



# BETHEL TOWNSHIP

DELAWARE COUNTY  
1092 BETHEL ROAD  
GARNET VALLEY, PA 19060

## Planning Commission

Louis Torrieri-Chairman  
Kenneth Laaken, Jr.-Vice-Chairman  
Lynn Mahoney-Secretary

L. Theodore Hoppe Jr.      Jean Stoyer  
Michael Schneider      David Tustin  
Rajesh Shah

Matthew Houtmann, P.E.  
Township Engineer

Laurence L. Smith, Esquire  
Planning Commission Solicitor

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## PLANNING COMMISSION RECORD OF MINUTES February 6, 2013

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, February 6, 2013, in the John Myers Township Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### **PRESENT:**

Louis Torrieri-Chairman	Kenneth Laaken, Jr.-Vice-Chairman
L. Theodore Hoppe, Jr.	Jean Stoyer
Michael Schneider	David Tustin
Rajesh Shah	

### **IN ATTENDANCE:**

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

### **OBSERVERS:**

### **MEMBERS OF THE PUBLIC (5)**

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

The Chairman requested everyone to please silence all electronic equipment and announced the presence of a recording device for the purpose of minute taking.

All Planning Commission meeting dates will be held the first Wednesday of the month.

Lynn Mahoney was appointed secretary of the Planning Commission for 2013, by the Board of Supervisors, at their reorganization meeting held in January.

A welcome was extended to Michael Schneider, new Planning Commission member and an appreciation to Judy McCleary, for her service to the Planning Commission.

Lou, Ken and Lynn, have individually spent approximately 40 hours on reorganizing the files in preparation for digital recording, with an anticipated 100 hours remaining to complete the task.

### **APPROVAL OF MINUTES:**

Lou asked for a motion to approve the minutes of the January 2, 2013 reorganization meeting as prepared by our secretary.

**Motion:** Moved by Ken Laaken, and seconded, that the minutes be accepted as prepared by our secretary. **Motion carried**, unanimous.

Lou asked for a motion to approve the minutes of the January 2, 2013 regular meeting as prepared by our secretary.

**Motion:** Moved by Ken Laaken, and seconded, that the minutes be accepted as prepared by our secretary. **Motion carried**, unanimous.

**CORRESPONDENCE:** Any correspondence will be addressed during the meeting where applicable.

### **REPORTS:**

**SEWER AUTHORITY: Laurence Smith** – In 2012, the Sewer Authority accepted the recommendations concerning the revised approved preliminary plan for Foulk Manor Estates, in a letter dated November 5, 2012, Bradford Engineering Associates.

### **ANNOUNCEMENTS:**

**Dr. Mead Shaffer – 1645 Bethel Rd** - The Bethel Township Preservation Society opened their museum with at least 100 people in attendance. Display cases' containing various artifacts from Bethel Township, along with the Francis Harvey Green School, were featured. The Society also presented a lecture titled the History of the American Chestnut Tree.

### **OLD BUSINESS:**

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

**Jack Robinson, representing Foulk Manor Estate-** An updated report was given on the status of the development.

- PennDot is reviewing the plan.
- The Conservation District has the plans and is being reviewed.
- The planning module is complete, and is being circulated for signatures, with copies for the township.
- Revisions have been made with regard to previous issues addressed in the January 23, 2012 letter prepared by the township engineer.
  - Sidewalk was adjusted to 30 linear feet in an arch form.
  - Drainage Easements revised through lots 7, 8 and 10.
  - Maintenance for Conservation District was added.
  - Slopes adjustments were made.
  - Swale for lots 5 and 6 were added.
  - Bethel St. light detail was added.

- Storm sewers were added.
- Road profile was extended beyond the cul-de-sac up to the property line.
- Addition labels were added for an off road storm sewer profile.
- Curb detail revised
- Exiting right- of- way on Foulk Road was added.

One street light will be installed at the bus stop location.

Further review of tree placement along the curb line will be addressed, with attention to mature growth and impediment of road way, with the desire to have the trees placed on the right-of-way line, (12 feet).

The sewer lateral for Louise Rakin's property is not showing on the plan, the Sewer Authority will be contacted for clarification about the lateral.

The Warner property sewer lateral location will be discussed with the property owner for placement.

The Fire Marshall received the final plans and will be contacted in reference to the fire hydrant placement.

Preservation for mature vegetation will be considered during construction, with a note on the plan stating attempts will be made to preserve old growth trees as applicable, provided there is no damage from grading or digging. Dr. Mead Shaffer also extended his concerns for the preservation of the mature trees.

Final agreements are being made with the White property as noted on the plan.

Demolition permits will be addressed.

### **Sign ordinance-**

**John Camero, Township Supervisor, Chairman-** The sign ordinance will be addressed next month, incorporating revisions based on recommendations suggested by the Planning Commission.

**NEW BUSINESS:** No new business.

**PUBLIC COMMENTS AND QUESTIONS:** No public comments or questions.

### **ADJOURNMENT:**

The next regular Planning Commission Meeting will be held on Wednesday, March 6, 2013, at 7:30 p.m. Visit the Bethel Township Website, [www.twp.bethel.pa.us](http://www.twp.bethel.pa.us), for updates on township news.

The meeting adjourned at 8:01 p.m.

**Lynn Mahoney**  
**Secretary**