

BETHEL TOWNSHIP, DELAWARE COUNTY
BOARD OF SUPERVISORS MEETING AGENDA

April 14th, 2026, 6:30 PM

PLEASE SILENCE ALL ELECTRONICS

Public Comment will be accepted and addressed throughout the Meeting.

- I. CALL TO ORDER
 - a. Pledge of Allegiance
 - b. Disclosure of Recording Device
- II. APPROVAL OF MINUTES
 - a. Regular Meeting, March 10, 2026.
- III. SWEARING IN
 - a. Parks and Recreation Ambassadors: Elsie Gupta and Shruti Sridhar.
- IV. TREASURER'S REPORT - Peter Barsz
 - a. Motion to accept the Treasurer's report, pay all bills, and release relevant escrows.
- V. REPORTS
 - a. Finance (CD)
 - b. Taxes (CD)
 - i. Motion to approve Resolution No. 2026-25, authorizing the destruction of one (1) box of tax bills returned with payments, along with associated batch reports summarizing payments through calendar year 2019.
 - c. Public Safety:
 - i. Police (SD)
 - a. Motion to ratify the appointment of Raymond Wright as a Bethel Township Police Officer at an hourly rate of \$29.00, subject to a one (1) year probationary period.
 - ii. Bethel Hose Co #1 (CD)
 - iii. EMS (GI)
 - iv. Emergency Management (GI)
 - d. Facilities and Maintenance:
 - i. Highway (GI)
 - ii. Buildings and Grounds (GI)
 - e. Board Reports:
 - i. Parks & Recreation (SD)
 - a. Consideration of Proclamation 2026-01, recognizing and honoring Zoe Maddren for her dedicated service as Bethel Township Community Events Ambassador for the 2025–2026 term.
 - b. Consideration of Proclamation 2026-02, recognizing and honoring Lane DerOhannessian for her dedicated service as Bethel Township Community Events Ambassador for the 2025–2026 term.
 - c. Motion to approve the release of funds for Movie Night in an amount not to exceed \$2,000.00.
 - ii. Zoning Hearing (MJD)
 - iii. Planning Commission (GI)
 - iv. Sewer Authority (MJD)
 - f. Education:
 - i. Garnet Valley School Board (EM)

ii. Rachel Kohl Library (EM)

- a. Consideration of Proclamation 2026-03, recognizing and celebrating National Library Week, and honoring the contributions of libraries, librarians, and staff for their commitment to education, literacy, and community engagement.

g. Manager's Report - William Addison

VI. OLD BUSINESS

VII. NEW BUSINESS

- a. Consideration of Resolution 2026-26, granting final SALDO approval for a 3-lot subdivision at 1534 Naamans Creek Road.
- b. Authorization to advertise for bids for the 2026 Road Program.
- c. Authorization to renew Township insurance policies through Arthur J. Gallagher Risk Management Services, LLC, in the amount of \$214,279.00.
- d. Consideration of Proclamation 2026-04, recognizing and celebrating Administrative Professionals Week.
- e. Motion to appoint Amber Seamen to the position of Community and Communications Administrator at an annual salary of \$45,000.00.

VIII. ANNOUNCEMENTS

- a. The Pennsylvania Department of Transportation (PennDOT) has announced that construction will begin on March 19, 2026, for the U.S. 322 Bridge Replacement and Improvement Project in Upper Chichester Township. Additional information can be found on the Township's website.
- b. On Monday, May 11th, 2026, the Township will hold its Spring Yard Waste Collection. Opdenaker Trash and Recycling will collect yard waste placed at the curb. Additional information can be found on the Township's website.

IX. ADJOURNMENT

The next Board of Supervisors Meeting is scheduled for Tuesday, May 12th, 2026, at 6:30 PM.



BETHEL TOWNSHIP
DELAWARE COUNTY
1092 BETHEL ROAD
GARNET VALLEY, PA 19060

Phone: (610) 459-1529
Fax: (610) 459-2921

Board of Supervisors

Chuck Dennie, P.E., Chairman
Stephanie DerOhannessian, MB, Vice-Chairwoman
Giovanna Iacono, P.E., MBA
Michael J. Davey, Esq.
Dr. Eileen Ming, MPH, Sc.D.

www.betheltwp.com

The Regular Meeting of the BETHEL TOWNSHIP BOARD OF SUPERVISORS was held on Tuesday, March 10th, 2026, in the John L. Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

BETHEL TOWNSHIP BOARD OF SUPERVISORS
March 10th, 2026

PRESENT: Chuck Dennie, P.E., Chairman
Stephanie DerOhannessian, MB, Vice-Chairwoman
Giovanna Iacono, P.E., MBA, Supervisor
Dr. Eileen Ming, MPH, Sc.D., Supervisor
Michael Davey, Esq., Supervisor - Zoom

William Addison, Township Manager
Michael Maddren, Esq., Solicitor
Matthew Houtmann, P.E., Engineer
Peter Barsz, Treasurer

ABSENT: Ed Plasha, Tax Collector

OBSERVERS: Approximately 22 citizens were in attendance.

The Regular March 10th, 2026, Board of Supervisors meeting convened at 6:31 PM.

Chairman Dennie welcomed residents and called the meeting to order at 6:31 PM. The Pledge of Allegiance was recited. Chairman Dennie requested everyone to please

silence all electronic equipment and announced the presence of a recording device for the purpose of minute-taking. The recording will be deleted once the minutes are approved at the following meeting. Chairman Dennie mentioned that the Township is livestreaming this meeting on its official YouTube channel. An executive session took place immediately prior to the meeting to discuss legal, real estate, and personnel matters. Chairman Dennie also stated that the proof of publication was at the dais.

APPROVAL OF MINUTES:

Motion to approve the minutes for the Board of Supervisors’ Special Meeting: Pyles Walk held on January 27th, 2026.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Chairman Dennie and carried unanimously, the Board approved the minutes for the Board of Supervisors’ Pyles Walk Meeting held on January 27th, 2026.

Motion to approve the minutes for the Board of Supervisors’ Regular Meeting held on February 10th, 2026.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Chairman Dennie and carried unanimously, the Board approved the minutes for the Board of Supervisors’ Regular Meeting held on February 10th, 2026.

SWEARING IN:

Appointment of Junior Supervisor – Nitya Gulati.

Motion: On a motion by Supervisor Ming, seconded by Supervisor Iacono and carried unanimously, the Board appointed Nitya Gulati as the 2026 Junior Supervisor.

The Honorable Judge Wendy Roberts swore in Nitya Gulati as the 2026 Bethel Township Junior Supervisor. The Board welcomed and congratulated her.

REPORTS:

TREASURER REPORT:

Peter Barsz, Township Treasurer, read the February 2026 Treasurer’s Report. Details by fund are included within the report, which is on record at the Township building and is available for public inspection.

Motion to approve the Treasurer’s Report, pay bills and release all relevant escrows.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board approved the February 2026 Treasurer's Report and payment of all bills as presented.

FINANCE/AUDIT/TAXES:

Tax Collector Report: Chairman Dennie read the February 2026 Tax Collector's Report. He stated that Ed Plasha, the Township Tax Collector, will be holding in-person collection hours and they are posted on the website. A copy of the full Tax Collector's Report is available at the Township building for public inspection.

PUBLIC SAFETY:

Police Department: Chief McCarthy read the February 2026 Police Report. A full copy of the Police Report is available for public inspection at the Township building.

Motion to appoint Alexis Nagel as a Bethel Township Police Officer at a rate of \$29.00 per hour, subject to a one-year probation period.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Iacono and carried unanimously, the Board appointed Alexis Nagel as a Bethel Township Police Officer at a rate of \$29.00 per hour, subject to a one-year probation period.

Bethel Hose Co. #1: Deputy Chief Brett Small read the February 2026 Fire Report. A copy of the full Fire Department Report is available at the Township building for public inspection.

Bethel Hose Co. #1 will be hosting their April flower sale as well as a carnival. All information will be posted to the Township website when available.

Motion to approve the release of \$11,583.00 from the Fire Tax Fund for the 2026 PEMA loan payment on Truck 66.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board approved the release of \$11,583.00 from the Fire Tax Fund for the 2026 PEMA loan payment on Truck 66.

Emergency Medical Services: Supervisor Iacono read the February 2026 Emergency Medical Services Report. A copy of the full Emergency Medical Services Report is available at the Township building for public inspection.

Emergency Management Coordinator: Supervisor Iacono read the February 2026 Emergency Management Report. A copy of the full Emergency Management Report is available at the Township building for public inspection.

FACILITIES AND MAINTENANCE:

Highway Department: Supervisor Iacono read the February 2026 Highway Report. A copy of the full Highway Department Report is available at the Township building for public inspection.

Building/Grounds: Supervisor Iacono read the February 2026 Highway Report. A copy of the full Building and Grounds Report is available at the Township building for public inspection.

BOARDS:

Parks and Recreation Board: Vice-Chair DerOhannessian presented the Parks & Recreation Report. A full copy of the report is available for public inspection at the Township building.

Appointment of Parks and Recreation Ambassadors – Shruti Sridhar and Elsie Gupta.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Supervisor Ming and carried unanimously, the Board appointed Shruti Sridhar and Elsie Gupta as Parks and Recreation Ambassadors.

Zoning Hearing Board: Supervisor Davey stated that there was nothing on the agenda for the Zoning Hearing Board.

Planning Commission: Supervisor Iacono read the February 2026 report. A copy of the full Planning Commission Report is available at the Township building for public inspection.

Sewer Authority: Supervisor Davey read the Sewer Authority Report. A copy of the full Sewer Authority Report is available at the Township building for public inspection.

EDUCATION:

Garnet Valley School District: Supervisor Ming presented the Garnet Valley School District report. A copy of the full Garnet Valley School District Report is available at the Township building for public inspection.

Rachel Kohl Library: Supervisor Ming presented the Rachel Kohl Library report. A copy of the full Rachel Kohl Library Report is available at the Township building for public inspection.

TOWNSHIP MANAGER’S REPORT:

Dr. William Addison read the February 2026 Manager’s Report. A copy of the full Manager’s Report is available at the Township building for public inspection.

OLD BUSINESS:

Resolution No. 2026-23: Adopting a public meeting decorum policy: Vice-Chair DerOhannessian introduced the policy and provided survey data regarding decorum

policies in neighboring municipalities.

Chairman Dennie called a recess at 7:02 PM due to technology issues.

Chairman Dennie called the meeting to order at 7:10 PM.

BOARD COMMENT:

Supervisor Davey stated that he is completely opposed to the proposed Decorum Policy. He expressed that it is not appropriate to impose a time limit on public comment, emphasizing that residents have the right to attend meetings and share their opinions. Supervisor Davey stated that it is not up to the Board to tell residents what is and isn't important to discuss.

Chairman Dennie stated that the initial draft of the policy was lengthy, and the Township Solicitor sought to ensure it did not infringe upon any rights. As a result, a revised version was drafted and advertised. He added that the policy is modeled after that of the Garnet Valley School Board.

Supervisor Ming stated that there is an opportunity to allow for a longer time limit depending on certain situations that may arise.

PUBLIC COMMENT:

David Winkler, 1062 Bethel Road, stated that the Decorum Policy is a waste of time, is not friendly to residents, and detracts from the sense of community. He stated that he is opposed to the policy. He stated that we are not the school board and do not need to mirror them. He expressed that the survey that was sent out needs to be sent out to the residents and not surrounding Townships. He also added that it is unclear how the Board would enforce a three-minute limit on residents' comments. He stated that the policy is unnecessary, that he is strongly opposed to it, and that it should be tabled.

