



# 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 October 2, 2013

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, October 2, 2013, in the John Myers 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 (10)

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 from the September 4, 2013 Planning Commission Regular meeting.

**Motion:** Moved by Ken Laaken, and seconded, to approve the minutes 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-** No report.

## **ANNOUNCEMENTS:**

**Dr. Mead Shaffer, 1645 Bethel Rd.,** - Founders Day will be October 12, 2013 from 10-3 p.m. at the Fire House, there will be colonial games and crafts. The house tours from 3-6 p.m. which include house in Bethel Township as well as a few houses immediately out of the Township.

**Judy McCleary, Foulk Rd.,** - Mentioned that an automobile named "General Lee" will also be present at the Fire House on Founder's Day

Lou discussed the policy for public comments during project discussions. The project will be presented by the project representative in its entirety, with discussions by the Planning Commission and Township Engineer, afterwards, the Chairman will give the public an opportunity to ask questions and/or make brief comments, with their name and address given for the record.

**OLD BUSINESS:** No old business.

## **NEW BUSINESS**

**Genesis Health Care- Naamans Creek Country Manor-** Jack Robinson, representing Naamans Creek Country Manor, presented a Sketch Plan for the site located on Naamans Creek Rd, at the intersection of Zebly Rd, which is the existing facility for Genesis Health Care, called Naamans Creek Country Manor.

Genesis Healthcare would like to have some additional parking. Currently, the parking situation is tight for them, so they are considering purchasing the property adjoining the facility, there is an existing dwelling on the parcel that is shown with the new parking. Genesis Healthcare would only need a piece of the adjoining property to satisfy their need for additional parking,

In order to accomplish this, the process is twofold, first, a land development for the parking, and second, a subdivision to access the ground next to it. The subdivision entails a few properties, to the west, the property owned by Silvestri, who also own the property to the north and east of

Naamans Creek Country Manor. The Manor only needs a piece of the eastern parcel, extending to the stream, with the remainder remaining the Silvestri property.

A PennDOT permit will be needed because the Manor would like to change the access entrance to the building. Currently, there is one way in, and one way out. The egress has a poor site distance to the east. They would like to change the flow of traffic to the opposite direction.

Ken inquired about the driveway position and asked whether or not it would be better to have the entrance, line up with the existing intersection of Zebley Rd. as opposed to being offsite, as the sketch plan currently reflects. Jack will look into the option. Curbing and signage will be present, with water storage located under the parking lot. The current existing Lots will be consolidated.

**Dan Crossin- 101 E. State Street, Kennett Square-** Property Management for Genesis Healthcare. Stated that the purchase of the property to the east, for the additional parking, is not complete, and will only be sold by Silvestri if the parking lot plans are approved.

Shrubbery and a fence line will be installed as a buffer for the existing dwelling to the east, with a non-intrusive consideration for lighting.

Lou inquired as to the intended use for the parking lot, whether it was primarily for employees or visitors.

Employees are currently being shuttled from Booth's Corners because of the limited parking availability. The plan is to do away with the shuttle if the plan is approved. There are currently 25-30 employees being shuttled, the net gain for visitors is approximately seven.

**Donna Silvestri Fecondo- 1168 Naaman's Creek Rd-** Commented that the parking lot at the Manor is filled during the day with employees, Therapy personnel and Doctors. The evenings are scaled down with less employees and visitors. The parking problems exist primarily during the day.

Mike asked for clarification about the western driveway and its shared access by the Silvestris. The shared driveway will be separated with each entity have their own driveway. The loading area is currently used for deliveries, with delivery trucks parking in front of the building and walking deliveries to the entrance.

**Steven Joseph-** Maintenance Director, Naamans Creek Country Manor- There is a lane for tractor trailers in front of the Manor, with smaller trucks pulling into the facility.

Dave mentioned the limitation of site distance for exiting traffic if a tractor trailer were to park out front of the facility and suggested a looping pattern for the proposed parking area.

The depth of the buffer was discussed with regards to possibly increasing the current depth from 10 feet.

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

**ADJOURNMENT:**

Lou extended an appreciation to the Commission for their continued dedication and participation.

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

The next regular Planning Commission Meeting will be held on Wednesday, November 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 8:08 p.m.



Lynn Mahoney,  
Secretary

*approved 11/6/13  
LM*