

# 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 February 3, 2016

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, February 3, 2016, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### **PRESENT:**

Lou Torrieri-Chairman	Ken Laaken, Jr.-Vice Chairman
Bill Linton	Dave Tustin
Ted Hoppe	Raj Shah

### **APOLOGIES:**

None

### **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 (9)**

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 approved 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 January 6, 2016 Planning Commission Regular Meeting and 2016 Reorganization Meeting, as prepared by Secretary, Denise DeJohn.

**Motion:** Moved by Ken Laaken, Jr., and seconded by Dave, we approve the minutes from the regular meeting and reorganization meeting as prepared by our secretary.

**Motion carried,** unanimous.

Lou asked for a motion to approve the Planning Commission Secretary hours (8 hours) for the month of January 2016.

**Motion:** Moved by Ken Laaken, Jr., and seconded by Ted, we approve the hours of the Planning Commission Secretary. **Motion carried,** unanimous.

Lou made an announcement in reference to the board. Mike Schneider was appointed to the position of engineer in Chadds Ford Township. Unfortunately, Chadds Ford's meetings are on the same evening as the planning commission, thereby requiring Mike to resign from our board to accept this position. Thanks to Mike for his wealth of engineering expertise and knowledge he brought to our group. We would like to thank him for his contribution to the board and wish him the best in his new position in Chadds Ford.

**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 – 3307 Foulk Road** – This Saturday, February 6<sup>th</sup>, is the last day the Cheyney exhibit will be available. On February 20<sup>th</sup> the exhibit on Garnet Mines and the impact of the garnet mines on the local area and families will be held from 9 a.m. to 3 p.m. in the Township building. The Society will be at Delaware County Community College on March 15, 16 and 17, 2016 for an annual elder week open to anyone that lives in Delaware County over 50 years old. You can contact the college for additional information. On Sunday, May 15<sup>th</sup> from 1 p.m. to 4 p.m. there will be an open house and house tour which features the log house and Dr. Schaffer's house on Bethel Road. There might also be the possibility of a bird walk that day.

Lou stated policy for public comments. Project representatives or the Engineer 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:**

### **1. Project PC-2015-2. BYC Fields at Francis Harvey Green School**

They still have some outstanding issues to bring before the board so there will be no review at this meeting. They are awaiting additional documents and permits. They have an extension to March 15, 2016 for the BYC fields at Francis Harvey Green School.

### **2. Project PC-2015-3. Formal Preliminary Plan – RDM Management LLC (Dunkin' Donuts)**

Dunkin Donuts is awaiting additional documentation and outstanding permits so there will be no review. They are awaiting PennDOT permits. They had preliminary approval extended to January 15, 2016.

### **3. Project PC 2015-5. Iacobucci Homes, 1621 Garnet Mine Road**

At January's meeting there was a list of comments that Mr. Houtmann presented with a review. Jack Robinson, JMR Engineering LLC., engineer for Iacobucci Homes, advised he has an update and a sketch. Jack also presented return certified cards to the board from the adjoining properties that they received notification regarding this development.

Some changes:

Jack presented a 2-dimensional layout to Matt Houtmann to get his thoughts on it since it is a grading challenge. The biggest change is there is a perimeter buffer along the southern property line as well as the northern property line. The buffer is to remove the road out of the 20 foot section and it may be elevated to a degree. They did a tree survey within 25 feet of the property border and identified trees 12" or greater. They also staked out borings and did test borings on hillside. There are deep cuts along these slopes and they hope to reduce blasting. The rock is deeper than they thought.

The proposed road will be elevated with a grade with a landscaped wall. The wall would save large trees and add landscaping. After discussion with Matt Houtmann this would change 27 foot road to 32 foot road with same right of way. The road will follow grade out there without having to cut fill too much, road will be more perpendicular to Garnet Mine Road and it would slow traffic down.

The other change is emergency access, they didn't like how it lined up. They still need to have a conversation with Mr. Brown. It is a big hill to climb. It needs to go to 15% and they are at 12%. The width is 12 feet. Matt Houtmann said we would want to pave road and chain or gate it off. The board would like to recommend chain/gate it and paving.

We talked about an area of access, 12 feet was suggested. They have a 12 foot paved path from cul de sac to the open space area. It is between lots 24 and 25. Later on, we could put in a dirt path or walkway. The board discussed a possible walkway in place with Matt's assistance. The board will table this discussion for a later time.