Jason Kutz, 86 Overlook Circle, stated that he has attended the meetings over the past two months and felt they were unproductive. He commented that a Q&A format is effective and concise. He added that residents should come prepared, with a plan, and be ready to speak when at the podium.

David Miller, 1431 Arbor Drive, asked what incident prompted the Board to consider the need for this policy.

Chairman Dennie stated that meetings have been getting off track and emphasized the need to conduct meetings in a more effective and orderly manner.

Supervisor Davey stated that residents have the right to attend meetings and ask questions. He added that certain items could be removed from the agenda.

Dianne Smith, 1602 Wendy Way, stated that all Township matters are the residents' business. She expressed that she enjoys the town hall-style meeting format and values her freedom to speak. She added that some topics are sensitive in nature and that many residents may not have time to prepare in advance.

Erica Brignac, 1440 Naamans Creek Road, stated that she applauds the Board for attempting to implement a Decorum Policy. She noted that there have been negative interactions between residents and that rules should be established to address such behavior.

John Nevy, 3213 Sarum Farm Lane, stated that he believes the policy is acceptable to some degree. He added that residents should be permitted to speak on multiple topics, rather than being limited to just one. He stated that major topics should have a longer allotted time.

Chairman Dennie clarified that residents are allowed to speak once per topic.

Dennis Smith, 1602 Wendy Way, stated that the policy violates the Sunshine Act and emphasized that the Board needs to be familiar with the law. He also suggested that the policy should be written more clearly.

Chairman Dennie and Mike Maddren, the Township Solicitor, responded that the Sunshine Act was carefully followed during the drafting of the policy.

Supervisor Ming stated that some comments received during previous meetings have been rude and inappropriate. She explained that the Board may not answer residents' questions and noted that there has been a lot of repetition and off-topic discussion. She added that she appreciates all of the residents' feedback.

Motion: On a motion by Vice-Chair DerOhannessian, seconded by Chairman Dennie, with Supervisor Davey and Supervisor Ming opposed, the Board approved Resolution 2026-23 - Adopting a public meeting decorum policy, on a 3-2 vote.

NEW BUSINESS:

Resolution 2026-24: Authorizing a budgetary transfer in the amount of \$80,082.00 from Liquid Fuels account 270.000, Fund Balance to Liquid Fuels account 430.740, LF Capital Purchases to fund the purchase of the Holland Power Star 4-wheel drive Tractor and Root Rake Grapple approved at the February 10, 2026, meeting.

Motion: On a motion by Supervisor Iacono, seconded by Vice-Chair DerOhannessian and carried unanimously, the Board approved Resolution 2026-24: Authorizing a budgetary transfer in the amount of \$80,082.00 from Liquid Fuels account 270.000, Fund Balance to Liquid Fuels account 430.740, LF Capital Purchases to fund the purchase of the Holland Power Star 4-wheel drive Tractor and Root Rake Grapple approved at the February 10, 2026, meeting.

ANNOUNCEMENTS:

Supervisor Ming announced the following events happening within the Township.

The Spring Paper Shredding and Drug Takeback Event will take place on April 4th, 2026, from 9:00 AM-11:00 AM behind the John Myers building.

Brought to you by Bethel Township Parks and Recreation, the annual Egg Hunt will be held on April 4th, 2026, at 1:00 PM at Clayton Park.

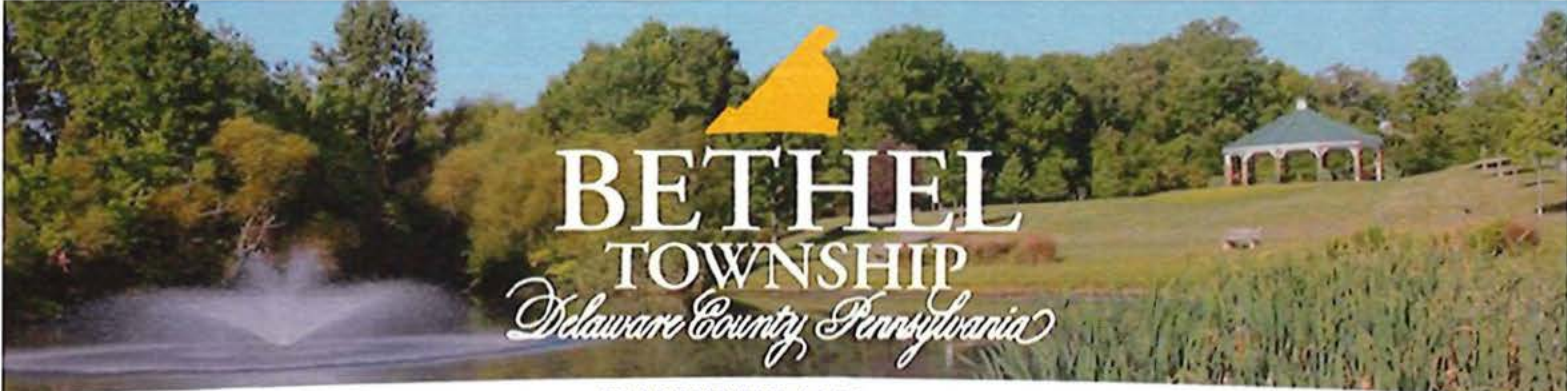
ADJOURNMENT:

On a motion by Supervisor Iacono, seconded by Vice-Chair DerOhannessian and carried unanimously, the meeting was adjourned at 7:42 PM.

The next Regular Board of Supervisors meeting will be held on Tuesday, April 14th, 2026, at 6:30 PM.

Respectfully submitted,

Rebecca Crowley



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

OATH OF OFFICE

ELSIE GUPTA

PARKS AND RECREATION AMBASSADOR

I, Elsie Gupta, do solemnly swear (or affirm) that I will support, obey, and defend the Constitution of the United States and the Constitution of this Commonwealth, and that I will discharge the duties of Bethel Township Parks and Recreation Ambassador with fidelity.

And I do further swear (or affirm) that I am not knowingly a member with the specific intent to further the aims of any organization that advocates, the overthrow of the government of the United States or of this Commonwealth by force or violence or other unconstitutional means or seeking by force or violence to deny other persons their rights under the Constitution of the United States or of this Commonwealth.

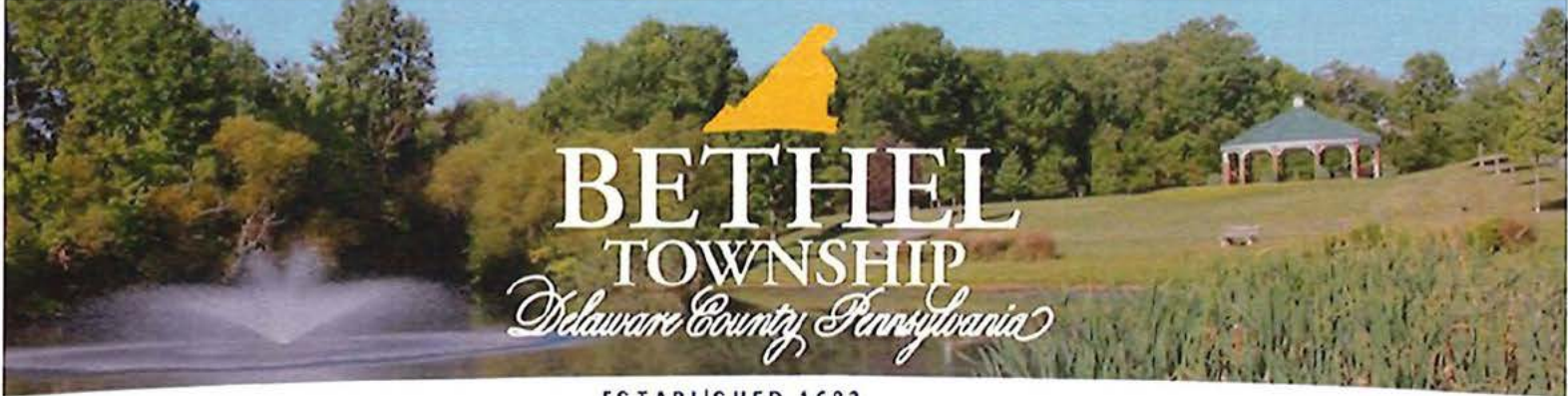
And I do further swear (or affirm) that I will not knowingly become a member with the specific intent to further the aims of such organization during the period that I am a Bethel Township Parks and Recreation Ambassador.

Elsie Gupta

Sworn to and subscribed before me.
This 14th day of April 2026

Notary Public

Commission Expires _____



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

OATH OF OFFICE

SHRUTI SRIDHAR

PARKS AND RECREATION AMBASSADOR

I, Shruti Sridhar, do solemnly swear (or affirm) that I will support, obey, and defend the Constitution of the United States and the Constitution of this Commonwealth, and that I will discharge the duties of Bethel Township Parks and Recreation Ambassador with fidelity.

And I do further swear (or affirm) that I am not knowingly a member with the specific intent to further the aims of any organization that advocates, the overthrow of the government of the United States or of this Commonwealth by force or violence or other unconstitutional means or seeking by force or violence to deny other persons their rights under the Constitution of the United States or of this Commonwealth.

And I do further swear (or affirm) that I will not knowingly become a member with the specific intent to further the aims of such organization during the period that I am a Bethel Township Parks and Recreation Ambassador.

Shruti Sridhar

Sworn to and subscribed before me.
This 14th day of April 2026

Notary Public

Commission Expires _____

1092 Bethel Road • Garnet Valley, Pennsylvania 19060
P: (610) 459-1529 | F: (610) 459-2921



**Bethel Township Board of Supervisors
Regular Meeting
April 14, 2026**

1. The Treasurer's report and accompanying financial information for the month ending March 31, 2026, is attached:
 - a. Cash on hand for all the various funds total \$7,623,840.95 at March 31, 2026, versus \$5,230,781.35 at March 1, 2026, reflecting an increase of \$2,393,059.60 for the month.
 - b. The Township cash balance at March 31, 2026, is up \$21,203.99 versus March 31, 2025 (\$7,623,840.95 versus \$7,602,636.96 respectively).
 - c. Details by fund are included within the Treasurer's Report.

2. General Fund Profit & Loss - Budget versus Actual – Months of January through March Actual versus Months of January through March Budget is attached, with the following information of note:
 - a. Unadjusted net income for the three months was \$855,023.15 versus budgeted net income \$412,174.73 reflecting a positive budget variance of \$442,848.42.
 - b. Unadjusted total income for the three months was \$1,358,199.52 versus budgeted income of \$1,220,636.00, reflecting a positive budget variance of \$137,563.52.
 - c. Unadjusted total expenses for the three months was \$503,176.37 versus budgeted expenses of \$808,461.27 reflecting a positive budget variance of \$305,284.90.

