

Bridgeton Township Planning Commission
Minutes of May 23, 2023 meeting via Zoom

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

I. Call to order

CC Hopf called the meeting to order at 7.30 pm. The meeting was by Zoom and recorded.

II. Review of April 25, 2023 meeting minutes.

The draft minutes from the April 25, 2023 meeting were reviewed. CC Hopf moved for approval of the minutes. There were no comments. The motion was seconded by Roger Keller and approved unanimously.

III. Bridgeton Township Comprehensive Plan Update.

Discussion of final changes to the latest draft of the CP Update and focusing on the 'Summary' and 'Recommendations' sections of the draft report was continued.

CC reported that she is trying to find digital links for the Ground Water Studies previously referenced in the CP.

The date of the Historic Resources map on page 44-45 was confirmed as 1981.

The issue of 'speeding' of e-bikes on the towpath was discussed. It was agreed to refer the matter to the Delaware Canal State Park.

Regarding a crosswalk on River Road at the Ringing Rocks TrailHead, Roger Keller said that PennDot couldn't provide a solution that was acceptable to the Township.

CC Hopf reviewed her proposal regarding 'Future Land Use' p 88:

After the first paragraph ("The township should take ...") add the following new paragraph:

A recommendation to change the existing R-1 district zoning to a medium density level in order to restrict high density development to avoid several potential problems: high traffic density on Bridgeton Hill Road and Chestnut Ridge Road; the need for resource protection including groundwater availability, stormwater runoff, wastewater management; and pedestrian safety along Chestnut Ridge Road.

After the second paragraph ("Removing the possibility ...") add the following new paragraph:

A recommendation for high density development as a conditional use could be newly established in the northern district of Bridgeton Township with lots in the area of River Road and Narrows Hill Road rezoned to allow for conditional use high density development.

These changes were unanimously agreed to and should be forwarded to Bryn-Erin.

It was recommended to continue the accumulation of traffic density data on River Rd and Bridgeton Hill Rd to confirm the trends in Table 12 (page 48).

Table 13 should be updated to include the bridge on Birch, info:

Owner: Bridgeton Twp.; Description: Birch Road, over High Falls Creek.

IV. Adjournment

With no further PC comments and no public comments, Roger Keller moved that the meeting be adjourned. The motion was seconded by Mike Doyle and passed unanimously. The meeting was adjourned at 9.05 pm.

Michael Doyle