

Bridgeton Township Planning Commission

Minutes of Feb 25, 2020 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 7.32 pm.

II. Review of Dec 3, 2019 Minutes

Minutes for the Dec 3, 2019 meeting were reviewed. On a motion by Roger Keller, seconded by Greg Gerhardt, the minutes were approved unanimously.

III. Comprehensive Plan

Following previous discussions between Roger Keller and Michael Roedig, Director of the BCPC, the BTPC received a Proposal and a Planning Services Agreement (appended) from Evan Stone, Executive Director of the Bucks County Planning Commission. The Proposal describes collaborative support for the BTPC in preparing the Update for the township's Comprehensive Plan.

Roger Keller summarized the main features of the Proposal:

The Proposal is focused on "Four Basic Questions" that the BCPC stated would lead to a good framework for developing the BTPC Comprehensive Plan – Update. These questions (abbreviated) are:

Q1. Where is the Township Today? For example: Latest census data (hopefully incorporate 2020 data and identify trends), update of Natural Resources, open-space and recreational facilities (e.g. development of the trail through the newly acquired Castillo property) and land-use information. Will we get updated maps from the BCPC?

Q2. What are the future County level trends and is Bridgeton Township different in any way? For example: changing demographics, economy, environment, and transportation.

Q3. Where does the Township want to be? This is central to the Comprehensive Plan. The goals and objectives will be, however, subject to a variety of constraints.

Q4. How do we achieve our goals? Focus on relevant community issues, practical and workable recommendations that make sense to local officials and citizens.

Terry Brown commented that we already have the 1994 Update and we should build on that; review the 1994 Update and identify where changes are necessary. We're not starting from scratch. Greg Gerhardt said that this, an analysis of the 1994 Update, could be a useful basis for the first meeting with the BCPC staff.

CC Hopf said that we should ask each Township officer for a written submission on the issues within their areas of responsibility

The Proposal describes a detailed schedule of Meetings (up to 5) and a proposed time-line. This included an initial meeting (at no cost) between BCPC staff and BT Supervisors and PC members to review the Proposal's program.

According the Proposal the first draft would be prepared by BCPC staff and would be completed within the first 3 months. Terry Brown thought that the BTPC itself should prepare a first draft to ensure the proper emphasis on the Township's perspective. And perhaps someone from BCPC could 'sit in' and brain storm with the PC as we develop a first draft. On this point we need some discussion.

The Proposal states that a second draft would follow, then a presentation at a public meeting, a third draft to incorporate community feedback, and finally a public hearing by the township Supervisors. It

was the PC's unanimous view that we should get input from residents early in the process – before a second draft.

The Proposal details a cost estimate “not to exceed: \$5,300*” There was general concern about the meaning of the asterisk attached to the total cost figure. Roger will clarify this point before the first meeting. Terry Brown also requested clarification on the number of meetings covered by the “Total Base Cost” figure.

As an example of a new issue in the Township, Roger Keller drew attention to “short term rentals (< 30 days)” of the Airbnb type, something that is growing in the township and consistent with Terry Brown's previous remark that the ‘business’ of the township is recreation. It's a business that is difficult to regulate and control and there is corporate push back. A Bed & Breakfast facility is licensed, shouldn't Airbnb be the same?

Roger Keller said that from hearsay there are about 25 or so short-term rentals currently operating in the township. CC Hopf said that this could be a County issue.

Terry Brown said that the Comprehensive Plan is the road map for the zoning plan. Furthermore Terry pointed out that in the 1994 Update Comprehensive Plan, the color map “Comprehensive Plan” (following page 30) showing the various zoning districts is the focal point of the whole effort.

CC Hopf will talk with Durham Township about progress on their Comprehensive plan as she thinks they are further along than Bridgeton.

IV. Adjournment

There being no further PC comments nor any Public comments, Roger Keller moved for adjournment. The motion was seconded by Terry Brown and the meeting was adjourned at 9.07 pm.

Michael Doyle, Secretary

Mar 21, 2020