

**BETHEL TOWNSHIP  
PLANNING COMMISSION**

**October 3, 2012**

**RECORD OF MINUTES**

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, October 3, 2012, in the John L. Myers Jr. Memorial Township Building, 1082 Bethel Road, Garnet Valley, PA 19060

**PRESENT:**

Kenneth Laaken, Jr.-Chairman	
L. Theodore Hoppe, Jr.	Jean Stoyer
Judith McCleary	David Tustin

**IN ATTENDANCE:**

Lynn Mahoney, Secretary  
John Camero-Liaison, Township Supervisor  
Matthew Houtmann, P.E.-Township Engineer  
Laurence L. Smith, Esquire-Planning Commission Solicitor

**APOLOGIES:**

Louis Torrieri                      Rajesh Shah

**OBSERVERS:**

**MEMBERS OF THE PUBLIC    (60)**

The regular meeting was called to order by Kenneth Laaken, Chairman at 7:30 p.m., followed by the Pledge of Allegiance.

The Chairman requested everyone to please silence all electronic equipment and announce the

presence of a recording device for the purpose of minute taking.

### **APPROVAL OF MINUTES:**

Ken asked for a motion to approve the minutes of the September 5, 2012 meeting as prepared by our secretary.

**Motion:** Moved by Jean Stoyer and seconded, that the minutes as prepared by our secretary for the September 5, 2012 meeting be approved as written. **Motion carried**, unanimous.

**CORRESPONDENCE:** Letter from Tom Crawford in reference to Webster Farms

### **REPORTS:**

1. **SEWER AUTHORITY: Laurence Smith** - No report

[Order of agenda was changed to discuss Webster Farm before Foulk Manor Estate]

### **OLD BUSINESS:**

#### **Foulk Manor Estate- plan # PC-2012-2 -**

**Matt Houtmann-** Talked about the proposed road being extended to the Warner Property. Initially the plan was discussed to bring the right of way to the property line, but the applicant informed the township that the adjoining property is deed restricted from further sub division. An attorney representing the Warner's, stated they would like to lift the restrictions and bring the road to the property line. Matt made suggestions to the cul-de-sac to accommodate the right of way. Asked if a covenant could run with the title of the land that would address the situation, stating that they live adjacent to a right of way, with the purpose for a future extension.

**Larry-** There would have right of way and easement access to the property and the property may be dedicated to the township, so it would become a public right of way. Talked about the sewer system in reference to the pumps in the direction of Concord Rd.

**Jack Robinson-** presented a sketch showing the changes of the cul-de-sac and proposed right of way.

Expressed the increased cost and special setback requirement of one of the lots to extend the right of way to the Warner property line.

**Dave** -Asked about the 13 acres on the Warner Property with regards to future developing and the

deed restrictions. Inquired about the pie shape of one of the lots to make it more rectangular. Suggested leaving the cul-de-sac where it is, adjust the lot line and deed the land, right of way, to the township.

**Ken-** Talked about the Warner driveway and access, and asked about the Sewer.

**Judy-** asked about the frontage of one of the lots if the cul-de-sac is left where it is currently represented, and asked if the cul-de-sac can be centered.

**Jean-** Asked if the land, right of way, is deeded to the township, does that change the total development size.

### **Webster Farm-**

**James Byrne, ESQ. 1223 N. Providence Rd., Media, PA 19063-** Representing Bethel Properties, LP and Ray Iacobucci, owner of Webster Farm. An overview was given about the changes that were made to the previous proposal that was submitted last month. The proposal is for an R-1A overlay for the Webster Farm property. The changes consist of minimizing some of the activities that could take place in the open space, increasing the set back to 25 ft. in the front yard and 30 ft. in the rear yard., and created a uniform buffer zone that is 50ft wide all around the site and made a clear definition of open space.

**Raymond Iacobucci-Owner Webster Farm-** explained that his desire is to build an upscale development, with sufficient buffer from the neighbors that would be an overall benefit to the township by providing a public park, 55% open space, and relatively low density.

**Mark J. Padula, PE - Kennett Square, PA-** discussed the proposed plan, a 50 unit townhouse development with a proposed ball field, with a road from Naaman's Creek Rd into the development.

The field is approximately 200ft x 360ft., with proposed parking along Naaman's Creek Rd., and additional parking off the proposed road leading into the development. The biggest change is the 50 ft. perimeter buffer. A traffic generation study was done and calculated to show a 1% increase in traffic and the open space was areas were discussed.

**Ed Deisher- Marketing- Sophia Court, Concord Township-**Gave an explanation of a townhouse development from marketing perspective, pointing out the townhouse market compared to the single family market , gave the benefits of a strong Home Owner Association, and defined the townhouse development as an upscale townhouse product, with architectural control, professional management, professional landscaping, and proposed that there would be no negative impact on property values to the surrounding community.

### **Public Questions/Comments**

**Tom Crawford- 3765 Brookcroft Place, Garnet Valley,** Discussed letter that he submitted to the Planning Commission dated October 3, 2012, pointing out the current amendment goes beyond establishing a reasonable set of parameters and accommodations for planned residential developments in the R-1 districts, minimum tract size, percentage of tract with buildings, min. lot size

for end units, min. lot size for interior units, off street parking, min. space between clusters or groups, and open space. Pointed out that 37 percent of the houses built in the township, between 2000-2005, were other than single family homes. Concerned about the prospects of spot zoning.

**Charles Borroneo- 1315 Naaman's Creek Rd, Garnet Valley-** Raised concerns of a traffic light being installed for the new development and effecting his property value. Inquired about the benefits of this development to the township.

