

## **Bridgeton Township Planning Commission**

Minutes of May 28, 2019 Meeting

Bridgeton Township Building, 1370 Bridgeton Hill Rd, Upper Black Eddy, PA

Present: CC Hopf (Chairman), Mike Doyle, Terry Brown, Greg Gerhardt, and Roger Keller.

Call to order CC Hopf called the meeting to order at 7.30 pm.

### **I. Review & Approval of Minutes**

Minutes for the Dec 5, 2018 meeting were reviewed. On a motion by CC Hopf, seconded by Roger Keller, the minutes were approved unanimously (Greg Gerhardt abstaining).

### **II. Review of the River Valley Waldorf School land development plan (revised) – Phase 1**

The school was represented by Paul Kovach from the Board of trustees.

Tim Fulmer (C Robert Wynn Associates, Inc. Engineers for the township) explained that this is a change from the previously proposed plan (PC Minutes June 2017) which although approved was not acted upon.

Now the School proposes as “Phase 1” to build a separate, stand alone building with 4 classrooms located east of the existing parking lot (in front of and to the right of the existing building viewed from Bridgeton Hill Road). The school will use existing classroom space for “special classes” and thus needs the new classroom space and that it be operational for the coming school year (September, 2019).

Matthew Connors (Engineering & Land Planning Associates (ELPA), engineers for the school) reviewed the plans before the PC. It is a modular building with utilities tied back to the main building. In phase 1 there will be no change in parking. The newly designed retention basin will accommodate any new work planned for phase 2 in the future. The associated increase in personnel will be 1 staff and 23 students.

Joe Phillips (Phillips & Donovan, architects) reviewed the building. Drawings for the foundation have been submitted (a week prior to this meeting), there is a bathroom in each classroom and another for staff. The building will be 30” above grade and is ADA compliant in all respects.

Terry Brown commented that he saw no problems with site planning.

Tim Fulmer then briefly summarized the enumerated “comments and recommendations” on the revised land development plan in his letter dated May 21, 2019 to CC Hopf. Tim noted that these issues would need to be resolved before approval by the Township. (This letter is attached to the minutes.) Roger Keller noted that be sure that comments in the first letter identifying to phase 2 are not to be considered in this phase 1 application.

It was remarked that the bathroom fixtures should comply with relevant ordinances regarding water conservation. Joe Phillips said that he will check the specifications of the bathroom fixtures.

Roger Keller remarked that the change in the development plan was to reduce the costs from the original approved plan that they were not able to finance at this time. He also pointed out the need for the exterior lighting to comply with the township’s Dark Sky ordinance. Joe Phillips said that the building will have security lights and that all other lights will comply with Dark Sky.

Tim Fulmer noted that this issue is covered in his letter under item #5 and that he will bring the matter to the attention of the Zoning Officer. He also noted that the new plan, Phase 1, called for no new waivers or other relief.

Roger Keller raised a question about the visual buffering between the building and the street (Bridgeton Hill Road). Tim said that this would be done in a manner agreeable to the Township. Matthew Connors said that they would comply.

Terry Brown moved that the Phase 1 plan be approved as presented but conditional upon the compliance by applicant with all the items listed in Mr Fulmer's May 21, 2019 letter and the following additional items of concern to the PC:

1. Compliance of the building lighting with the Township's "Dark Sky" Ordinance.
2. Compliance of the bathroom facilities in the new building with applicable Township Ordinances regarding water conservation.
3. A planting buffer along the front of the building to mediate the view of the new building from Bridgeton Hill Road.

The motion was seconded by Roger Keller. There was no further discussion and the motion was carried with CC Hopf abstaining.

Mike Doyle said that the approval would be communicated as a PC Action Item to the Supervisors prior to their June 13<sup>th</sup> meeting.

### **III. PC Comments**

Terry Brown raised the question of the PC asking for changes to plans that are essentially issues of architectural 'style' – (e.g. in this case the details of the buffering shrubbery). Was this within the purview of the commission? Roger Keller said that the township can make requests and then come to some agreement with the party involved. Tim Fulmer noted that in general the PC cannot dictate architectural style.

CC Hopf stated that it was her understanding that plans submitted to the PC for approval should be in hand 20 days before the meeting. Tim Fulmer agreed but that in this case there was a severe time pressure in order to meet the start of the new school year.

Roger Keller informed the members that he had a meeting with Tom Kelso (Castle Valley Consultants) regarding the updating of the Township's Comprehensive Plan. Possible topics and issues suggested by Tom were: concerning the township in general, recreation plans, tourism, private lanes, and Airbnb. His main directive was to "determine what you do not want the township to look like in the future and work back from there". Tom said that if there is a possibility of working jointly with a neighboring township then there is better access to funding to support the updating of the plan.

### **IV. Adjournment**

There being no further business, Roger Keller, seconded by Greg Gerhardt, moved for adjournment. The meeting was adjourned at 9.05 pm.

Michael Doyle, Secretary

July 5, 2019