

BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD

GARNET VALLEY, PA 19060



Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr. Vice-Chairman
Trish Sharp-Secretary

L. Theodore Hoppe Jr Rajesh Shah
Mark Koehler David Tustin
Michael Schneider

Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

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PLANNING COMMISSION RECORD OF MINUTES January 7, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday January 7, 2015, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Louis Torrieri-Chairman	Kenneth Laaken, Jr.,-Vice Chairman
Ted Hoppe	Michael Schneider
Mark Koehler	Rajesh Shah

IN ATTENDANCE:

Trish Sharp, Secretary
Mike Davey - Liaison, Township Supervisor
John Camero - Township Supervisor
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.

APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes from December 3, 2014 Planning Commission Regular Meeting, as prepared by Secretary, Trish Sharp.

Motion: Moved by Ken Laaken, and seconded by Raj Shah, we approve the minutes as prepared by our secretary. **Motion carried**, unanimous.

Lou asked for a motion to approve the Planning Commission Secretary hours (3 hours) for the month of December.

Motion: Moved by Ken Laaken, and seconded by Mark Koehler, we approve the hours of the Secretary. **Motion carried**, unanimous.

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

REPORTS:

1. **SEWER AUTHORITY: Laurence Smith** – Nothing new to report at present time.

ANNOUNCEMENTS:

Judy McCleary, Foulk Rd – Lou congratulated Judy on her recent award, the Lee C. Brown Award. This award is presented annually to volunteers who provide outstanding service to the historical community.

OLD BUSINESS: No old business.

NEW BUSINESS:

Sketch Plan: 3130 Booth Road, Garnet Valley, PA

Bill Mullray, Mullray Builders, Corp. P.O. Box 934 Newtown Square – presented project overview and preliminary drawings of 3130 Booth Road. Bill advised project would include cleaning up current property, tearing down three houses and a dilapidated barn on the existing property. The plan is to build three new houses with three separate driveways and a cul-de-sac with curbs. Bill advised he came to meeting to discuss feasibility of project.

Ken questioned if sewers will be part of plan. Bill advised they would be part of the plan as well as water retention. Questioned if rubbish and discard on current property would be cleaned up. Bill advised the land would definitely be cleaned and cleared.

Discussed placement of property lines and possibility of adjusting lot lines. Discussed driveway placement for each of the three parcels of land. Bill said he will dedicate the cul-de-sac to township. Three driveways will be coming off of the cul-de-sac, no shared driveways. There is

a single driveway currently at the end of street. May also need to look at a section of the street which will possibly require widening for two way traffic.

Bill agreed to speak to the current owners to see if walk through of property by Planning Commission Board Members would be permitted. Bill advised that he also has been in contact with Matt Houtmann, Township Engineer, to discuss project.

An application packet and checklist will be filled out by Bill Mullray. When Bill is ready to submit plans, updated drawings, and applicable fees, Bill will contact Matt Houtmann and the Planning Commission.

PUBLIC COMMENTS AND QUESTIONS:

Judy McCleary, Foulk Rd. – Judy questioned what the existing structures are on the 3130 Booth Road property and age of buildings. Bill explained that they are approximately 50 years in age with no known historical value.

CLOSING COMMENTS:

Lou thanked the Board members for attending the meeting. The next Planning Commission meeting will be on Wednesday, February 4, 2015 at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 7:50 p.m., on a motion by Ken, and seconded by Raj.

Trish Sharp,
Secretary