**Larry DeAngelis- 3785 Brookcroft Lane, Garnet Valley-** asked how a townhouse with a minimum sq. footage of 1200 sell for \$375,000.00 and be considered upscale, also asked about the buffer.

**Brian Abbott- 3790 Brookcroft Lane, Garnet Valley-** Concerned about traffic during rush hour, child safety and a possible traffic light, also, mentioned that the ball park should not be considered as a selling point when considering the advantages/disadvantages of the development.

**John Slowik -1276 Zebley Rd, Garnet Valley-** brought original approved plan for the property, consisting of 19 single family homes. Talked about the number of proposed townhouses, including another proposed development of townhouses in the township. Pointed out that the retention pond is not part of the open space.

**Mike Hrischuk- 1262 Sharon Drive, Garnet Valley-** Inquired about storm drain run off, retention pond rules. Questioned whether the term "premium lot" is a good characteristic to describe the units because of their proximity to the ball field and through street.

**Amit Banbrjee- 3775 Brookcroft Lane, Garnet Valley-** Inquired why the prices of the townhouses increased from last month's meeting.

**Haimanti Banbrjee -3775 Brookcroft Lane, Garnet Valley-** Inquired how many cars per home were estimated in coming up with the traffic study, and if there would be limitations of the number of cars allowed per unit. Padula explained that the estimate was retrieved from a manual produced by the Institute of Transportation Engineers, called the Traffic Generation Manual. Iacobucci explained that the target market and number of bedrooms offered would reduce the number of drivers per unit.

**Jayne Costanzo-1376 Brookcroft Lane, Garnet Valley-** Expressed traffic concerns, including throughway traffic.

**Kim Waxman -1444 Link Drive, Garnet Valley-** Wants the township to consider where the community is headed, in relation to congestion, traffic, child safety and decreased property values with the addition of the proposed development.

**Steven King- 3760 Brookcroft Place, Garnet Valley-** Worried about the traffic issues with the proposed development.

**Bonnie Mandas-1272 Zebley Rd., Garnet Valley-** Concerns about traffic issues with the proposed development, especially weekend activities with Booth's Corner traffic and ball field traffic.

**James McDaniel -1415 Zebley Rd. Garnet Valley-** Consider future possibilities of increased cars per unit as children in the proposed development start to drive, thinks that the traffic study is unreliable.

**Jessica Knox -3795 Brookcroft Place, Garnet Valley-** Worried about traffic volume, noted that cars do not stop at the stop sign now, could potentially get worse with increased traffic volume.

**Al Groer-1412 Trimble Rd, Garnet Valley-** Discussed the Comprehensive plan, nature of its inception and stated that the plan should be followed as the basis for land development in the township.

**Joseph Receveur-1240 Naaman's Creek Rd, Garnet Valley-** Bought his home in an R-1 Zoning district and wants it to remain a single family home residential district. Asked about the retention area and whether it would be dedicated to the township, and how it would be maintained.

**Cam Cardimon-3795 Brookcroft Lane, Garnet Valley-** Explained that the development is not conducive to the style of our community and lifestyle.

**Gary Lanahan-1334 Zebley Rd., Garnet Valley-** Talked about the traffic study and asked if the ball field was included in the calculations, also asked about the setbacks, and open space.

**Sue McCrossen- 1385 Brookcroft Lane, Garnet Valley-** Raised an issue with traffic concerns and school aged children.

**Glen Johnson-1318 Zebley Rd., Garnet Valley-** Pointed out that the statements and comments of the residents and developer were no different than last month and suggested that the board vote the same way as last month.

**Ray Parker-3464 Dorothy Drive, Garnet Valley-** Talked about civic associations going bankrupt and their possible inability to provide repairs to the units.

Mike O'Donnell-1285 Zebley Rd., Garnet Valley - Wanted to know his ability of building cluster homes on his property if the zoning overlay was passed.

**Nancy Lanahan- 1334 Zebley Rd., Garnet Valley-** Expressed traffic concerns with the proposed development.

**Jean-** Wanted clarification of the estimated size and sale price of the previously approved 19 single family homes.

**Ted-** Noted the traffic study on Naaman's Creek Rd, but inquired about the traffic impact on Zebley Rd., and asked about the parking overflow.

**Dave-** Reviewed two ordinances, the R-1A proposed overlay and the R-3. The ordinance currently says 1200 sq. ft. living space and if we are talking about a range of 2000-2400 sq. ft., the minimum should be 2000 sq. ft. as stated in the ordinance. Concerning housing separation, \$400,000 versus \$300,000, 36 homes to be the same, 4 homes per grouping, this could be compatible with the single family home concept, and suggested the Ball field could be used for open space.

**Ken-** Talked about the Comprehensive Plan and asked how it was compatible to the proposed development, stated that the Plan was designed to put the clusters homes on the outside of our township for traffic reasons mainly.

**Motion:** Moved by Dave Tustin and seconded that the Planning Commission to vote on endorsing the proposed -R1A- zoning overlay , for the Webster Farm Development, for consideration by

the Board of Supervisors. **Motion failed, 3-2.**

**NEW BUSINESS:** No new business

**PUBLIC COMMENTS AND QUESTIONS:**

**Dr. Mead Shaffer 1645 Bethel Rd-** Founders Day is coming up on October 13<sup>th</sup>; also the fire company is having their fire prevention open house on the same day.

**ADJOURNMENT:**

The meeting adjourned at 9:58 p.m.

The next regular meeting of the Planning Commission will be held on Wednesday, November 7, 2012, at 7:30 p.m.

**Lynn Mahoney**

**Secretary**