3. General Fund income and expense accounts with significant (\$5,000.00 or greater) positive and or (negative) variances at March 31, 2026, include:
 - a. Revenue
 - i. Real Estate Taxes – \$60,611.14
 - ii. Real Estate Transfer Taxes – \$35,331.09
 - iii. Recycling – Act 101 Grant – (\$5,000.00)
 - iv. PennDot Green Light Go – \$25,186.65
 - v. Engineering Fee / Legal – Reimb. – (\$14,303.00)
 - vi. Building Permits - \$9,147.33
 - vii. Misc Property Sales – \$28,100.00

b. Expenditures –

- i. Audit – \$15,700.00
- ii. Admin Asst - \$5,306.66
- iii. Admin – Other Benefits - \$10,257.00
- iv. Shaffer Property Maintenance - \$18,060.00
- v. Capital Expenditures - \$32,502.00
- vi. Police Department – \$86,497.23
- vii. Outside Code Inspector – \$9,172.50
- viii. Payroll Highway Foreman - \$21,253.00
- ix. Payroll Road Crew - \$8,615.55
- x. Payroll Winter Maintenance – (\$5,212.52)
- xi. Hwy – Health Ins & Other Benefits - \$7,753.82
- xii. Hwy – Capital Expenditures - \$7,500.00
- xiii. Parks & Rec Park Development - \$6,253.00
- xiv. Liability Insurance - \$33,102.00

4. Liquid Fuels Fund Profit & Loss – Budget versus Actual – Months of January through March Actual versus Months of January through March Budget is attached, with the following information of note:
- a. Unadjusted net income for the three months was \$215,200.45 versus budgeted net income of \$275,574.40 reflecting a negative budget variance of (\$60,373.95).
 - b. Unadjusted total income for the three months was \$318,837.57 versus budgeted income of \$391,336.40, reflecting a negative budget variance of (\$72,498.83).
 - c. Unadjusted total expenses for the three months was \$103,637.12 versus budgeted expenses of \$115,762.00 reflecting a positive budget variance of \$12,124.88.
5. Liquid Fuels Fund income and expense accounts with significant (\$5,000.00 or greater) positive and or (negative) variances at March 31, 2026, include:
- a. Revenue
 - i. Liquid Fuels Tax Revenue - \$5,672.93
 - ii. Liquid Fuels Carry Forward Revenue – (\$80,082.00)
 - b. Expenditures –
 - i. LF Capital Purchases - \$15,000.00
 - ii. Salt & Snow Removal – (\$5,034.37)
6. Trash Fund Profit & Loss – Budget versus Actual – Months of January through March Actual versus Months of January through March Budget is attached, with the following information of note:

- a. Unadjusted net income for the three months was \$874,299.78 versus budgeted net income of \$687,300.00, reflecting a positive budget variance of \$186,999.78.
 - b. Unadjusted total income for the three months was \$1,066,402.24 versus budgeted income of \$991,138.00 reflecting a positive budget variance of \$75,264.24.
 - c. Unadjusted total expenses for the three months was \$192,102.46 versus budgeted expenses of \$303,838.00, reflecting a positive budget variance of \$111,735.54.
7. Trash Fund income and expense accounts with significant (\$5,000.00 or greater) positive and or (negative) variances at March 31, 2026, include:
 - a. Revenue –
 - i. Solid Waste Collection & Disposal – \$78,044.00
 - b. Expenditures –
 - i. Solid Waste Collection & Disposal – \$92,405.12
 - ii. Recycling Expense – (\$9,648.52)
 - iii. County Tipping Fees – \$28,363.94
8. EMS Fund Profit & Loss – Budget versus Actual – Months of January through March Actual versus Months of January through March Budget is attached, with the following information of note:
 - a. Unadjusted net income for the three months was \$307,225.38 versus budgeted net income of \$295,670.00, reflecting a positive budget variance of \$11,555.38.
 - b. Unadjusted total income for the three months was \$427,785.38 versus budgeted income of \$419,000.00 reflecting a positive budget variance of \$8,785.38.
 - c. Unadjusted total expenses for the three months was \$120,560.00 versus budgeted expenses of \$123,330.00, reflecting a positive budget variance of \$2,770.00.
9. EMS Fund income and expense accounts with significant (\$5,000.00 or greater) positive and or (negative) variances at March 31, 2026, include:
 - a. Revenue –
 - i. EMS Taxes – \$8,713.87
 - b. Expenditures – N/A

BETHEL TOWNSHIP

Treasurers Report for the Period Ended March 31, 2026

Meeting Date - April 14, 2026

GENERAL FUND

BEGINNING BALANCE					\$3,458,922.52
	Cash Receipts	\$1,097,196.99			
	Expenditures		\$288,280.89		
ENDING BALANCE					\$4,267,838.62

FIRE FUND

BEGINNING BALANCE					\$243,647.42
	Cash Receipts	\$88,030.38			
	Expenditures		\$0.00		
ENDING BALANCE					\$331,677.80

EMS FUND

BEGINNING BALANCE					\$329,577.63
	Cash Receipts	\$367,360.66			
	Expenditures		\$38,360.00		
ENDING BALANCE					\$658,578.29

TRASH FUND

BEGINNING BALANCE					\$368,061.17
	Cash Receipts	\$936,924.66			
	Expenditures		\$20,251.76		
ENDING BALANCE					\$1,284,734.07

LIBRARY FUND

BEGINNING BALANCE					\$5,224.70
	Cash Receipts	\$27,414.12			
	Expenditures		\$0.00		
ENDING BALANCE					\$32,638.82

STATE FUND (Liquid Fuels Account)

BEGINNING BALANCE					\$646,241.75
	Cash Receipts	\$714,855.50			
	Expenditures		\$490,223.45		
ENDING BALANCE					\$870,873.80

ESCROW FUND

BEGINNING BALANCE					\$179,102.43
	Cash Receipts	\$2,628.38			
	Expenditures		\$4,235.00		
ENDING BALANCE					\$177,495.81

ARPA FUND

BEGINNING BALANCE					\$3.73
	Cash Receipts	\$0.01			
	Expenditures		\$0.00		
ENDING BALANCE					\$3.74

TOTAL BALANCE

BEGINNING BALANCE					\$5,230,781.35
	Cash Receipts	\$3,234,410.70			
	Expenditures		\$841,351.10		
ENDING BALANCE					\$7,623,840.95

TREASURERS REPORT TRANSACTIONS

March 2026

General Fund	Beginning	Deposits	Disbursements	Ending	Mar-25	Interest
Fulton Checking	\$250,748.86	\$968,471.98	\$179,844.48	\$1,039,376.36	\$1,539,189.08	\$168.52
PLGIT Prime	\$2,446,152.67	\$7,788.51	\$0.00	\$2,453,941.18	\$2,116,297.17	\$7,788.51
PLGIT Class	\$61,813.70	\$184.03	\$0.00	\$61,997.73	\$286,154.63	\$184.03
PLGIT Term	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	\$0.00
Payroll Checking	\$1,605.60	\$109,006.63	\$107,891.89	\$2,720.34	\$2,671.69	\$6.63
Fee in Lieu Fulton Checking	\$1,016.73	\$0.73	\$0.00	\$1,017.46	\$7,954.87	\$0.73
Fee in Lieu PLGIT Prime	\$256,576.32	\$816.94	\$0.00	\$257,393.26	\$141,626.04	\$816.94
Fee in Lieu PLGIT Class	\$15.04	\$0.04	\$0.00	\$15.08	\$3.42	\$0.04
ZHB Account	\$6,906.38	\$1,005.06	\$544.52	\$7,366.92	\$8,455.64	\$5.06
Police Forfeiture	\$1,493.43	\$1.08	\$0.00	\$1,494.51	\$1,478.29	\$1.08
Grant Account Fulton Checking	\$6,738.16	\$8,575.35	\$0.00	\$15,313.51	\$0.00	\$10.87
Grant PLGIT Prime	\$228,802.55	\$728.50	\$0.00	\$229,531.05	\$0.00	\$728.50
Grant PLGIT Class	\$27,419.48	\$81.63	\$0.00	\$27,501.11	\$0.00	\$81.63
Parks, Rec, Open Space Fulton	\$1,459.39	\$1.05	\$0.00	\$1,460.44	\$1,444.58	\$1.05
Parks, Rec, Open Space PLGIT	\$168,174.21	\$535.46	\$0.00	\$168,709.67	\$161,867.29	\$535.46
	\$3,458,922.52	\$1,097,196.99	\$288,280.89	\$4,267,838.62	\$4,667,142.70	\$10,329.05
Fire Fund						
Fulton Checking	\$21,177.97	\$87,322.04	\$0.00	\$108,500.01	\$104,888.96	\$20.08
PLGIT Prime	\$222,466.60	\$708.33	\$0.00	\$223,174.93	\$162,901.39	\$708.33
PLGIT Class	\$2.85	\$0.01	\$0.00	\$2.86	\$2.74	\$0.01
	\$243,647.42	\$88,030.38	\$0.00	\$331,677.80	\$267,793.09	\$728.42
EMS Fund						
Fulton Checking	\$73,218.11	\$366,544.42	\$38,360.00	\$401,402.53	\$311,926.80	\$80.37
PLGIT Prime	\$256,359.52	\$816.24		\$257,175.76	\$0.00	\$816.24
	\$329,577.63	\$367,360.66	\$38,360.00	\$658,578.29	\$311,926.80	\$896.61
Trash Fund						
Fulton Checking	\$120,248.09	\$936,135.63	\$20,251.76	\$1,036,131.96	\$1,063,920.64	\$125.63
PLGIT Prime	\$247,813.08	\$789.03	\$0.00	\$248,602.11	\$246,228.98	\$789.03
	\$368,061.17	\$936,924.66	\$20,251.76	\$1,284,734.07	\$1,310,149.62	\$914.66
Library Fund						
Fulton Checking	\$5,224.70	\$27,414.12	\$0.00	\$32,638.82	\$33,054.82	\$5.28
State Fund (Liquid Fuels)						
Fulton Checking	\$16,063.46	\$412,858.96	\$390,223.45	\$38,698.97	\$322,049.74	\$131.63
PLGIT Prime	\$630,175.21	\$301,996.53	\$100,000.00	\$832,171.74	\$516,797.67	\$1,996.53
PLGIT Class	\$3.08	\$0.01	\$0.00	\$3.09	\$2.97	\$0.01
	\$646,241.75	\$714,855.50	\$490,223.45	\$870,873.80	\$838,850.38	\$2,128.17
Escrow Disbursement Account						
Fulton Checking	\$179,102.43	\$2,628.38	\$4,235.00	\$177,495.81	\$173,715.93	\$128.38
ARPA Account						
Fulton Checking	\$1.74	\$0.00	\$0.00	\$1.74	\$1.74	
PLGIT Prime	\$1.99	\$0.01	\$0.00	\$2.00	\$1.88	\$0.01
	\$3.73	\$0.01	\$0.00	\$3.74	\$3.62	\$0.01
Total	\$5,230,781.35	\$3,234,410.70	\$841,351.10	\$7,623,840.95	\$7,602,636.96	\$15,130.58
		Interest				
Fulton		\$685.31				
PLGIT Prime		\$14,179.55				
PLGIT Class		\$265.72				
		\$15,130.58				

