

Bridgeton Township Planning Commission
Minutes of April 25, 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 7.40 pm. The meeting was by Zoom and recorded.

II. Review of March 28, 2023 meeting minutes.

The draft minutes from the March 28, 2023 meeting were reviewed. Terry Brown asked that the draft minutes be amended to include his comment at the meeting that the R-1 zoning district must be changed. The draft minutes were so amended. Greg Gerhardt moved for approval and seconded by CC Hopf. The minutes were then approved unanimously.

III. Bridgeton Township Comprehensive Plan Update.

CC introduced the purpose of meeting was to discuss final changes to the latest draft of the CP Update and focusing on the 'Summary' and 'Recommendations' sections of the draft report.

Topics discussed were:

The source for the projected population growth of 6% by 2050.

Questions regarding the traffic density data.

A recommendation to modify the name of Veteran's Memorial Park.

Include the references, provided by CC Hopf, to Ground Water Studies completed since 1994. Also for the CP to include information noting the Boarhead Superfund site.

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

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.

Mike Doyle was asked to write up these changes and forward to Bryn-Erin Kerr (BCPC).

It was decided to not yet start the 45-day review period for public comment.

IV. Adjournment

With no further PC comments and no public comments, Greg Gerhardt moved that the meeting be adjourned. The motion was seconded by Roger Keller and passed unanimously. The meeting was adjourned at 10.08 pm.

Michael Doyle