

Bridgeton Township Planning Commission  
**Draft Minutes of June 27, 2023 meeting** via Zoom

BTPC (PC) members present: CC Hopf (Chair), Mike Doyle, Roger Keller, and Terry Brown.

Linda Emerson, subdivision sketch plan property owner and applicant.

**I. Call to order**

CC Hopf called the meeting to order at 7.51 pm. The meeting was hybrid, -conducted both at the township building and on Zoom and recorded.

**II. Review of May 23, 2023 meeting minutes.**

The draft minutes from the May 23, 2023 meeting were reviewed. CC Hopf moved for approval of the minutes. With a correction requested by Roger Keller the motion was seconded by Mike Doyle and approved by those present.

**III. Discussion of Sketch Plan with Applicant Linda Emerson**

CC Hopf began the discussion of Tim Fulmer's (Township Engineer) memo (appended) of June 16 reviewing the Linda Emerson Subdivision Sketch Plan. The plan concerns a 38.71 acre parcel located on the NE side of Chestnut Ridge Rd within the R-3 zoning district and adjacent to the boundary with Tinicum Township.

CC Hopf noted for the record: As set forth by the Bridgeton Township Subdivision and Land Development Ordinance and in accordance with the Pennsylvania Municipalities Planning Code (PA MPC):

The Bridgeton Township Planning Commission is an advisory entity to the Bridgeton Township Supervisors "charged with advising the Supervisors on matters relating to planning and zoning, subdivisions and land development applications, planning modules and proposed ordinances".

"A tentative sketch plan is an optional submission... the purpose of this submission is to allow the municipality and applicant opportunity to discuss lot layout, street layout, location of buildings, arrangement and location of open space, etc., before detailed engineering is done. The municipality may comment on not only whether the sketch plan meets the objectives of Township Ordinances but, also if they feel it is consistent with sound planning and design principles. It is not intended in any way to replace the preliminary plan, but rather to give the applicant guidance in preparing the much more detailed preliminary plan. Recommendations and comments made by the Township in response to Sketch Plan Submission shall in no way be regarded as an official approval, nor shall such action grant any legal rights to the applicant or immunity from full compliance with requirements and procedures set forth for Preliminary and Final Plans."

The Bridgeton Township Planning Commissioners may support a plan or not, or simply not have an opinion one way or another.

Either way, the Bridgeton Township Supervisors are not bound to agree with or act on any of the Planning Commissioners recommendations, - but can/will consider the Planning Commissioners insights.

All plans are up to the Board of Supervisors on what, if any, zoning relief might be received.

Even if the Bridgeton Township Supervisors grant zoning relief, the developer will still need to go through a land development approval process in which engineered plans would be reviewed. The developer would need land development approval from the township supervisors to build.

Among the discussion topics arising from Tim Fulmer's memo were:

Need to reconfigure the lots.

Need to check for prior deed restrictions.

Zoning requirement of 25 ft frontage on town road for each lot.

Evidence for a joint maintenance agreement for shared R/W.

Need to show areas of surface waters and the associated setbacks

The buildable areas should be shown.

Ms. Emerson thanked the PC members for their comments, will give them consideration and whether she will, or will not move forward with subdividing this parcel.

#### **IV. Bridgeton Township Comprehensive Plan Update.**

CC Hopf noted that she had forwarded to Bryn-Erin some minor edits to the latest version of the CP Update ('May' version).

Discussion of a R-1 district for accommodating 'high density' housing was further discussed. At the May 23 meeting the insertion of two paragraphs on page 88 (Future Land Use section) of the 'May' version of the PC Update was proposed. After reviewing the comments by BCPC it was decided to not include these changes.

It was agreed by those present (Terry Brown had left the meeting at 10.22 pm) to initiate the 45 day public review period with the current version of the CP Update and request Supervisor Michael Lynch to post the document on the Township website.

#### **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 by those present. The meeting was adjourned at 10.27 pm.

Michael Doyle

Appended: Memo (4 pages) from Tim Fulmer of Wynn Associates, Inc the Township Engineer to CC Hopf, Bridgeton Township Planning Commission Chair, dated June 16, 2023