

BETHEL TOWNSHIP

DELAWARE COUNTY
1092 BETHEL ROAD
GARNET VALLEY, PA 19060



Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr.-Vice-Chairman
Denise DeJohn -Secretary

L. Theodore Hoppe Jr.
Bill Linton
Rajesh Shah
Michael Schneider
David Tustin

Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

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PLANNING COMMISSION RECORD OF MINUTES November 4, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, November 4, 2015, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri-Chairman
Michael Schneider
Raj Shah

Ken Laaken, Jr.-Vice Chairman
Bill Linton
Dave Tustin

APOLOGIES:

Ted Hoppe

IN ATTENDANCE:

Mike Davey, Township Supervisor
Matt Houtmann, Township Engineer
Denise DeJohn, Secretary
Laurence L. Smith, Esquire - Planning Commission Solicitor

OBSERVERS:

MEMBERS OF THE PUBLIC (3)

The regular meeting was called to order by Lou 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. A copy of the minutes, as well as the agenda, is available on the Bethel Township website.

APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes from the October 7, 2015 Planning Commission Regular Meeting, as prepared by Secretary, Denise DeJohn. Lou mentioned there was one change to be made: that Mike Schneider is to be noted under Apologies as he was not present for the meeting.

Motion: Moved by Ken Laaken, Jr., and with that correction of the meeting minutes of October 7th and seconded by Dave Tustin, we approve the minutes as prepared by our secretary. **Motion carried**, unanimous.

Ken asked for a motion to approve the Planning Commission Secretary hours (9 hours) for the month of October.

Motion: Moved by Ken Laaken, Jr., and seconded by Mike Schneider, 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 the present time.

ANNOUNCEMENTS:

Judy McCleary – 3207 Foulk Road – The Preservation Society's current project is working on the Garnet Mines. If anyone has any garnets, newspaper articles, anything about the men who worked in the garnet mines please stop by the Township Building this Saturday between 9 a.m. and 3 p.m.

Lou stated policy for public comments. Project representatives will present overview and/or updates of projects in their entirety with discussions throughout among the Board, Township Supervisor, Engineer and applicants. Upon completion of the presentation, the Chairman will give the opportunity for the public to comment and ask questions. Please state full name address & direct all comments to the board only.

OLD BUSINESS:

BYC Fields at Francis Harvey Green School and the Project Subdivision – 3130 Booth Road Garnet Valley, PA have been tabled until December meeting.

1. Project PC-2015 -3 Approved Preliminary Plan Update Review – RDM Management LLC (Dunkin' Donuts)

The attorney for Dunkin Donuts, Tyler Therriault, Esquire, Donaghue & Labrum, 300 W. State Street, Suite 205, Media, PA. stated that the easements have been drafted. They won't be finalized until they go to final settlement which is based on final approval by the Board. He will send copies directly to the Township.

Matt Houtmann asked if the 60 ft. strip of ground, that was to go from the Sunoco parcel to the Coffee Station parcel by a previous subdivision, was ever recorded and properly documented at the Court House. They believe the Project Engineer, Mike Ciocco, is looking into that. The Deed of Record for the Coffee Station parcel should have been rerecorded to include the 60 feet and Matt doesn't think that step was done.

Michael Ciocco, Project Engineer, Catania Engineering Assoc., Inc. – 520 W. MacDade Blvd. – Mike addressed comments to Matt Houtmann's (Township Engineer) review letter of November 3, 2015. Lou reminded Mike that we need to get two (2) copies of the plans to the Sewer Authority and coordinate sewer recalculation of tapping fee and usage.

Mike reviewed Matt's letter dated November 3, 2015. There were only four issues remaining. Lou mentioned that are some questions on easement and that Mike will provide us with a copy when completed. Mike presented the same plan as last time with some additional notes added. Trash pickup will occur between the hours of 8 a.m. and 5 p.m. Some widening on Naaman's Creek Road was added. They reconfigured truck turning radius. They added Dunkin Donuts signage and line striping. Orange lines will lead down to drive thru. Signage (on sheet 6) Drive thru signs will be spread throughout property site. The issues are:

1. The property owner will record a Deed of Correction to ensure the Coffee Station parcel. Tax records show as same folio numbers and we need to clear it up. Will get Deed of Correction for parcel (note on plan).
2. Solicitors to review easement for Coffee Station parcel. There will be rights given to the Dunkin parcel to protect the two (2) properties, as well as the Township. Larry will review those documents.
3. Penn DOT permits required. They are submitted with Penn DOT and waiting to hear back.
4. Truck Turning Exhibit – Matt wanted a proper turn for filling gas tank. There will be proper signage and it will be painted. Matt is satisfied with the path truck will take.

Mike feels the plan is in very good shape. They are waiting to hear from Penn DOT. Lou noticed that at the entrance where the fence is there is a donation box (Naamans Creek Rd. side) Lou doesn't know who put it there or approved it, but it may be a line of sight issue. The donation box may need to be moved. The fence will be 22 feet back from the roadway which should give sight for Naamans Creek Road. Mike said it is 21 to 22 feet. Lou wants to look into intention of donation box, it may be a distraction.

Lou asked if any Board members had any additional questions.

Raj asked about having low growth plants. Mike mentioned it is on plan as well. Penn DOT requires 30" or less. Raj also asked what is completion time for this project. Mike said if they get Penn DOT approvals in a couple of months, they are looking at Spring start and then 4 to 6 months to get it up and running. We are looking at the Fall of 2016. Matt Houtmann thinks there will be a 6 to 7 month disruption to the area.

Lou mentioned that we are closing off top set of pumps. We need to make sure that is done safely and properly as far as capping off feeds to that particular area and asked who regulates that to be done. Mike stated that it is State regulated.

Ken asked if we need to have a copy of that for our plans. Matt thinks the State should handle that and Mike stated that he would send a copy to the Planning Commission.

Judy McCleary – 3307 Foulk Road – She asked how many underground tanks are at this location? Mike didn't know. There is a report and investigation done by the State. He doesn't have a copy of that report but it has been reviewed. The gas tanks may be removed or capped. They will do what State regulations require. Matt stated there might not be an underground tank at that location.

Lou asked what the best estimate is for the permits. Mike thinks it will be a couple of months. They hope to hear back from Penn DOT in the next few weeks. Mike will need extension at the December meeting. Denise to provide extension form and it will be sent back in.

Motion: Moved by Ken, to extend the Dunkin' Donuts plan on the corner of Foulk and Naamans Creek Road PC 2015-3 to January 15, 2016 and seconded by Raj. We approve the need to sign an extension request for approvals to Dunkin Donuts. **Motion carried**, unanimous.

NEW BUSINESS: No new business.

PUBLIC COMMENTS AND QUESTIONS:

CLOSING COMMENTS:

Lou thanked the Board members for attending the meeting. The next Planning Commission meeting will be on Wednesday, December 2, 2015, at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 7:52 p.m., on a motion by Ken, and seconded by Raj.

Denise DeJohn, Secretary