Bethel Township

Treasurer's Report

As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance	
100.100 - Republic General Fund							250,748.86	
Bill Pmt -Check	03/03/2026	ACH	Unltd Concordia			115.80	250,633.06	
Bill Pmt -Check	03/10/2026	1321	21st Century Media - Philly Cluster			666.75	249,966.31	
Bill Pmt -Check	03/10/2026	1322	Advanced Innovations, Inc			956.00	249,010.31	
Bill Pmt -Check	03/10/2026	1323	Arthur J. Gallagher Risk Mgmt. Serv, Inc.	A/C# BETHTOW-03		257.00	248,753.31	
Bill Pmt -Check	03/10/2026	1324	Barsz Gowie Amon & Fultz, LLC	Inv# 26-50300		2,625.00	246,128.31	
Bill Pmt -Check	03/10/2026	1325	BerkOne	2026 Tax bill prep & mailing		4,729.35	241,398.96	
Bill Pmt -Check	03/10/2026	1326	Catania Engineering, Inc			7,627.50	233,771.46	
Bill Pmt -Check	03/10/2026	1327	Charles Williamson/WBCS	Inv# IN26-10533M		650.00	233,121.46	
Bill Pmt -Check	03/10/2026	1328	Chester Water Authority (96 hydrants)	A/C# 02052078392		3,702.60	229,418.86	
Bill Pmt -Check	03/10/2026	1329	Chester Water Authority (Garnet Ridge)	A/C# 02815078393		129.20	229,289.66	
Bill Pmt -Check	03/10/2026	1330	Delaware Consortium of Government			100.00	229,189.66	
Bill Pmt -Check	03/10/2026	1331	Drugscan, Inc.	Inv#2010		265.00	228,924.66	
Bill Pmt -Check	03/10/2026	1332	Eagle Point Gun.T. J. Morris & Son	Inv# 156685		2,290.34	226,634.32	
Bill Pmt -Check	03/10/2026	1333	FedEx	Inv# 9-189-62299		6.01	226,628.31	
Bill Pmt -Check	03/10/2026	1334	G. D. Houtman & Sons, Inc	March 2026		2,672.50	223,955.81	
Bill Pmt -Check	03/10/2026	1335	Garnet Ford, Inc.	Inv# 17186		123.54	223,832.27	
Bill Pmt -Check	03/10/2026	1336	Health Mats Company			318.64	223,513.63	
Bill Pmt -Check	03/10/2026	1337	Hoffman's Exterminating Co. Inc.			170.00	223,343.63	
Bill Pmt -Check	03/10/2026	1338	Joanne Laaken			835.74	222,507.89	
Bill Pmt -Check	03/10/2026	1339	Kilkenny Law, LLC			1,032.50	221,475.39	
Bill Pmt -Check	03/10/2026	1340	LowV Systems, Inc			1,960.00	219,515.39	
Bill Pmt -Check	03/10/2026	1341	Michael F. Retter			913.75	218,601.64	
Bill Pmt -Check	03/10/2026	1342	Millennium Strategies, LLC	20637		5,000.00	213,601.64	
Bill Pmt -Check	03/10/2026	1343	Murphy Maddren Ltd.			6,322.50	207,279.14	
Bill Pmt -Check	03/10/2026	1344	Robertson Fuel Oil Inc.			1,940.85	205,338.29	
Bill Pmt -Check	03/10/2026	1345	Stephen J. Wasylyszyn, PLS	Services February 2026		807.50	204,530.79	
Bill Pmt -Check	03/10/2026	1346	Uniform Gear Inc.			2,749.94	201,780.85	
Bill Pmt -Check	03/10/2026	1347	United Inspections, Inc.	February Services		175.00	201,605.85	
Bill Pmt -Check	03/10/2026	1348	United Tire & Service of Concordville			2,210.16	199,395.69	
Bill Pmt -Check	03/10/2026	1349	Wiggins Shredding, Inc	Document shredding services		106.46	199,289.23	
Transfer	03/10/2026			Funds Transfer		55,000.00	144,289.23	
Check	03/13/2026	EE.401a	MG Trust	PPE03132026		1,583.92	142,705.31	
Check	03/13/2026	ER 457b	MG Trust	PPE 031326		719.00	141,986.31	
Bill Pmt -Check	03/16/2026	ACH	Constellation New Energy, Inc.	Inv#72436424801		1,412.43	140,573.88	
Bill Pmt -Check	03/16/2026	ACH	De Lage Landan			371.47	140,202.41	
Bill Pmt -Check	03/16/2026	ACH	PECO			1,375.44	138,826.97	
Bill Pmt -Check	03/16/2026	ACH	Ready Refresh (Admin)			29.94	138,797.03	
Bill Pmt -Check	03/16/2026	ACH	Ready Refresh (Police)	A/C# 0440033421		19.96	138,777.07	
Bill Pmt -Check	03/16/2026	ACH	Veolia (Suez Water) Bethel	Acct# 02905923240000		3,550.11	135,226.96	
Bill Pmt -Check	03/16/2026	ACH	Verizon, Inc	A/C# 654854208000181		97.39	135,129.57	
Bill Pmt -Check	03/16/2026	ACH	FULTON BANK VISA Community Card	02/20/26 Bethel Twp VISA Community Card 4689		2,454.83	132,674.74	
Deposit	03/16/2026			Deposit	17,144.28		149,819.02	
Deposit	03/16/2026			Deposit	26,629.21		176,448.23	
Bill Pmt -Check	03/17/2026	ACH	FULTON BANK VISA Community Card	02/24/26 Bethel Twp VISA Community Card 5155		3,223.84	173,224.39	
Deposit	03/23/2026			Deposit	3,535.00		176,759.39	
Deposit	03/23/2026			Deposit	24,348.80		201,108.19	
Bill Pmt -Check	03/23/2026	ACH	AT&T Mobility/FirstNet	287288808713		729.59	200,378.60	
Bill Pmt -Check	03/23/2026	ACH	United Concordia			115.80	200,262.80	
Bill Pmt -Check	03/23/2026	ACH	WEX Bank Inc -Wawa	PD Fuel - Invoice 110981201		277.93	199,984.87	
Bill Pmt -Check	03/23/2026	ACH	Wex Bank Inc./Dxon Mobil - PD	369-673-945-1		1,222.92	198,761.95	
Transfer	03/24/2026			Funds Transfer	54,000.00		144,761.95	
Check	03/27/2026	ER 457b	MG Trust	PPE 032726		708.80	144,053.15	
Check	03/27/2026	EE.401a	MG Trust	PPE03272026		1,491.48	142,561.67	
Deposit	03/27/2026			Deposit	6,412.50		148,974.17	
Deposit	03/27/2026			Deposit	223,707.73		372,681.90	
Deposit	03/31/2026			Interest	168.52		372,850.42	
Deposit	03/31/2026			Deposit	666,525.94		1,039,376.36	
Total 100.100 - Republic General Fund						968,471.98	179,844.48	1,039,376.36

Bethel Township

Treasurer's Report

As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
105.100 - Republic Bank Payroll Fund							
Transfer	03/10/2026			Funds Transfer	55,000.00		1,605.60
General Journal	03/13/2026	PR 031326		PR 03 13 2026		39,877.95	56,605.60
General Journal	03/13/2026	PR 031326		PR 03 13 2026		14,399.86	16,727.65
Transfer	03/24/2026			Funds Transfer	54,000.00		2,327.79
General Journal	03/27/2026	PR 032726		PR 03 27 2026		39,233.97	56,327.79
General Journal	03/27/2026	PR 032726		PR 03 27 2026		14,380.11	17,093.82
Deposit	03/31/2026			Interest	6.63		2,713.71
Total 105.100 - Republic Bank Payroll Fund					109,006.63	107,891.89	2,720.34
107.500 - Republic Zoning Hearing Board							
Bill Pmt - Check	03/10/2026	1038	21st Century Media - Philly Cluster	AD 2785869		544.52	6,906.38
Deposit	03/30/2026			Deposit	1,000.00		6,361.86
Deposit	03/31/2026			Interest	5.06		7,361.86
Total 107.500 - Republic Zoning Hearing Board					1,005.06	544.52	7,366.92
108.500 - Republic - Police Forfeiture Ac							
Deposit	03/31/2026			Interest	1.08		1,493.43
Total 108.500 - Republic - Police Forfeiture Ac					1.08	0.00	1,494.51
109.000 - Republic - Fee In Lieu							
Deposit	03/31/2026			Interest	0.73		1,016.73
Total 109.000 - Republic - Fee In Lieu					0.73	0.00	1,017.46
110.000 - Parks, Rec & Open Space Grants							
Deposit	03/31/2026			Interest	1.05		1,459.39
Total 110.000 - Parks, Rec & Open Space Grants					1.05	0.00	1,460.44
111.000 - PLGIT - General Fund Prime							
Deposit	03/31/2026			Intorost	7,788.51		2,446,152.67
Total 111.000 - PLGIT - General Fund Prime					7,788.51	0.00	2,453,941.18
111.100 - PLGIT - General Fund Class							
Deposit	03/31/2026			Interest	184.03		61,813.70
Total 111.100 - PLGIT - General Fund Class					184.03	0.00	61,997.73
112.000 - PLGIT - Fee In Lieu Prime							
Deposit	03/31/2026			Interest	816.94		256,576.32
Total 112.000 - PLGIT - Fee In Lieu Prime					816.94	0.00	257,393.26
112.100 - PLGIT - Fee In Lieu Class							
Deposit	03/31/2026			Interest	0.04		15.04
Total 112.100 - PLGIT - Fee In Lieu Class					0.04	0.00	15.08
114.000 - PLGIT-Parks,Rec,OpenSpacePRIME							
Deposit	03/31/2026			interest	535.46		168,174.21
Total 114.000 - PLGIT-Parks,Rec,OpenSpacePRIME					535.46	0.00	168,709.67
115.000 - Fulton Grant Fund							
Deposit	03/19/2026			Deposit	8,564.48		6,738.16
Deposit	03/31/2026			Interest	10.87		15,302.64
Total 115.000 - Fulton Grant Fund					8,575.35	0.00	15,313.51
116.000 - PLGIT- Grant Prime							
Deposit	03/31/2026			Interest	728.50		228,802.55
Total 116.000 - PLGIT- Grant Prime					728.50	0.00	229,531.05

Bethel Township

Treasurer's Report

As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
116.100 - PLGIT - Grant Class							27,419.48
Deposit	03/31/2026			Interest	81.63		27,501.11
Total 116.100 - PLGIT - Grant Class					81.63	0.00	27,501.11
TOTAL					1,097,196.99	288,280.89	4,267,838.62

**Bethel Township - ARP Fund
Treasurer's Report
As of March 31, 2026**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 - Republic Bank ARP Fun							1.74
Total 101.000 - Republic Bank ARP Fun							1.74
102.000 PLGIT - ARP Fund Prime							1.99
Deposit	03/31/2026			Interest	0.01		2.00
Total 102.000 PLGIT - ARP Fund Prime					0.01	0.00	2.00
TOTAL					0.01	0.00	3.74

**Bethel Township Liquid Fuels Fund
Treasurer's Report**

As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
104.100 - PLGIT - Liquid Fuels Class							3.08
Deposit	03/31/2026			Interest	0.01		3.09
Total 104.100 - PLGIT - Liquid Fuels Class					0.01	0.00	3.09
104.000 - PLGIT - Liquid Fuels Prime							630,175.21
Transfer	03/10/2026			Funds Transfer		100,000.00	530,175.21
Transfer	03/24/2026			Funds Transfer	300,000.00		830,175.21
Deposit	03/31/2026			Interest	1,996.53		832,171.74
Total 104.000 - PLGIT - Liquid Fuels Prime					301,996.53	100,000.00	832,171.74
103.000 - Republic Highway Fund							16,063.46
Bill Pmt -Check	03/10/2026	1044	AG-Industrial, Inc.	Inv# 5475		80,082.00	-64,018.54
Bill Pmt -Check	03/10/2026	1045	Eastern Salt Company Inc			8,034.37	-72,052.91
Bill Pmt -Check	03/10/2026	1046	Intercon Truck Equipment, Inc.	Inv# 1119335-IN		967.14	-73,020.05
Transfer	03/10/2026			Funds Transfer	100,000.00		26,979.95
Bill Pmt -Check	03/17/2026	ACH	Fulton Bank Visa Community Card			484.22	26,495.73
Deposit	03/17/2026			Deposit	312,727.33		339,223.06
Bill Pmt -Check	03/23/2026	ACH	WEX Bank	Inv#110991035		383.71	338,839.35
Bill Pmt -Check	03/23/2026	ACH	Wex Bank Inc./ExxonMobil - HWY	A/C# 369-673-884-2		272.01	338,567.34
Transfer	03/24/2026			Funds Transfer		300,000.00	38,567.34
Deposit	03/27/2026			Interest	131.63		38,698.97
Total 103.000 - Republic Highway Fund					412,858.96	390,223.45	38,698.97
TOTAL					714,855.50	490,223.45	870,873.80