Lastly, Lots 37 and 38 were really close to the property line. There is a 20 foot buffer. Jack said lots were flipped to pie shaped open space and divided area to create a 12 foot strip. The lots are wider by a foot or two. The area is 60 x 50 sf. They are still waiting for the tree survey.

Matt will review water runoff instead of around houses. Lots are perpendicular to slope so the water will not be excessive and go around each house. The grade goes from 250 to 214, it is pretty steep.

Matt wanted to talk about the wall. Who will maintain the wall? Jack stated the wall could be out of the right of way or maybe a grass wall. It will likely be a masonry wall. Matt would like to recommend to the board that we accept the road for dedication and would have retaining wall maintenance cost associated with it. The road could be kept private so it is HOA's responsibility of maintaining wall. Matt will talk to the Supervisors and Township Solicitor on these issues regarding the wall. We will get it clarified and we'll talk further on this item.

Matt stated that we are awaiting resubmission of the new plan so he can do a formal review. He will need a waiver for the cul de sac.

Lou stated that this is just an update on the plan, we have many different comments to review and address that are unresolved.

#### **PUBLIC COMMENTS AND QUESTIONS:**

**Mary Jane Jwanisik, 1601 Garnet Mine Road.** Her mother, herself and 3 siblings own house next door at 1601 Garnet Mine Road. She just recently found out about this development and didn't get any notice of project. They have lived in this house for 75 years. The township secretary checked the certified return cards and hers was returned since no one was there for a signature. She was given the certified letter from the engineer and she signed and dated the return card. Mr. Iacobucci said he wanted to talk to her about her property. He wants to connect her driveway to the road. Ken asked Jack to reflect that item on the plan and provide them access to the road. She is concerned about coming out of driveway due to steep hill. Please advise at next meeting as to what is resolved with driveway.

**Eileen Shomo, 1627 Garnet Mine Road.** Have you applied to the State? Lou stated all applications to the State have been sent. It takes time for review.

**Bob Shomo, 1627 Garnet Mine Road.** They are talking about building up a wall, it will be a variable wall on some portions of the south side. His concern is water runoff and how it will be controlled. The engineer stated he will see less water runoff. Water will run to back to basins to stream.

Lou stated that we are still in the planning process and there is still a lot of discussion on project. We are trying to resolve all concerns. Builder has been very receptive. Jack will provide an update at the March meeting.

**Motion:** Moved by Ken Laaken, Jr. to accept the grant of time extension to review the preliminary plan of PC 2015-5 1621 Garnet Mine Road to May 15, 2016, seconded by Dave.  
**Motion carried;** unanimous. Extension granted to May 15, 2016.

**4. Project PC 2016-1. Iacobucci - 1089 Kirk Road – 6 lot subdivision (Linton Farms).** Jack Robinson, Iacobucci Builders, Project Engineer. Jack presented certified mail return green cards. He has reviewed letter from the Township Engineer. This is a 6 lot subdivision off of two roads: Linton Farm Lane and Kirk Road. There is 1089 Kirk Road or existing dwelling with L-shaped driveway. It is comprised of 2 properties, idea is to consolidate the properties and demolish the existing dwelling. It is laid out to complete Linton Farm Lane on the east side. He showed the driveway layout, 3 driveways that come out to Kirk Road and 3 that come out to Linton Farms. One of the comments in the letter was to consider the driveways in Lot 1 and 2. Lots 1 and 2 have tandem driveways. Lot 3 has driveway by itself. Site distance is not an issue. The board likes the idea of separate driveways. Matt asked about combining them right at the street, his thought is about limiting the amount of cuts if you can do that. The board likes the idea of 2 separate driveways.

There are wetlands here, lots could be flattened out. Matt is concerned that the back lot (on right hand side) wetlands pinching it so you lose building envelope. Lou and Ken walked the property and it is very wet. The building envelope is fine with Lots 4, 5 & 6. Jack to make some adjustments. Matt mentioned there are some comments in the letter about grading, it is flat, we need to make sure you have 2% swales everywhere and make sure water goes where it needs to go. The other comment is a sewer issue. There is a sewer behind the site and one off of Linton Farm Road on Lot 6 which is a better spot to tie the laterals for 2 and 3. This can be studied. Jack Robinson will address comments at the next meeting.

