



# 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 April 3, 2013

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, April 3, 2013, in the John Myers Township Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### PRESENT:

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

### IN ATTENDANCE:

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

### APOLOGIES:

L. Theodore Hoppe, Jr.

### OBSERVERS:

**MEMBERS OF THE PUBLIC** (6)

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 March 6, 2013 regular meeting as prepared by our planning secretary, Lynn Mahoney.

**Motion:** Moved by Ken Laaken, and seconded, that the minutes of March 6, 2013, be approved as prepared by our secretary. **Motion carried**, unanimous.

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

## **REPORTS:**

1. **SEWER AUTHORITY: Laurence Smith** – The authority meets tomorrow evening and may be considering adopting a Chapter 94 report, which is report to the Department of Environmental Protection of the potential use of capacity for subdivisions. 1 copy will be provided to the Planning Commission once adopted.

## **ANNOUNCEMENTS:**

**Dr. Mead Shaffer-1645 Bethel Rd., Garnet Valley-** On April 30, 2013, The Bethel Township Preservation Society (BTPS) along with Concord Township Historical Society will sponsor Nancy Webster. She is a local historian with roots from Bethel Township. She will be speaking at the Rachel Kohl Community Library at 7:00p.m. The subject will be William Penn, 21<sup>st</sup> Century Man.

The BTPS will host a Log House Tour to be held on May 19, 2013.

## **OLD BUSINESS:**

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

**Jack Robinson, Project representative and Engineer representing Foulk Manor Estate (FME)** - Reviewed with the Commission the current status of pending and approved permits and approvals.

- NPDES permit was submitted in January of 2013. The review should be completed within 20 days; no adequacy letter has been received.
- HOP permit- Penn Dot Highway Occupancy Permit, sent a letter to FME stating the plans were acceptable; the township has legal documents from PennDOT that need to be signed for completion of the requirements.
- Pennsylvania Historical Museum Commission (PHMC) approval was received.
- The Demolition Permit was received.
- Fire Marshall approval of the plans was received.
- Planning Module was approved at one level and everyone has signed off, Delcora, Delaware County, The Planning Commission Chairman, and the Sewer Authority. The township needs to pass a resolution which is the final step in completion.
- The part 2 permit comes after the planning module approval, and will be applied for once the planning module is approved.

- The Sewer Authority will review the latest revisions to the plan for compliance. The Authority will meet tomorrow evening and will address the plan during the meeting.
- An extra sewer was added to permit the Rakises to connect. The sewer runs down Foulk Rd., an additional 300 feet. There are a total of 15 connections.

Copies of letters from the Water Company, PennDOT and the PHMC approval, were given to the Commission, by Jack, for the file.

Matt reviewed the plan on numerous occasions and submitted letters to the Commission, indicating that all the outstanding review comments were adequately addressed.

Todd clarified the pending actions needed to move the plan forward with reference to the Sewer Authority and Township Supervisors meetings and inquired if this would satisfy the outstanding requirements. Jack responded saying that there are two permits outstanding, the Planning Module and the NPDES permit and hopefully should be resolved by the end of April, 2013.

Lou stated that there appeared to be outstanding permits needing approval. The policy of Bethel Township, for the Planning Commission, is to forward, to the Board of Supervisors, final plans for approval when all the conditions are met. Since there are still outstanding permits needed, the Commission cannot vote on final approval of the project until all of the submissions are met.

Lou asked for a motion to extend the time period for Foulk Manor.

**Motion:** Moved by Ken Laaken and seconded, that the Commission extend Foulk Manor, PC-2012-2, to July 15, 2013. **Motion carried**, unanimous.

An extension of time under Bethel Township Subdivision Code and Section 508 of the Pennsylvania Municipality Planning Code (53 P.S. §10508) was signed by Jack Robinson.

In other matters, the Commission received a review letter from Delaware County Planning Commission in reference to the pending Sign Ordinance amendment.

**NEW BUSINESS:** No new business.

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

**ADJOURNMENT:**

Lou reminded the Commission members to review the information in The Planners Website, for new information and updates.

The next regular Planning Commission Meeting will be held on Wednesday, May 1, 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 7:55 p.m.

**Lynn Mahoney  
Secretary**