

BRIDGETON TOWNSHIP SUPERVISORS
Minutes of August 13, 2025 Regular Monthly Meeting

The regular meeting of the Bridgeton Township Board of Supervisors was held on August 13, 2025, at the Township Building, 1370 Bridgeton Hill Road, Upper Black Eddy, Pennsylvania. This meeting was also held remotely via Zoom. Present were Supervisor Gard Holby, Supervisor Roger Keller, Supervisor Michael Lynch and Solicitor Dave Shafkowitz. Also present was Secretary/Treasurer Sheryl Patterson.

Supervisor Holby called the meeting to order at 7:07 PM. An executive session was held to discuss Township business.

PUBLIC COMMENTS ON AGENDA:

Supervisor Holby commented that New Business item #1 would be discussed after the reports.

APPROVAL OF MINUTES:

Upon motion by Supervisor Lynch and seconded by Supervisor Keller, which carried 3-0, the minutes from the July 9, 2025 regular meeting were approved.

BILLS/PAYROLL: Upon motion by Supervisor Lynch and seconded by Supervisor Keller, which carried 3-0, the bills and payroll in the amount of \$ 17,812.62 were approved.

TREASURER'S REPORT: Upon motion by Supervisor Lynch and seconded by Supervisor Keller, which carried 3-0, the Treasurer's Report from July 2025 was approved.

REPORTS:

1. Fire Company - there were seven calls in July and the Fire Company will be attending the Expo on August 16th.
2. Open Space – No report.
3. Solicitor – No report.
4. Planning Commission – Supervisor Keller reported that there was no meeting on July 29th since nothing was on the agenda.
5. Secretary/Treasurer – Liquid Fuels Audit for 2023 & 2024 will be on August 18th.
6. B/N/T Groundwater Committee – No report.
7. Road Master – No report.
8. Zoning Officer – submitted a written report to the Board of Supervisors.
9. Emergency Management – Terry Kuntz reported that: a) he will be attending the Expo on August 16th with his “bug out” kit; b) T-Mobile satellite system is now active for emergency calls using text communications only; c) trying to contact Nick Zangley regarding pet emergency shelters; d) UBREMS: report of call volume.
10. Traffic Committee – continuing to move around radar signs; the grant for purchasing solar powered speed signs in addition to a large sign will be awarded in September.
11. High Falls Creek – work is moving along well – footings/foundations are in place and top sections are waiting to be installed.
12. Parks & Recreation – a) new tree in the Memorial Park is doing well; b) last of the four summer programs is the Expo/135th Anniversary Celebration on August 16th.

MINUTE OF SILENCE IN REMEMBRANCE OF CC HOPF:

CC's dedication and service to the community was observed with a minute of silence.

OLD BUSINESS:

1. Continued Hearing on Proposed Short-Term Rental Ordinance amendment to the Bridgeton Township Zoning Ordinance: Upon motion by Supervisor Lynch and seconded by Supervisor Holby, which carried 3-0, the re-opening of the hearing for the proposed Short-Term Rental Ordinance from the July 9th meeting was granted. Solicitor Shafkowitz noted that: a) there are rules of order with a public discussion; b) the Short-Term Rental Ordinance was amended and re-advertised; c) the ordinance was amended to reflect the requests from the Bucks County Planning Commission regarding food service + administrative items; d) his recommendation is to support the ordinance as submitted and commended the Board of Supervisors for transient use. e) this Board doesn't legislate often and recognizes the need to balance the interests of the community. Solicitor Shafkowitz presented the following exhibits: B-6: copy of the revised ordinance; B-7: copy of the legal notice; B-8: proof of publication; B-9: proof of filing with the law library; B-10: Bucks County Planning Commission updated review.

Supervisor Holby presented the background and reason for the ordinance: a) current zoning ordinance bans commercial use in a residential area – currently not legal but new ordinance will provide a way to make legal; b) explained concepts and intent for code compliance and safety issues; c) never intended to be punitive for current owners but need some way to control & address safety; d) ability to address “bad” owners; e) want to retain character of the community.

Public Discussion: a) Jeff Porter questioned whether pre-existing non-conforming residential homes in the industrial district could be used for short-term rentals. Solicitor Shafkowitz responded that short-term rentals are not prohibited in the industrial district if the use was in effect before. Mr. Porter also questioned the continuance of non-conforming use with a property. Solicitor Shafkowitz and Supervisor Holby both responded that it runs with the property as long as it is sold to a Bridgeton resident vs a non-resident.

b) Kelly Buechler questioned if the vote for tonight was regarding the August 11th version and if the changes were not substantive. Also, regarding the “grandfathering” piece – they don't know which items they need to comply with and it is left in the hands of the zoning officers. Solicitor Shafkowitz responded that for prior non-conforming use, the property owner only needs to demonstrate the obligation to get a permit which then leaves only the building code to comply with.

c) Linnea McIntyre questioned the need to re-advertise if changes were made.

d) Joe Guasconi questioned as to what direction will be given to the zoning officers to provide clarity. Solicitor Shafkowitz responded that he plans to give direction to the zoning officers.

There were no further questions or comments from the public.

Upon motion by Supervisor Holby and seconded by Supervisor Keller, which carried 3-0, the motion to close the public comment part of the hearing was granted.

Upon motion by Supervisor Holby and seconded by Supervisor Keller, which carried 3-0, the motion to adopt the Short-Term Rental Ordinance amendment was approved.

NEW BUSINESS:

1. Jeffrey Yamochko and Andrea Frechette's presentation from St. Luke's University Health Network regarding EMS service:

a) St. Luke's EMS is an entity of the St. Luke's University Health Network but operates independently with oversight and backing from the network. b) They are non-profit, able to sustain themselves and are already part of the community with multiple 911 locations. c) They have 39 vehicles with up-to-date equipment and stock whole blood on the ambulances. Response time will be cut to minimal. They required their employees to be out of the station in three minutes. d) Sustainability is hard in EMS and need the backing of all the townships. e) Stations in Revere and Springfield will remain and the same employees will be kept. UBREMS vehicles and equipment will be used. The change will be in leadership. f) Financial contributions from the townships will be kept at the current level for the 1st – 5th years and St. Luke's will honor the subscription drive until expiration date. g) EMS protocol is to take patients to the hospital of their choice unless medically necessary to go closer. It was noted that UBREMS has been in operation for 77 years and serves 9 municipalities.

2. Donation of framed print by Phil Brandau – “Rescue the Colors” by William Trego. The featured person in the painting is Hiran Purcell who was a resident of Nockamixon Township before Bridgeton Township was formed and he was given the Presidential Medal of Honor.

3. Upon motion by Supervisor Holby and seconded by Supervisor Lynch, which carried 3-0, the request for fire police for the Borough of Sellersville – Sellersville Gallery of the Arts on Sunday, September 21, 2025 from 7 AM – 7 PM was granted.

PERSONS TO BE HEARD:

None.

PUBLIC COMMENTS:

None.

Upon a motion by Supervisor Keller and seconded by Supervisor Holby, which carried 3-0, the meeting was adjourned at 9:20 PM.

Respectfully submitted,

Sheryl L. Patterson
Secretary/Treasurer