

Bridgeton Township Planning Commission

Minutes of Sept 28, 2021 Meeting, Via Zoom

Present via Zoom: CC Hopf (Chair), Terry Brown, Mike Doyle, and Roger Keller. Greg Gerhardt joined the call shortly after the call to order

I. Call to order

CC Hopf called the meeting to order at 7.50 pm.

II. Review of May 25, 2021 meeting minutes.

The minutes from the May 25 meeting were reviewed. On a motion by CC Hopf and seconded by Roger Keller, the minutes were approved. Greg Gerhardt was not on the call for this action

III. The Comprehensive Plan.

Roger Keller said that he has recruited two Bridgeton residents to work with him on the local History section of the CP. They see a lot in the 1994 CP that must be revised. Our new parks – Ringing Rocks and the old Matlock property on River Road - and open spaces are a significant change which we involve the BCPC. CC added that as the CP promotes contiguous conserved land and trails to date and the expansion thereof, we might also consider acknowledging the Lenape Nation of PA as the original caretakers of this land.

Roger mentioned that road conditions prompt many complaints to the Township and a map that clearly shows the different road ‘ownership’ [state, county, and township] would be very useful.

Terry Brown pointed out that the current CP needs to be carefully reviewed and stripped of inapplicable references such as “the Elementary School” for example.

Roger mentioned that the area at the bottom of Bridgeton Hill Road that was formerly available [‘commercial’ in the CP] to accommodate a shopping center is now open space. CC noted that the map of existing land use in 1993 is on page 22 and the map of Land Use representing the 1994 ‘Plan for the Future’ was on page 31. The PC needs to think about where the maps should be changed. The CP update is an opportunity for allocation of areas for new uses

Greg Gerhardt asked about the status of the baseball fields [adjacent to the Township Building]; there was no new information.

The issue of short term rentals (Airbnb) was raised. CC said that this was a zoning issue. Roger said that the question of location for that use could come under the purview of the CP. “Let’s keep our ideas open.”

Concerning distribution warehouses we need to be aware of spillover effects, Roger pointed out that although we have to make provision for many different uses we can exert some control by limiting appropriate site parameters via zoning. Roger thought it would be useful to search for examples of smaller warehouses.

CC said that we should be mindful of changing technology - in septic waste disposal for example - and that we consider including reference to groundwater protection, forest ecosystem protection, the issue of climate change and technology in the CP.

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The PC agreed to Roger's suggestion that the PC invite the BCPC to our October 26, 2021 or to our BTPC December 7th meeting for the BCPC/Bucks County Planning Commission's initial presentation and discussion.

IV. Adjournment

With no further PC comments and no public comments Roger Keller moved that the meeting be adjourned. The motion was seconded by Greg Gerhardt and passed unanimously. The meeting was adjourned at 8.59 pm.

Michael Doyle