, 2025		
Community Clean Up	April 5, 2025	9am – 11am	Various Locations
Earth Day	April 26, 2025	11am – 2pm	Core Creek Park



Motion for Adjournment:

The meeting was adjourned at 7:50 PM

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

Our next scheduled meeting will be on March 26, 2025.

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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: Grace Anderson

MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE REQUIRING COMPREHENSIVE ENERGY AUDITS FOR EVERY SINGLE-FAMILY HOME SOLD WITHIN MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PA.

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors (the “Board”) of Middletown Township, Bucks County, PA (the “Township”) to enact, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth of Pennsylvania when necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens; and

WHEREAS, Article 1, Section 27 of the Pennsylvania Constitution, known as the Environmental Rights Amendment (the "Amendment"), provides that people have the right to clean air, pure water, and to the preservation of the natural, scenic, historic, and esthetic values of the environment; Pennsylvania's public natural resources are the common property of all the people, including generations yet to come; As a Trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people; and

WHEREAS, the Amendment imposes two basic duties on the Commonwealth and its political subdivisions such as the Township: one is to prohibit the degradation, diminution, and depletion of the

public natural resources and the second is to act affirmatively via legislative action to protect the environment, *Pennsylvania Environmental Defense Foundation v. Commonwealth of Pennsylvania*, 161 A.3d 911 (Pa. 2017); and

WHEREAS, this Ordinance is enacted to achieve the Township's duties under the Amendment by minimizing the degradation, diminution and depletion of the public natural resources and to affirmatively enact legislation designed to protect the environment; and

WHEREAS, for the reasons set forth in more detail below, the Board intends to preserve, maintain, and enhance the health of its residents and visitors, as well as the public natural resources and common property within the Township, by requiring an energy audit of all single-family homes within the Township at the time of sale.

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Middletown Township will be served by this amendment of the Township's Code of Ordinances to require an energy audit of all single-family homes within the Township at the time of sale.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Middletown Township, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same, as follows:

CHAPTER [code to be inserted or amended]. COMPREHENSIVE ENERGY AUDIT FOR SINGLE-FAMILY HOMES AT TIME OF SALE (TOS) §[section number]. Purpose and Findings.

A. Purpose

- a. The purpose of this Chapter is to identify opportunities for improving the energy efficiency of homes, leading to reduced energy consumption, and cost savings for homeowners, and;
- b. To promote energy efficiency and reduce greenhouse gas emissions, and;
- c. To inform prospective buyers.

B. Findings.

- a. Residential single-family homes in Middletown Township have been constructed across multiple eras with a significant escalation after WWII.
- b. Energy efficient building standards did not exist during some high growth building periods and have since evolved, becoming more efficient over time.
- c. Energy costs continue to rise resulting in the increased cost of home ownership;
- d. Greenhouse Gas Emissions (GHGe) have increased along with energy consumption.

e. It is the township's desire to conserve resources, reduce the amount of greenhouse gas emissions, and inform prospective home owners of energy efficiency opportunities.

§[section number]. **Definitions.**

(1) "Prospective Home Owner" means any person or entity engaged in the purchasing process of a single-family home in the Township.

(2) "Effective Date" means the effective date of the ordinance that added this Chapter to **Middletown Township's Municipal code**.

NOW, THEREFORE, BE IT ORDAINED BY THE MIDDLETOWN TOWNSHIP BOARD OF SUPERVISORS, AS FOLLOWS:

Section 1: Energy Audit Requirement for Single-Family Home Transactions

1. Energy Audit Requirement:

Prior to the sale or transfer of any single-family home within the boundaries of Middletown Township, Bucks County, PA, the seller shall be required to obtain and submit a comprehensive energy audit performed by a certified energy auditor or other professional qualified to conduct such audits.

2. Scope of Energy Audit:

The energy audit shall include, but is not limited to, the following assessments:

- Evaluation of the home's insulation and air sealing including blower door testing and IR imaging.

- Assessment of heating, ventilation, and air conditioning (HVAC) systems.
- Inspection of windows, doors, and other sources of heat loss.
- Energy consumption analysis, including current utility bills.
- Recommendations for energy efficiency improvements.
- Identification of potential renewable energy options, where applicable.

3. Audit Report:

The energy auditor shall provide a detailed written report summarizing the findings of the audit, including recommendations for improvements, energy-saving measures, and expected energy savings from suggested upgrades.

4. Submission of Audit Report:

The seller must submit the energy audit report to the Township's Building and Zoning Department and provide a copy to the buyer before the closing of the sale. The report shall be included as part of the sale agreement documentation.

Section 2: Energy Audit Standards and Certification

1. Certified Energy Auditors:

Energy audits shall only be conducted by individuals or firms certified by a recognized authority such as the Residential Energy Services Network (RESNET), the Building Performance Institute (BPI), or other appropriate certification bodies approved by the Township.

2. Audit Standards:

All audits shall adhere to established industry standards.

3. Audit Timing:

The energy audit must be completed within [30-90] days prior to the home's sale date, and the audit report must be submitted to the Township at least [15-30] days before the final closing date.

Section 3: Compliance and Exemptions

1. Non-Compliance:

Failure to obtain a required energy audit and submit the audit report shall result in the Township withholding approval of the sale transaction until the audit is completed and submitted.

2. Exemptions:

The following transactions are exempt from the energy audit requirement:

- Sales of properties that are not single-family homes (e.g., multi-family homes, commercial properties).
- Transfers between immediate family members.
- Sales of homes that have undergone an energy audit within the past [3] years.
- Sales or transfer of homes resulting from foreclosure.

3. Sale Process:

If a seller is unable to obtain an energy audit report due to extraordinary circumstances, the seller may apply for an extension with the Township's Building and Zoning Department for a reasonable period not to exceed [30] days. The time extension shall not extend beyond the closing date of the sale.

Section 4: Buyer's Rights and Obligations

1. Review of Audit Report:

The buyer shall have the right to review the energy audit report and consider the recommended energy efficiency improvements before proceeding with the purchase. The buyer may request additional inspections or assessments based on the findings of the audit.

2. Improvement Costs:

The buyer and seller may negotiate the responsibility for implementing any recommended energy improvements, either before or after the sale is completed.

Section 5: Enforcement and Administration

1. Enforcement:

The Township's Building and Zoning Department shall be responsible for enforcing this Ordinance, including the collection of audit reports, verification of audit compliance, and imposition of penalties for non-compliance.

2. Inspection and Verification:

The Township may, at its discretion, verify the authenticity and completeness of energy audits submitted for compliance with this Ordinance.

3. Public Awareness:

The Township shall provide resources and guidance to homeowners, realtors, and energy auditors about the energy audit process and available incentives or programs to improve energy efficiency in homes.

Section 6: Severability

If any section, clause, or provision of this Ordinance is found to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of the remaining sections, clauses, or provisions, which shall continue in full force and effect.

Section 7: Effective Date

This Ordinance shall take effect 180 days after its passage and adoption.

PASSED AND ADOPTED by the Middletown Township Board of Supervisors this [Day] of [Month], [Year].