

Bridgeton Township Planning Commission

Minutes of Dec 3, 2019 Meeting

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

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

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

II. Review of June 25, 2019 Minutes

Minutes for the June 25th meeting were reviewed. On a motion by Roger Keller, seconded by Greg Gerhardt, the minutes were approved unanimously.

III. Review of Proposed Zoning Amendment, Section 806.G

Title: An Ordinance of Bridgeton Township, Bucks County, Pennsylvania Amending the Bridgeton Township Zoning Ordinance to Delete Section 806.G Regarding Changes from One Non-Conforming Use to Another.

On a motion made by Terry Brown, seconded by Mike Doyle the amendment was approved unanimously. CC Hopf noted that an Action Item memo should be sent to the Supervisors before the next Supervisors Meeting.

IV. Selection of BTPC Officers for 2020

On a motion by Roger Keller, seconded by Terry Brown, the reappointment of the current officers and meeting schedule was unanimously approved: CC Hopf, Chair; Mike Doyle, Vice-Chair and Secretary. Meetings will be held at 7.30 pm in the Township Building on the 4th Tuesday of each month with the November/December combined meeting to be on Tuesday, Dec 8th.

V. Comprehensive Plan. Challenges since 1994 Plan and Land Use Goals

Roger Keller reported on his discussions with Michael Roedig, Director Bucks County Planning Commission, as to county resources that could assist the PC in updating the Township's Comprehensive Plan (of 1994). The County has a standard work program for developing municipal comprehensive plans and many townships are updating their plans. He also pointed out that any document that furthers the land use goals of the township can be such a plan. Mr. Roedig recommended that the County PC prepare a more detailed proposal outlining their topics together with a budget recognizing the limited resources of the Township. It was agreed to ask Mr Roedig for such a proposal.

CC Hopf and Terry Brown suggested that a starting point the PC's contribution should be identification of all the relevant changes that have occurred within Bridgeton since 1994 and a updated statement of our land-use goals. Roger reminded the PC of Michael Roedig's previous suggestion: "focus on what you don't want."

The PC then listed some changes:

- Open space
- Demographics
- Increase in short-term rentals vs permanent residents
- Trails (explore possibility of trail networks)
- Changes in popularity of sports, soccer, lacrosse
- Traffic volume. More delivery trucks vs cars
- Vehicle parking, e.g Ringing Rocks State Park
- River usage: volume and type

The AA sports field – future of.
Condos.

Other topics mentioned were:

Pre-emptive zoning to preserve resources; e.g. Ground Water Ordinance constraining water consumption. But current parameters could change with new septic technology.

That the Township's core business could be seen as being 'recreation'.

CC Hopf said that she would contact Durham Township concerning their plans to update their Comprehensive Plan

VI. Adjournment

There being no further PC comments nor any Public comments, Terry Brown moved for adjournment. The motion was seconded by Roger Keller and the meeting was adjourned at 8.50 pm.

Michael Doyle, Secretary

Jan 20, 2020