Bethel Township Fire Fund
Treasurer's Report
As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
103.000 - Republic Bank Fire Fund							
Deposit	03/16/2026			Deposit	2,221.64		21,177.97
Deposit	03/27/2026			Deposit	21,319.48		23,399.61
Deposit	03/31/2026			Deposit	63,760.84		44,719.09
Deposit	03/31/2026			Interest	20.08		108,479.93
Total 103.000 - Republic Bank Fire Fund					87,322.04	0.00	108,500.01
104.000 - PLGIT - Fire Fund Prime							
Deposit	03/31/2026			Interest	708.33		222,466.60
Total 104.000 - PLGIT - Fire Fund Prime					708.33	0.00	223,174.93
104.100 - PLGIT - Fire Fund Class							
Deposit	03/31/2026			Interest	0.01		2.85
Total 104.100 - PLGIT - Fire Fund Class					0.01	0.00	2.86
TOTAL					88,030.38	0.00	331,677.80

Bethel Township Library Fund
Treasurer's Report
As of March 31, 2026

Type	Date	Memo	Debit	Credit	Balance
103.000 - Republic Bank Library Fund					5,224.70
Deposit	03/16/2026	Deposit	697.50		5,922.20
Deposit	03/27/2026	Deposit	6,693.40		12,615.60
Deposit	03/31/2026	Deposit	20,017.94		32,633.54
Deposit	03/31/2026	Interest	5.28		32,638.82
Total 103.000 - Republic Bank Library Fund			27,414.12	0.00	32,638.82
TOTAL			27,414.12	0.00	32,638.82

Bethel Township Trash Fund
Treasurer's Report
As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
104.000 - PLGIT - Trash/Recycling - Prime							247,813.08
Deposit	03/31/2026			Interest	789.03		248,602.11
Total 104.000 - PLGIT - Trash/Recycling - Prime					789.03	0.00	248,602.11
103.000 - Republic Trash Fund							120,248.09
Bill Pmt -Check	03/10/2026	1021	Delaware County Solid Waste Authority	Inv# 119		20,002.40	100,245.69
Bill Pmt -Check	03/12/2026		Republic Services #324	Inv# 0324-003816957		249.36	99,996.33
Deposit	03/16/2026			Deposit	20,160.00		120,156.33
Deposit	03/27/2026			Deposit	183,370.00		303,526.33
Deposit	03/31/2026			Deposit	732,480.00		1,036,006.33
Deposit	03/31/2026			Interest	125.63		1,036,131.96
Total 103.000 - Republic Trash Fund					936,135.63	20,251.76	1,036,131.96
TOTAL					936,924.66	20,251.76	1,284,734.07

Bethel Township Escrow Fund
Treasurer's Report
As of March 31, 2026

Type	Date	Name	Memo	Debit	Credit	Balance
103.000 - Republic Escrow Fund						179,102.43
Bill Pmt -Check	03/10/2026	Bethel Township General Fund			2,125.79	176,976.64
Bill Pmt -Check	03/10/2026	G. D. Houtman & Sons, Inc	March 2026		1,755.00	175,221.64
Bill Pmt -Check	03/10/2026	Kathryn and Nicholas Kalbach	Escrow Release		171.98	175,049.66
Bill Pmt -Check	03/10/2026	Kayla Labowski	Escrow Release		182.23	174,867.43
Deposit	03/16/2026		Deposit	1,500.00		176,367.43
Deposit	03/27/2026		Deposit	1,000.00		177,367.43
Deposit	03/31/2026		Interest	128.38		177,495.81
Total 103.000 - Republic Escrow Fund				2,628.38	4,235.00	177,495.81
TOTAL				2,628.38	4,235.00	177,495.81

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Cash Basis

Bethel Township EMS Fund
Treasurer's Report
As of March 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
100.000 · EMS Checking							
Bill Pmt -Check	03/10/2026	1011	Riddle Health Care Services	February 2026		38,360.00	73,218.11
Deposit	03/17/2026			Deposit	9,323.82		34,858.11
Deposit	03/27/2026			Deposit	89,492.18		44,181.93
Deposit	03/31/2026			Deposit	267,648.05		133,674.11
Deposit	03/31/2026			Interest	80.37		401,322.16
Total 100.000 · EMS Checking					366,544.42	38,360.00	401,402.53
105.000 · PLGIT Prime							
Deposit	03/31/2026			Interest	816.24		256,359.52
Total 105.000 · PLGIT Prime					816.24	0.00	257,175.76
TOTAL					367,360.66	38,360.00	658,578.29

**Bethel Township General Fund
Profit Loss Budget vs. Actual
As of March 31, 2026**

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
Revenue							
301.000 · Real Estate Taxes							
301.100 · Real Estate Taxes	1,057,611.14	997,000.00	\$ 60,611.14	106.08%	\$ 1,215,000.00	\$ (157,388.86)	87.05%
301.400 · Delinquent RE Tax Claim	1,863.23	1,200.00	663.23	155.27%	10,000.00	(8,136.77)	18.63%
301.600 · Interim Real Estate Taxes	845.75	1,500.00	(654.25)	56.38%	4,000.00	(3,154.25)	21.14%
Total 301.000 · Real Estate Taxes	1,060,320.12	999,700.00	60,620.12	106.06%	1,229,000.00	(168,679.88)	86.28%
310.000 · Local Tax Enabling Act							
310.100 · Real Estate Transfer Tax	91,331.09	56,000.00	35,331.09	163.09%	250,000.00	(158,668.91)	36.53%
Total 310.000 · Local Tax Enabling Act	91,331.09	56,000.00	35,331.09	163.09%	250,000.00	(158,668.91)	36.53%
321.000 · Business Licenses & Permits							
321.800 · Cable TV Franchise Fees	42,742.75	45,000.00	(2,257.25)	94.98%	180,000.00	(137,257.25)	23.75%
Total 321.000 · Business Licenses & Permits	42,742.75	45,000.00	(2,257.25)	94.98%	180,000.00	(137,257.25)	23.75%
331.000 · Fines							
331.100 · Court - District Magistrate	1,748.87	1,248.00	500.87	140.13%	5,000.00	(3,251.13)	34.98%
331.110 · Vehicle Code Violations	-	-	-	0.0%	-	-	0.0%
331.130 · State Police Fines	-	750.00	(750.00)	0.0%	3,000.00	(3,000.00)	0.0%
Total 331.000 · Fines	1,748.87	1,998.00	(249.13)	87.53%	8,000.00	(6,251.13)	21.86%
341.000 · Interest Earnings							
341.010 · Parks/Open Space Acct. - Interest	1,565.74	1,256.00	309.74	124.66%	5,000.00	(3,434.26)	31.32%
341.100 · General Fund Account - Interest	24,173.17	28,753.00	(4,579.83)	84.07%	115,000.00	(90,826.83)	21.02%
341.150 · Zoning Hearing Board - Interest	16.03	14.00	2.03	114.5%	50.00	(33.97)	32.06%
341.250 · Fee in Lieu - Interest	2,386.39	1,256.00	1,130.39	190.0%	5,000.00	(2,613.61)	47.73%
341.500 · Payroll Account - Interest	19.11	20.00	(0.89)	95.55%	20.00	(0.89)	95.55%
341.550 · Police Forfeiture Acct - Int.	3.13	10.00	(6.87)	31.3%	10.00	(6.87)	31.3%
341.750 · Grant Account - Interest	2,389.11	750.00	1,639.11	318.55%	3,000.00	(610.89)	79.64%
Total 341.000 · Interest Earnings	30,552.68	32,059.00	(1,506.32)	95.3%	128,080.00	(97,527.32)	23.85%
342.000 · Rents & Royalties							
342.200 · Building Rent	2,590.00	2,505.00	85.00	103.39%	10,000.00	(7,410.00)	25.9%
Total 342.000 · Rents & Royalties	2,590.00	2,505.00	85.00	103.39%	10,000.00	(7,410.00)	25.9%
352.000 · Federal Entitlements							
352.530 · Federal Entitlements	-	-	-	0.0%	-	-	0.0%
Total 352.000 · Federal Entitlements	-	-	-	0.0%	-	-	0.0%
354.000 · State Capital & Operating Grants							
354.020 · Grants - Public Safety	-	500.00	(500.00)	0.0%	2,000.00	(2,000.00)	0.0%
354.100 · County Liquid Fuels Funds	4,165.00	2,160.00	2,005.00	192.82%	2,160.00	2,005.00	192.82%
354.150 · Recycling - Act 101 Grant	-	5,000.00	(5,000.00)	0.0%	5,000.00	(5,000.00)	0.0%
354.200 · Greenways Grant	-	-	-	0.0%	-	-	0.0%
354.300 · PennDot Green Light Go	25,186.65	-	25,186.65	100.0%	-	25,186.65	100.0%
354.400 · DCNR CCP Grant	-	-	-	0.0%	177,000.00	(177,000.00)	0.0%
Total 354.000 · State Capital & Operating Grants	29,351.65	7,660.00	21,691.65	383.18%	186,160.00	(156,808.35)	15.77%
355.000 · State Funding							
355.001 · PURTA Tax	-	-	-	0.0%	1,500.00	(1,500.00)	0.0%
355.05 · General Municipal Pension System	-	-	-	0.0%	25,000.00	(25,000.00)	0.0%
Total 355.000 · State Funding	-	-	-	0.0%	26,500.00	(26,500.00)	0.0%
355.070 · Foreign Fire Insu. Tax Distrib.							
355.071 · Foreign Fire Insu. Tax Distrib.	-	-	-	0.0%	76,900.00	(76,900.00)	0.0%
Total 355.070 · Foreign Fire Insu. Tax Distrib.	-	-	-	0.0%	76,900.00	(76,900.00)	0.0%
357.000 · Local Gov't Cap. & Oper. Grants							
357.010 · County Greenways Grant Revenue	-	-	-	0.0%	-	-	0.0%
Total 357.000 · Local Gov't Cap. & Oper. Grants	-	-	-	0.0%	-	-	0.0%
361.000 · Charges for Services							
361.100 · Engineering Fees/Legal - Reimb.	945.00	15,248.00	(14,303.00)	6.2%	65,000.00	(64,055.00)	1.45%
361.300 · Prem./FinSub./LandDev.	1,000.00	999.00	1.00	100.1%	4,000.00	(3,000.00)	25.0%
361.340 · Zoning Hearing Board Fees	3,145.79	4,248.00	(1,102.21)	74.05%	17,000.00	(13,854.21)	18.51%
Total 361.000 · Charges for Services	5,090.79	20,495.00	(15,404.21)	24.84%	86,000.00	(80,909.21)	5.92%
362.000 · Public Safety Revenue							
362.100 · Police Special Duty	4,150.00	4,500.00	(350.00)	92.22%	19,000.00	(14,850.00)	21.84%
362.110 · Police Reports	845.00	249.00	596.00	339.36%	1,000.00	(155.00)	84.5%
362.410 · Building Permits	30,897.33	21,750.00	9,147.33	142.06%	85,000.00	(54,102.67)	36.35%
362.420 · Electrical Permits	5,476.88	4,749.00	727.88	115.33%	19,000.00	(13,523.12)	28.83%
362.425 · Mechanical Permits	4,212.50	5,000.00	(787.50)	84.25%	20,000.00	(15,787.50)	21.06%
362.430 · Plumbing Permits	3,525.00	3,124.00	401.00	112.84%	12,500.00	(8,975.00)	28.2%
362.450 · Use & Occupancy Permits	2,300.00	3,000.00	(700.00)	76.67%	12,000.00	(9,700.00)	19.17%
362.460 · Land Disturbance Permits	850.00	1,249.00	(399.00)	68.05%	5,000.00	(4,150.00)	17.0%
362.470 · Zoning Permits	2,950.00	3,000.00	(50.00)	98.33%	12,000.00	(9,050.00)	24.58%
362.480 · Road Occupancy Permits	3,797.00	499.00	3,298.00	760.92%	2,000.00	1,797.00	189.85%