#### **PUBLIC COMMENTS AND QUESTIONS:**

**Judy McCleary, 3307 Foulk Road.** She sees similarities between this property and Siloam Church subdivision regarding common driveways. Here you are proposing separate driveways. Jack stated Siloam has a 24 foot road. This case is different because of smaller driveways.

**David Hart, 3525 Linton Farm Lane.** He lives next to proposed Lot 6. They have a water problem encroaching up to his house due to wetlands. This is not a flat lot. Concerned with taking out trees and replacing with new trees. Also, a lot of sheeting. 3 long driveways on one side and 3 driveways on the other, one by his property. Outflow of rain garden just off edge of his property. The drainage will not go into the woods, by looking at elevations, will go into his yard. He would like this addressed. Jack advised there will be swale to storm water management directed that he will get less water. Matt would like it reflected on plans.

He would like to know how many trees they are planning to replace. If you are taking out a couple hundred, will they be replaced? Matt said the only ordinance requirement is street trees. There will be a landscape package for each house. There is no tree replacement ordinance in the township. He requested that something be done with the sheeting. Lou advised grade shows that water goes away from homeowner's property and further back into the wetlands rather than to your property.

Jack suggested he will reflect that on next plan to redirect water away from his property.

**Mrs. Hart, 3525 Linton Farm Lane.** Driveway is very close, Jack advised driveway is pushed as far as they can, it is away from your property. There is an easement there.

**Brian Appelbaum, 3510 Linton Farm Lane.** There is a lot of shrubbery where you plan to build. He is nicely surrounded by trees. Will that be gone? Jack advised there is no proposed removal of trees. What is the time frame of building? Mr. Iacobucci stated they are selling this summer, similar to those at Foulk Manor development.

**David Hart, 3525 Linton Farm Lane.** What is the size of the homes? Foulk Manor's smallest is 3,100, from 3,300 and 3,600. Their first house is 4,000 sf.

**Paul Henaby, 1625 Boxwood Road.** What guidelines are used to measure the water? We have a 50 year flood plain status. What measures do you use? How can that be accommodated on that project? Jack advised that the storm water design is a 100 year standard.

Jack will be back next month with new plan and any updates.

## **NEW BUSINESS:**

### **1. Chris Panarello – Sketch Plan, 4 lot subdivision behind Siloam United Methodist Church Property, 3720 Foulk Road.**

Chris Panarello, Jr. 1220 Kirk Road presented sketch plan. He is proposing a 4 lot subdivision with a road already in from minister's house to the church. He will use this road for 3 additional lots (1 acre+ lots). This property is directly behind the church and near cemetery. The road goes out to Naamans Creek Road and there is an entrance on Foulk Road.

In the past this road was used for the minister to get to the church. The church has ingress and egress on Foulk Road. Matt said this would require relief from the township to get a 4<sup>th</sup> lot. Road would need to go to Bethel Township standards or convert common driveway into a public road. Jack Robinson, JMR Engineering, engineer said the existing house's front goes out to Naamans Creek itself and have lot #2 out to Naamans Creek, and #3 and #4 share a driveway. The existing driveway is 18 feet wide, almost like a road. They would cut off this road to the church lot. In the end it becomes emergency access, chained off.

Jack shared photographs of the property. The road is a straight, flat, 18 foot road. Ken suggested to board that they take a month to think about this project. Lou wants to look at options for the road and go back to the Board of Supervisors. Dave likes the single option driveway or 2 houses on one driveway and 2 houses on another. They would present to Board of Supervisors as a waiver and it does not become a township road and stay a private road. Township would not incur expenses for maintaining that road.

It was agreed to think about it and send plans to supervisors for review and comments.

Chris stated that the church gave him a specific time frame. Matt stated the board may not want to render a decision on a sketch. Matt said if the planning commission is on the opinion that they prefer one driveway, we should do improvements right where the road hits Naamans Creek Road. This planning commission would like to walk the property. Jack will leave a sketch plan and will submit a preliminary plan.

**PUBLIC COMMENTS AND QUESTIONS:**

**Judy McCleary, 3307 Foulk Road.** How wide would it need to be a public road and would they have to replace the existing road to do that? Lou stated it is 27 feet, it would need to meet township standards.

**CLOSING COMMENTS:**

Lou thanked the Board members, as well as residents, for attending the meeting. The next regular meeting will be on March 2, 2016 at 7:30 p.m.

**ADJOURNMENT:**

The meeting adjourned at 9:10 p.m., on a motion by Ken, and seconded by Raj

Denise DeJohn, Secretary