



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 March 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.	Rajesh Shah
Michael Schneider	David Tustin

IN ATTENDANCE:

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

ABSENT:

Jean Stoyer

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.

APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes of the February 6, 2013 regular meeting as prepared by our secretary.

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

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

REPORTS:

SEWER AUTHORITY: Laurence Smith – report will be addressed during old business

ANNOUNCEMENTS:

Judy McCleary, The Bethel Township Preservation Society (BTPS), is participating in Elder Week at Delaware County Community College, March 19, 20, 21, 2013. The program is for adults, 55 and over, but all are welcome. The BTPS will be present on the 20th, to host the workshop; Judy will present a workshop on the 21st. All information can be found on their website at betheltownshippreservationsociety.com, under events.

OLD BUSINESS:

Sign ordinance- The Commission received a revised copy of the ordinance that was presented at a prior meeting, with no comments or discussions, Lou asked for a motion to recommend approval of the ordinance to the Bethel Township Board of Supervisors.

Motion: Moved by Ken Laaken and seconded, that the Planning Commission recommend that the Township adopt the proposal to amend the township zoning code concerning signs. **Motion carried:** unanimous.

Foulk Manor Estate-PC-2012-2

Jack Robinson, representing Foulk Manor Estate- Presented a review of the project to date. Per recommendations from the Fire Marshall, the plan will now reflect two fire hydrants, instead of the current one, moving the original to a new location.

The plan has been submitted to PennDot, and reviewed; Jack is currently working with them on some legal documents.

The National Pollutant Discharge Elimination System (NPDES) was submitted in January and being reviewed.

The demolition permit has been applied for.

The sewer lateral has been adjusted on the Warner Property, 2107 Foulk Rd., per their request. Specifically, the communication that was accepted by the Warners, from Jack Robinson was, the lateral was moved closer to their western driveway, closest to route 322. The lateral is now showing 115 Ft. from the center of the western most driveway as discussed, and is acceptable to the Sewer Authority.

An agreement was made between Foulk Manor Estate and the White property, with respect to the sewer lateral, with final review by the Sewer Authority.

The Rakis property sewer lateral still needs to be addressed and reviewed, with recommendations from the Sewer Authority. There was some concern about the location of the lateral and the adjoining property lots.

The Sewer Authority recommends the Rakis property be provided access to public sanitary, by the developer extending the line past the White property to the Rakis property along Foulk Rd.

It has been the Township and the Sewer Authority's past practice that properties adjoining a sub-division be provided such access however the access to the public sewer system should be from the street not through back yards in the sub-division. This allows the Sewer Authority to better monitor the mains, for breaks etc. This is not a gravity line, it is much narrower. If there is a break, the Sewer Authority would better be able to monitor the line in the street versus a back yard, and thereby minimizing damage to the property owner. Providing the lateral from the street also provides the Township and Sewer Authority options for future use.

Jack will take the Rakis property recommendations back to his client for consideration and possible alternative options.

Judy McCleary, 3307 Foulk Rd, Garnet Valley- Inquired when the Demolition Permit was applied for by Foulk Manor Estate. Jack responded approximately 2 weeks ago. Also, asked about the location of current sewer lines on Foulk Rd.

Inquired about the placement of sewer lines in back yards. The township/authority does not recommend using high pressure sewer lines, including grinder pumps to push uphill, through back yards in the township, because of the potential damage, in the event of a break, to the property.

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, April 3, 2013, at 7:30 p.m.

Visit the Bethel Township Website, www.twp.bethel.pa.us, for updates on township news. The meeting adjourned at 8:00 p.m.

Lynn Mahoney
Secretary