**Bethel Township General Fund
Profit Loss Budget vs. Actual
As of March 31, 2026**

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
362.486 · Sign Permits	-	-	-	0.0%	-	-	0.0%
362.490 · Contractor Registrations	2,900.00	1,875.00	1,025.00	154.67%	7,500.00	(4,600.00)	38.67%
362.510 · Conditional Use Application	-	-	-	0.0%	-	-	0.0%
362.515 · Rental & Commercial Inspections	100.00	253.00	(153.00)	39.53%	1,000.00	(900.00)	10.0%
362.520 · Special Permits & Inspections	1,950.00	628.00	1,322.00	310.51%	2,500.00	(550.00)	78.0%
362.521 · UCC Fees	410.00	505.00	(96.00)	81.03%	2,000.00	(1,590.00)	20.5%
Total 362.000 · Public Safety Revenue	64,363.71	50,382.00	13,981.71	127.75%	200,500.00	(136,136.29)	32.1%
365.000 · Health & Human Services							
365.200 · Outside Health Officer Fees	-	-	-	0.0%	-	-	0.0%
Total 365.000 · Health & Human Services	-	-	-	0.0%	-	-	0.0%
367.000 · Culture & Recreation							
367.200 · Recreational Fee In Lieu	-	3,750.00	(3,750.00)	0.0%	15,000.00	(15,000.00)	0.0%
367.001 · Parks & Recreation Donations	-	-	-	0.0%	4,000.00	(4,000.00)	0.0%
367.002 · Parks & Rec Activity Revenue	-	-	-	0.0%	-	-	0.0%
367.220 · Bird Town/Bee City	-	253.00	(253.00)	0.0%	1,000.00	(1,000.00)	0.0%
Total 367.000 · Culture & Recreation	-	4,003.00	(4,003.00)	0.0%	20,000.00	(20,000.00)	0.0%
390.000 · Other Financing Sources							
380.000 · Misc. Revenue	1,407.86	131.00	1,276.86	1,074.7%	500.00	907.86	281.57%
380.112 · Misc. Revenue - Police Dept.	-	253.00	(253.00)	0.0%	1,000.00	(1,000.00)	0.0%
390.110 · Misc. Property Sales	28,100.00	-	28,100.00	100.0%	30,000.00	(1,900.00)	93.67%
380.300 · Misc. Revenue - Restitution	600.00	450.00	150.00	133.33%	1,800.00	(1,200.00)	33.33%
392.100 · Transfer from Fire Fund	-	-	-	0.0%	-	-	0.0%
393.100 · Proceeds of Long Term Debt	-	-	-	0.0%	-	-	0.0%
396.100 · Reimbursement from LF	-	-	-	0.0%	-	-	0.0%
397.000 · Transfer from ARP	-	-	-	0.0%	-	-	0.0%
399.000 · Carry Forward Balance Revenue	-	-	-	0.0%	-	-	0.0%
Total 390.000 · Other Financing Sources	30,107.86	834.00	29,273.86	3,610.06%	33,300.00	(3,192.14)	90.41%
391.000 · Proceeds of Asset Disposition							
391.200 · Insurance Claim Proceeds	-	-	-	0.0%	-	-	0.0%
Total 391.000 · Proceeds of Asset Disposition	-	-	-	0.0%	-	-	0.0%
Total Income	1,358,199.52	1,220,636.00	\$ 137,563.52	111.27%	2,434,440.00	\$ (1,076,240.48)	55.79%
Gross Profit	\$ 1,358,199.52	\$ 1,220,636.00	\$ 137,563.52	111.27%	\$ 2,434,440.00	\$ (1,076,240.48)	55.79%
Expense							
400.005 · General Gov't Expense							
400.002 · Payroll Processing	1,544.00	1,528.00	16.00	101.05%	6,100.00	(4,556.00)	25.31%
400.105 · Payroll - Elected Officials	1,250.00	1,250.00	-	100.0%	5,000.00	(3,750.00)	25.0%
400.150 · Payroll Tax - Elected Officials	95.62	97.50	(1.88)	98.07%	390.00	(294.38)	24.52%
400.210 · Office Supplies & Furniture	1,210.04	1,500.00	(289.96)	80.67%	6,000.00	(4,789.96)	20.17%
400.250 · Copier/Printer Lease	715.27	825.00	(109.73)	86.7%	3,300.00	(2,584.73)	21.68%
400.300 · Other Services and Charges	307.49	1,003.00	(695.51)	30.66%	4,000.00	(3,692.51)	7.69%
400.420 · Dues & Subscriptions	1,513.34	675.00	838.34	224.2%	2,700.00	(1,186.66)	56.05%
400.461 · Holiday Party	-	-	-	0.0%	2,500.00	(2,500.00)	0.0%
400.465 · PSATS Training & Development	289.00	250.00	39.00	115.6%	7,500.00	(7,211.00)	3.85%
Total 400.005 · General Gov't Expense	6,924.76	7,128.50	(203.74)	97.14%	37,490.00	(30,565.24)	18.47%
402.000 · Auditors/Financial Assistance							
402.310 · Audit	-	15,700.00	(15,700.00)	0.0%	15,700.00	(15,700.00)	0.0%
402.311 · Treasurer	7,155.00	7,500.00	(345.00)	95.4%	30,000.00	(22,845.00)	23.85%
402.313 · Pension Administration Expense	2,300.00	3,500.00	(1,200.00)	65.71%	3,500.00	(1,200.00)	65.71%
402.314 · Grant Writing	5,000.00	2,500.00	2,500.00	200.0%	10,000.00	(5,000.00)	50.0%
402.350 · Treasurer Bonding	257.00	4,275.00	(4,018.00)	6.01%	4,275.00	(4,018.00)	6.01%
Total 402.000 · Auditors/Financial Assistance	14,712.00	33,475.00	(18,763.00)	43.95%	63,475.00	(48,763.00)	23.18%
403.000 · Tax Collection							
403.100 · Payroll - Tax Collector	8,296.14	8,987.00	(690.86)	92.31%	35,950.00	(27,653.86)	23.08%
403.150 · Payroll Tax - Tax Collector	634.65	731.00	(96.35)	86.82%	2,900.00	(2,265.35)	21.88%
403.200 · Tax Collection - Supplies	5,457.35	3,200.00	2,257.35	170.54%	6,000.00	(542.65)	90.96%
403.350 · Tax Collector - Bonding	-	-	-	0.0%	603.00	(603.00)	0.0%
Total 403.000 · Tax Collection	14,388.14	12,918.00	1,470.14	111.38%	45,453.00	(31,064.86)	31.66%
404.000 · Solicitor/Legal Services							
404.100 · Legal Services - Township	23,567.50	18,750.00	4,817.50	125.69%	75,000.00	(51,432.50)	31.42%
404.150 · Legal Services - Reimbursable	2,202.50	5,000.00	(2,797.50)	44.05%	20,000.00	(17,797.50)	11.01%
404.200 · Legal Services - Outside Counsel	-	-	-	0.0%	-	-	0.0%
Total 404.000 · Solicitor/Legal Services	25,770.00	23,750.00	2,020.00	108.51%	95,000.00	(69,230.00)	27.13%
405.000 · Twp Manager/Twp Assts.							
405.100 · Payroll - Township Manager	31,567.07	34,248.00	(2,680.93)	92.17%	136,990.00	(105,422.93)	23.04%
405.125 · Payroll - Admin Assistant (PT)	-	-	-	0.0%	-	-	0.0%
405.130 · Payroll - Admin Asst	18,195.34	23,502.00	(5,306.66)	77.42%	94,000.00	(75,804.66)	19.36%

