

## How to Reduce or Eliminate your Energy Bills

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### BUT THERE ARE STILL MORE OPTIONS IF YOU WANT TO DO MORE:

- **Purchase an Electric Vehicle (EV) and EV Chargers:** Credit Available: \$7,500 tax credit for new vehicles and \$4,000 for used. They must be assembled in the US, and cost \$80,000 or less for pickup trucks, vans, and SUVs, and \$55,000 or less for other vehicles. In addition, there is a 30% credit for EV charger hardware and installation up to \$1,000. More options are becoming available for electric vehicles, costs are coming down, and EV chargers are getting faster and more widespread. Fuel savings and maintenance savings for EVs are significant and they can often easily be charged over night at home. EVs save families an average of \$950 per year on fuel costs. Starting in 2024 the tax credit will be converted to an upfront discount.
- **Geothermal Heat Pumps:** Credit Available: 30% tax credit for both the wells and system (same as the solar credit). Geothermal heat pumps work much like air-sourced heat pumps to heat and cool your home. As opposed to using air they use the constant temperature from the ground to heat and cool your home. They are by far the most efficient way to heat and cool your home; however, they are a big up-front investment. They are worth considering if you plan to be in your house 10 or more years.

Anyone interested in pursuing the measures listed above can find additional useful information at [www.wcacleaneenergy.org/post/what-do-the-iija-ira-mean-for-west-chester](http://www.wcacleaneenergy.org/post/what-do-the-iija-ira-mean-for-west-chester) or reach out to Ed McConnell (East Bradford EAC member, [esmcconnell@gmail.com](mailto:esmcconnell@gmail.com)) with any questions. ●

## Home-Based Businesses

The Township is seeing an increase in complaints related to residents operating businesses from their homes. East Bradford Township has regulations that control home-based businesses in residentially zoned areas. There are two categories of home-based businesses. The first type are no-impact home-based businesses. These are very innocuous businesses that do not involve customers, clients, or patients, and they do not require pickup, delivery, or removal functions. Essentially, there is to be no noticeable activity in excess of that normally associated with residential use. An example of a no-impact business would be a resident that creates a product for sale at off-site locations. This level of business may only employ people who reside on the property.

The second level of home-based business is a major home occupation. This use allows a limited number of employees; some level of customer, client, or patient traffic; and some signage to advertise the business. However, major home occupations require submission of an application and review and approval by the elected officials. Examples of this type of business include in-home daycares, professional offices, furniture refinishing, and pet grooming.

Neither of these types of home occupations apply to residents that work remotely for a private employer. If you are considering opening a home-based business, please contact the Director of Planning and Zoning, Andrea Campisi, at [acampisi@eastbradford.org](mailto:acampisi@eastbradford.org). ●



## Stormwater True and False

Rain, rain and more rain. Since approximately 2017, we've been getting much more of it than we used to, and

in larger chunks and more than most of us want. As a result, the Township has been hearing many things regarding stormwater runoff from its residents that aren't completely accurate. Regardless of what may be causing this phenomenon, higher rainfall appears to be something that we need to adjust to and understand the concepts and related laws.

In upcoming newsletters, the Township Engineer will continue to present a series of articles based on misconceptions heard from our residents regarding stormwater. In each article, a statement will be presented, along with an explanation of why each statement is a misunderstanding of the concept of stormwater management, drainage conveyance, and other related topics regarding stormwater.

**Statement:** "There's nothing wrong with blowing grass into the street. It's only me and it goes right through the storm grates without clogging them."

**Analysis: False.** This statement is false for a variety of reasons. First, grass clippings, particularly when wet, are a road hazard, especially to motorcyclists and bicyclists. Second, there are numerous homeowners and contractors doing this in the Township to the point where it is occurring more often than not. Third, grass clippings clog storm grates routinely, particularly at low points in the drainage system, where they accumulate after bypassing upslope inlets. Often, these are the inlets that are the most critical in capturing upslope runoff and conveying it to a stormwater management basin. Finally, if clippings are captured by the storm drainage system, they are often loaded with pesticides and fertilizers that are eventually transported to streams flowing through the Township. If you are maintaining your own lawn, please refrain from this activity and if you are contracting this work, please discuss this issue with your contractor and seek alternatives.

