

Bridgeton Township Planning Commission
Minutes of January 25th, 2022 meeting via Zoom

BTPC members present: CC Hopf (Chair), Mike Doyle, Greg Gerhardt, and Roger Keller
Bucks County Planning Commission/BCPC: Evan Stone, Executive Director; Bryn-Erin Kerr, Community Planner; Michael Roedig, Director of Planning Services.

I. Call to order

CC Hopf called the meeting to order at 7.30 pm.

II. Review of Dec 7, 2021 meeting minutes.

The minutes from the December 7th meeting were reviewed. On a motion by Roger Keller and seconded by Greg Gerhardt the minutes were approved unanimously.

III. The Bridgeton Township Comprehensive Plan.

First joint work session with BCPC to update the B.T. Comprehensive Plan, with work sessions monthly with the BTPC to review the 1994 CP, we will seek public comment and there will be public meeting prior to the final report.

Bryn-Erin Kerr, Community Planner with the Bucks County Planning Commission, led the discussion; - Agenda Outline:

1. Review work program
2. Summary of Assets and concerns
3. 1994 CP recommendations
4. Where is BT today
5. Land Use and Zoning maps

Summary of Assets and Concerns/ref. pg. 27 – 28 of 1994 CP

B-E: Strengths and weaknesses form the basis for preparing the update to the 1994 CP in order to guide and plan for the future

Assets: History & Culture, Community, Open Space and Parks in the twp., Waterways

Concerns: Housing: Affordability, Transient rentals, Internet service, Water supply, Sewage;

Protection of Resources: Waterways, Groundwater yields, Climate change, Stormwater management, Erosion, River Road and Bridgeton Hill Road, Natural and forested habitats.

B-E: From the perspective of a Bridgeton resident, what has changed?

B-E: Regarding the 'Concerns', are the above listed concerns still valid?

Commission members brought up additional concerns: that sewage treatment for homes offers more technology now than previously; protecting natural and waterway resources and the banks of the Canal, the Delaware River and High Falls Creek assuring plantings on stream and river banks and riparian buffers use native plants. Other issues were new multigenerational housing arrangement and a superfund site.

Roger remarked that water service and sewage concerns should be listed separately.

Other topics brought up were: impact of climate change and alternate energy proposals, education about habit, best practices forest and tree policies and natural planting, nearby

warehousing and resulting truck traffic on local/county roads and bank erosion on River Road, Airbnb and non-resident homes and the Land Use Map.

Recommendations 1994 CP (Action Program, p51)

B-E: What about the recommendations in 1994... any implemented?

Roger Keller responded that the zoning and building code issues were addressed and that the township had done a lot on local roads (capital improvements)

CC shared that a ground water protection ordinance will be presented soon for township review after a cooperative effort with neighboring communities

Demographics

B-E: Presented 9 charts of demographic information based on the latest US census data. The population of BT has declined 11.6% since 2000: from 1408 in 2000 to 1234 in 2020. [That of the county has increased by 7.8% in the same period]. Other charts are age distribution, employment, education level, age of housing, and housing characteristics

Land Use and Zoning Maps

B-E presented land use and zoning maps for the township (c.f. 1994 CP, page 22)

The next joint working session will be on March 22 to discuss "community wide survey".

IV. Adjournment

With no further PC comments and no public comments, Roger Keller moved that the meeting be adjourned. The motion was seconded by CC Hopf and passed unanimously. The meeting was adjourned at 9.30 pm.

Michael Doyle