**Bethel Township General Fund
Profit Loss Budget vs. Actual
As of March 31, 2026**

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
405.140 · Payroll - Finance Director	16,614.25	18,027.00	(1,412.75)	92.16%	72,100.00	(55,485.75)	23.04%
405.150 · PR Tax - Admin.	5,082.42	6,063.00	(980.58)	83.83%	24,247.20	(19,164.78)	20.96%
405.175 · Admin. - Pension Expense	5,846.37	6,441.00	(594.63)	90.77%	25,762.65	(19,916.28)	22.69%
405.197 · Admin. - Other Benefits	-	10,257.00	(10,257.00)	0.0%	41,022.84	(41,022.84)	0.0%
405.500 · Administration - Mileage	-	-	-	0.0%	200.00	(200.00)	0.0%
Total 405.000 · Twp Manager/Twp Assts.	77,305.45	98,538.00	(21,232.55)	78.45%	394,322.69	(317,017.24)	19.61%
406.000 · Other General Government Admin							
406.005 · PSATS Employer Tax	391.88	3,000.00	(2,608.12)	13.06%	13,000.00	(12,608.12)	3.01%
406.300 · Other Professional Services	-	253.00	(253.00)	0.0%	1,000.00	(1,000.00)	0.0%
406.301 · GVSD Scholarship Fund	-	-	-	0.0%	1,000.00	(1,000.00)	0.0%
406.320 · Administration Telephone	2,134.04	2,006.00	128.04	106.38%	8,000.00	(5,865.96)	26.68%
406.340 · Advertisements	821.74	876.00	(54.26)	93.81%	3,500.00	(2,678.26)	23.48%
Total 406.000 · Other General Government Admin	3,347.66	6,135.00	(2,787.34)	54.57%	26,500.00	(23,152.34)	12.63%
407.000 · IT-Networking Services							
407.100 · Website	400.00	600.00	(200.00)	66.67%	2,400.00	(2,000.00)	16.67%
407.150 · E-Code	-	1,251.00	(1,251.00)	0.0%	5,000.00	(5,000.00)	0.0%
407.199 · Technology Expense Funds	-	4,033.95	(4,033.95)	0.0%	4,033.95	(4,033.95)	0.0%
407.200 · Computer/Technology Expense	5,764.20	8,503.00	(2,738.80)	67.79%	34,000.00	(28,235.80)	16.95%
Total 407.000 · IT-Networking Services	6,164.20	14,387.95	(8,223.75)	42.84%	45,433.95	(39,269.75)	13.57%
408.000 · Engineering							
408.310 · Engineering - Township Services	5,707.50	6,252.00	(544.50)	91.29%	25,000.00	(19,292.50)	22.83%
408.312 · Engineering - Highway	-	1,251.00	(1,251.00)	0.0%	5,000.00	(5,000.00)	0.0%
408.313 · Engineering - Reimbursable	7,315.00	11,250.00	(3,935.00)	65.02%	45,000.00	(37,685.00)	16.26%
408.317 · Engineering - MS4 Consulting	-	-	-	0.0%	5,000.00	(5,000.00)	0.0%
Total 408.000 · Engineering	13,022.50	18,753.00	(5,730.50)	69.44%	80,000.00	(66,977.50)	16.28%
409.000 · Government Building							
409.100 · Cleaning Services	1,395.16	2,006.00	(610.84)	69.55%	8,000.00	(6,604.84)	17.44%
409.200 · Other Supplies	25.74	62.52	(36.78)	41.17%	250.00	(224.26)	10.3%
409.300 · Building Repairs & Maintenance	3,767.06	4,500.00	(732.94)	83.71%	18,000.00	(14,232.94)	20.93%
409.360 · Building Utilities - Electric	7,459.94	5,250.00	2,209.94	142.09%	21,000.00	(13,540.06)	35.52%
409.360 · Building Utilities - Oil	2,866.20	3,000.00	(133.80)	95.54%	5,000.00	(2,133.80)	57.32%
409.360 · Building Utilities - Misc.	-	-	-	0.0%	-	-	0.0%
409.363 · Alarm/Systems Monitoring	750.00	750.00	-	100.0%	3,000.00	(2,250.00)	25.0%
409.400 · Shaffer Property Maintenance	-	18,060.00	(18,060.00)	0.0%	72,234.94	(72,234.94)	0.0%
409.500 · DCNR CCP Grant Expenses	-	-	-	0.0%	177,000.00	(177,000.00)	0.0%
409.720 · Capital Expenditures	-	32,502.00	(32,502.00)	0.0%	130,000.00	(130,000.00)	0.0%
Total 409.000 · Government Building	16,264.10	66,130.52	(49,866.42)	24.59%	434,484.94	(418,220.84)	3.74%
410.005 · Public Safety-Police Department							
410.112 · Payroll - Lieutenant	-	-	-	0.0%	-	-	0.0%
410.113 · Payroll - Corporal/Sergeant	37,990.50	47,520.00	(9,529.50)	79.95%	190,074.00	(152,083.50)	19.99%
410.120 · Payroll - Police Chief	16,614.25	18,027.00	(1,412.75)	92.16%	72,100.00	(55,485.75)	23.04%
410.130 · Payroll - Police Officers	93,094.00	125,250.00	(32,156.00)	74.33%	500,993.50	(407,899.50)	18.58%
410.135 · Payroll - Special Events	1,090.00	4,123.00	(2,223.00)	46.08%	16,480.00	(14,580.00)	11.53%
410.140 · Payroll - P.D. Secretary	7,859.39	9,177.00	(1,317.61)	85.64%	36,704.67	(28,845.28)	21.41%
410.150 · Payroll Tax - P.D.	12,045.54	16,329.00	(4,283.46)	73.77%	65,308.17	(53,262.63)	18.44%
410.199 · P.D. Expense Funds	-	-	-	0.0%	-	-	0.0%
410.200 · P.D. Operating Supplies	3,142.93	3,750.00	(607.07)	83.81%	15,000.00	(11,857.07)	20.95%
410.210 · P.D. Office Supplies	773.39	999.00	(225.61)	77.42%	4,000.00	(3,226.61)	19.34%
410.300 · P.D. Other Professional Services	2,676.53	6,249.00	(3,572.47)	42.83%	25,000.00	(22,323.47)	10.71%
410.320 · P.D. Communication	1,941.78	1,950.00	(8.22)	99.58%	7,800.00	(5,858.22)	24.9%
410.330 · P.D. Transportation - R&M	3,704.12	9,750.00	(6,045.88)	37.99%	39,000.00	(35,295.88)	9.5%
410.340 · P.D. Transportation - Fuel	4,499.93	5,499.00	(999.07)	81.83%	22,000.00	(17,500.07)	20.45%
410.352 · P.D. Professional Liability	-	4,476.00	(4,476.00)	0.0%	17,900.00	(17,900.00)	0.0%
410.354 · P.D. Workers' Compensation	-	7,500.00	(7,500.00)	0.0%	30,000.00	(30,000.00)	0.0%
410.375 · P.D. Computer Expense	1,828.45	3,750.00	(1,921.55)	48.76%	15,000.00	(13,171.55)	12.19%
410.400 · P.D. Uniforms	5,120.78	3,253.00	1,867.78	157.42%	13,000.00	(7,879.22)	39.39%
410.450 · P.D. Professional Development	960.38	2,001.00	(1,040.62)	48.0%	8,000.00	(7,039.62)	12.01%
410.500 · P.D. Vehicles & Capital Exp.	-	0.00	-	0.0%	-	-	0.0%
410.600 · P.D. New Equipment	473.80	10,003.00	(9,529.20)	4.74%	40,000.00	(39,526.20)	1.19%
410.700 · P.D. Building - Systems Monitoring	570.00	628.00	(58.00)	90.76%	2,500.00	(1,930.00)	22.8%
410.710 · P.D. Building R & M	542.00	2,001.00	(1,459.00)	27.09%	8,000.00	(7,458.00)	6.78%
Total 410.005 · Public Safety-Police Department	195,737.77	282,235.00	(86,497.23)	69.35%	1,128,860.34	(933,122.57)	17.34%
411.000 · Public Safety - Fire							
411.320 · Fire Marshall Telephone	132.31	125.00	7.31	105.85%	500.00	(367.69)	26.46%
411.380 · Fire Hydrant Rental	22,148.86	23,775.00	(1,626.14)	93.16%	95,100.00	(72,951.14)	23.29%
411.500 · Foreign Fire Ins. Tax Dist.	-	-	-	0.0%	76,900.00	(76,900.00)	0.0%

**Bethel Township General Fund
Profit Loss Budget vs. Actual
As of March 31, 2026**

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
411.700 · Payroll Fire Marshall	875.00	875.00	-	100.0%	3,500.00	(2,625.00)	25.0%
411.800 · Payroll Tax-Fire Marshall	66.93	70.00	(3.07)	95.61%	280.00	(213.07)	23.9%
Total 411.000 · Public Safety - Fire	23,223.10	24,845.00	(1,621.90)	93.47%	176,280.00	(152,689.21)	13.17%
413.000 · UCC and Code Enforcement							
413.105 · Payroll - Code Secretary	11,930.76	13,003.00	(1,072.24)	91.75%	52,000.00	(40,069.24)	22.94%
413.101 · Outside Code Inspector	13,327.50	22,500.00	(9,172.50)	59.23%	90,000.00	(76,672.50)	14.81%
413.150 · Payroll Tax - Code Office	912.71	1,041.00	(128.29)	87.68%	4,160.00	(3,247.29)	21.94%
413.175 · Code - Pension Expense	1,164.50	1,108.00	56.50	105.1%	4,420.00	(3,255.50)	26.35%
413.201 · Code - Health Ins & Other Benefits	1,763.78	2,595.00	(831.22)	67.97%	10,378.32	(8,614.54)	17.0%
413.201 · Supplies - CODE	69.00	-	69.00	100.0%	-	69.00	100.0%
413.310 · Electrical Inspections	2,310.00	4,753.00	(2,443.00)	48.6%	19,000.00	(16,690.00)	12.16%
413.330 · Code Vehicle Expense	-	-	-	0.0%	-	-	0.0%
413.300 · UCC Permit Fees	418.50	500.00	(81.50)	83.7%	2,000.00	(1,581.50)	20.93%
Total 413.000 · UCC and Code Enforcement	31,896.75	45,500.00	(13,603.25)	70.1%	181,958.32	(150,061.57)	17.53%
414.000 · Planning & Zoning							
414.102 · Zoning Inspector	3,032.50	3,750.00	(717.50)	80.87%	15,000.00	(11,967.50)	20.22%
414.200 · Comprehensive Plan Update	-	-	-	0.0%	-	-	0.0%
414.300 · Planning & Zoning - Supplies	471.11	63.00	408.11	747.79%	250.00	221.11	188.44%
414.311 · PC - Legal Expense	674.00	2,250.00	(1,576.00)	29.96%	9,000.00	(8,326.00)	7.49%
414.312 · ZHB - Legal Expense	675.00	1,256.00	(581.00)	53.74%	5,000.00	(4,325.00)	13.5%
414.317 · ZHB - Court Stenographer	435.00	1,003.00	(568.00)	43.37%	4,000.00	(3,565.00)	10.88%
414.340 · ZHB - Advertisements	\$44.52	750.00	(205.48)	72.6%	3,000.00	(2,455.48)	18.15%
414.500 · PC - Meetings	-	-	-	0.0%	1,400.00	(1,400.00)	0.0%
414.600 · ZHB - Meetings	690.00	1,003.00	(313.00)	68.79%	4,000.00	(3,310.00)	17.25%
Total 414.000 · Planning & Zoning	6,522.13	10,075.00	(3,552.87)	64.74%	41,650.00	(35,127.87)	15.66%
415.000 · Emergency Management							
415.110 · Payroll - Emergency Mgmt. Coord	807.72	881.00	(73.28)	91.68%	3,500.00	(2,692.28)	23.08%
415.111 · Payroll Taxes - EMC	61.79	73.00	(11.21)	84.64%	280.00	(218.21)	22.07%
415.199 · EMS Services Expense Fund	-	-	-	0.0%	-	-	0.0%
415.500 · EMC Professional Development	-	126.77	(126.77)	0.0%	500.00	(500.00)	0.0%
Total 415.000 · Emergency Management	869.51	1,080.77	(211.26)	80.45%	4,280.00	(3,410.49)	20.32%
420.000 · Health & Human Service							
422.317 · Animal Cont./Stray Boarding Ser	919.50	1,875.00	500.00	49.04%	7,500.00	(6,580.50)	12.26%
Total 420.000 · Health & Human Service	919.50	1,875.00	(955.50)	49.04%	7,500.00	(6,580.50)	12.26%
430.000 · Public Works							
430.100 · Payroll - Highway Foreman	-	21,253.00	(21,253.00)	0.0%	85,000.00	(85,000.00)	0.0%
430.112 · Payroll - Road Crew	44,166.45	52,782.00	(8,615.55)	83.68%	211,128.31	(166,961.86)	20.92%
430.113 · Payroll - Winter Maintenance	8,212.52	3,000.00	5,212.52	273.75%	4,378.40	3,834.12	187.57%
430.150 · Payroll Tax - Highway Dept.	4,006.99	4,311.00	(304.01)	92.95%	17,240.54	(13,233.55)	23.24%
430.175 · Hwy. Dept. - Pension Expense	3,543.94	4,911.00	(1,367.06)	72.16%	19,645.91	(16,101.97)	18.04%
430.197 · Hwy.-Health Ins & Other Benefits	1,918.18	9,672.00	(7,753.82)	19.83%	38,683.68	(36,765.50)	4.96%
430.199 · Highway Department Expense Fund	-	-	-	0.0%	-	-	0.0%
430.320 · Hwy. Dept. - Telephones	114.69	137.53	(22.84)	83.39%	550.00	(435.31)	20.85%
430.325 · Hwy. Dept. - Other Services	-	70.00	(70.00)	0.0%	250.00	(250.00)	0.0%
430.354 · Hwy. Dept. - Workers' Comp	-	2,376.00	(2,376.00)	0.0%	9,500.00	(9,500.00)	0.0%
438.005 · Hwy. Dept. - Maint & Repairs	-	750.00	(750.00)	0.0%	3,000.00	(3,000.00)	0.0%
Total 430.000 · Public Works	61,962.77	99,262.53	(37,299.76)	62.42%	389,376.84	(327,414.07)	15.91%
437.000 · Hwy - Tools & Machinery							
437.100 · Hwy. - Operating Supplies	1,818.22	2,006.00	(187.78)	90.64%	8,000.00	(6,181.78)	22.73%
437.000 · Hwy. - Tools & Machinery - Other	-	-	-	0.0%	-	-	0.0%
437.500 · Hwy. - Capital Expenditures	-	7,500.00	(7,500.00)	0.0%	30,000.00	(30,000.00)	0.0%
Total 437.000 · Hwy - Tools & Machinery	1,818.22	9,506.00	(7,687.78)	19.13%	38,000.00	(36,181.78)	4.79%
438.000 · Hwy - Maint. & Repair of Roads							
438.100 · Maint. & Repair of Roads	-	-	-	0.0%	20,000.00	(20,000.00)	0.0%
Total 438.000 · Hwy - Maint. & Repair of Roads	-	-	-	0.0%	20,000.00	(20,000.00)	0.0%
439.000 · Hwy Construction & Rebuilding							
439.200 · Road Construction	-	-	-	0.0%	-	-	0.0%
Total 439.000 · Hwy Construction & Rebuilding	-	-	-	0.0%	-	-	0.0%
440.000 · M54 Improvements							
440.100 · M54 Improvements	360.00	-	360.00	100.0%	-	360.00	100.0%
Total 440.000 · M54 Improvements	360.00	-	360.00	100.0%	-	360.00	100.0%
451.000 · Culture - Recreation Admin.							
456.000 · Library Donations	-	-	-	0.0%	-	-	0.0%
451.200 · Amusement Park Ticket Sales	-	-	-	0.0%	-	-	0.0%
Total 451.000 · Culture - Recreation Admin.	-	-	-	0.0%	-	-	0.0%
454.000 · Parks & Recreation Department							

**Bethel Township General Fund
Profit Loss Budget vs. Actual
As of March 31, 2026**

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
454.002 · Parks & Rec Park Development	-	6,253.00	(6,253.00)	0.0%	25,000.00	(25,000.00)	0.0%
454.003 · Parks & Recreation Events - Corn Boil	-	-	-	0.0%	17,000.00	(17,000.00)	0.0%
454.004 · Parks & Recreation Events - Santa Lunch	700.00	-	700.00	100.0%	3,000.00	(2,300.00)	23.33%
454.005 · Parks & Recreation Events - Misc	-	1,251.00	(1,251.00)	0.0%	5,000.00	(5,000.00)	0.0%
454.006 · Parks & Recreation Maintenance	584.95	3,253.00	(2,668.05)	17.98%	13,000.00	(12,415.05)	4.5%
454.008 · Parks & Recreation Utilities	682.86	628.00	54.86	108.74%	2,500.00	(1,817.14)	27.31%
454.009 · Parks & Recreation Events - Fireworks	-	-	-	0.0%	12,500.00	(12,500.00)	0.0%
454.010 · Parks & Recreation Events - Movie Night	-	-	-	0.0%	2,000.00	(2,000.00)	0.0%
454.011 · Parks & Recreation Events - Egg Hunt	-	2,000.00	(2,000.00)	0.0%	2,000.00	(2,000.00)	0.0%
454.012 · Parks, Rec. and Open Space Plan	-	-	-	0.0%	-	-	0.0%
454.013 · Parks, Rec. Events -Sport Event	-	-	-	0.0%	-	-	0.0%
454.014 · Bird Town/Bee City	-	253.00	(253.00)	0.0%	1,000.00	(1,000.00)	0.0%
Total 454.000 · Parks & Recreation Department	1,967.81	13,638.00	(11,670.19)	14.43%	83,000.00	(81,032.19)	2.37%
459.000 · All Other Culture & Recreation	-	-	-	-	-	-	-
459.200 · Donations	-	-	-	0.0%	-	-	0.0%
Total 459.000 · All Other Culture & Recreation	-	-	-	0.0%	-	-	0.0%
471.000 · Principal Payments	-	-	-	-	-	-	-
471.200 · General Obligation Principal	-	-	-	0.0%	-	-	0.0%
Total 471.000 · Principal Payments	-	-	-	0.0%	-	-	0.0%
472.000 · Interest Payments	-	-	-	-	-	-	-
472.200 · General Obligation Interest	-	-	-	0.0%	-	-	0.0%
Total 472.000 · Interest Payments	-	-	-	0.0%	-	-	0.0%
484.000 · Worker Compensation Insurance	-	-	-	-	-	-	-
484.100 · Workers' Comp Insurance	-	4,125.00	(4,125.00)	0.0%	16,500.00	(16,500.00)	0.0%
Total 484.000 · Worker Compensation Insurance	-	4,125.00	(4,125.00)	0.0%	16,500.00	(16,500.00)	0.0%
486.000 · Insurance	-	-	-	-	-	-	-
486.100 · Liability Insurance	-	33,102.00	(33,102.00)	0.0%	132,409.00	(132,409.00)	0.0%
486.700 · Heart & Lung/Act 477	-	2,001.00	(2,001.00)	0.0%	8,000.00	(8,000.00)	0.0%
Total 486.000 · Insurance	-	35,103.00	(35,103.00)	0.0%	140,409.00	(140,409.00)	0.0%
491.000 · Other Financing Uses	-	-	-	-	-	-	-
492.350 · Transfer to LF Fund	-	-	-	0.0%	-	-	0.0%
492.500 · Transfer to EMS Fund	-	-	-	0.0%	-	-	0.0%
491.150 · Refund of Prior Year Revenues	-	-	-	0.0%	-	-	0.0%
493.000 · Contingency Fund	-	-	-	0.0%	-	-	0.0%
Total 491.000 · Other Financing Uses	-	-	-	0.0%	-	-	0.0%
Total Expense	503,176.37	808,461.27	(305,284.90)	62.24%	3,449,974.08	(2,946,797.71)	14.59%
Net Surplus/(Deficit)	\$ 855,023.15	\$ 412,174.73	\$ 442,848.42	207.44%	\$ (1,015,534.08)	\$ 1,870,557.23	-84.19%

**Bethel Township Liquid Fuels Fund
Profit & Loss Budget vs. Actual
As of March 31, 2026**

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 December '26 Budget	\$ Over/(Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.600 · Liquid Fuels Fund Interest	\$ 6,110.24	\$ 4,200.00	\$ 1,910.24	145.48%	\$ 18,000.00	\$ (11,889.76)	33.95%
Total 341.000 · Interest Earnings	6,110.24	4,200.00	1,910.24	145.48%	18,000.00	(11,889.76)	33.95%
355.000 · State Shared Revenue							
355.075 · Liquid Fuels Tax Revenue	312,727.33	307,054.40	5,672.93	101.85%	307,054.40	5,672.93	101.85%
Total 355.000 · State Shared Revenue	312,727.33	307,054.40	5,672.93	101.85%	307,054.40	5,672.93	101.85%
390.000 · Other Financing Sources							
380.000 · Misc Revenue	-	-	-	0.0%	-	-	0.0%
391.000 · Proceeds of Asset Disposition	-	-	-	0.0%	-	-	0.0%
392.010 · Transfer from General Fund	-	-	-	0.0%	-	-	0.0%
399.000 · Carry Forward Balance Revenue	-	80,082.00	(80,082.00)	0.0%	80,082.00	(80,082.00)	0.0%
Total 390.000 · Other Financing Sources	-	80,082.00	(80,082.00)	0.0%	80,082.00	(80,082.00)	0.0%
Total Revenue	\$ 318,837.57	\$ 391,336.40	\$ (72,498.83)	81.47%	\$ 325,054.40	\$ (6,216.83)	98.09%
Expense							
402.000 · Financial Administration							
402.300 · Bank Fees	-	-	-	0.0%	-	-	0.0%
Total 402.000 · Financial Administration	-	-	-	0.0%	-	-	0.0%
408.300 · Engineering Services							
408.312 · Engineering - Highway	-	1,002.00	(1,002.00)	0.0%	4,000.00	(4,000.00)	0.0%
Total 408.300 · Engineering Services	-	1,002.00	(1,002.00)	0.0%	4,000.00	(4,000.00)	0.0%
430.700 · Capital Expenditures							
430.740 · LF - Capital Purchases	80,082.00	95,082.00	(15,000.00)	84.22%	140,082.00	(60,000.00)	57.17%
430.260 LF - Minor Equipment Purchases	-	-	-	0.0%	-	-	0.0%
Total 430.700 · Capital Expenditures	80,082.00	95,082.00	(15,000.00)	84.22%	140,082.00	(60,000.00)	57.17%
432.000 · Winter Maintenance Services							
432.115 · Winter Maint. Reimb. to GF	-	-	-	0.0%	-	-	0.0%
432.245 · Salt & Snow Removal	8,034.37	3,000.00	5,034.37	267.81%	10,000.00	(1,965.63)	80.34%
Total 432.000 · Winter Maintenance Services	8,034.37	3,000.00	5,034.37	267.81%	10,000.00	(1,965.63)	80.34%
433.000 · Traffic Control Devices							
433.100 · Traffic Signal Maint. & Repairs	97.54	3,750.00	(3,652.46)	2.6%	15,000.00	(14,902.46)	0.65%
Total 433.000 · Traffic Control Devices	97.54	3,750.00	(3,652.46)	2.6%	15,000.00	(14,902.46)	0.65%
434.000 · Street Lighting & Maint.							
434.100 · Street Lighting Maint. & Repair	463.01	876.00	(412.99)	52.86%	3,500.00	(3,036.99)	13.23%
Total 434.000 · Street Lighting & Maint.	463.01	876.00	(412.99)	52.86%	3,500.00	(3,036.99)	13.23%
436.000 · Storm Sewers & Drains							
436.100 · Storm Sewers & Drains R&M	8,800.00	4,925.00	3,875.00	178.68%	20,000.00	(11,200.00)	44.0%
Total 436.000 · Storm Sewers & Drains	8,800.00	4,925.00	3,875.00	178.68%	20,000.00	(11,200.00)	44.0%
437.000 · Repairs of Equipment							
437.005 · Repair Tools & Machinery Exp.	332.37	627.00	(294.63)	53.01%	2,500.00	(2,167.63)	13.3%
437.505 · Vehicle Repairs & Maint.	3,302.22	2,502.00	800.22	131.98%	10,000.00	(6,697.78)	33.02%
Total 437.000 · Repairs of Equipment	3,634.59	3,129.00	505.59	116.16%	12,500.00	(8,865.41)	29.08%
438.000 · Maint. & Repairs of Roads							
438.005 · Roads - Maint. & Repairs	-	1,999.00	(1,999.00)	0.0%	8,000.00	(8,000.00)	0.0%
438.231 · Highway Dept. - Fuel	2,525.61	1,999.00	526.61	126.34%	8,000.00	(5,474.39)	31.57%
Total 438.000 · Maint. & Repairs of Roads	2,525.61	3,998.00	(1,472.39)	63.17%	16,000.00	(13,474.39)	15.79%
439.000 · Road Construction							
439.100 · Road Program	-	-	-	0.0%	200,000.00	(200,000.00)	0.0%
Total 439.000 · Road Construction	-	-	-	0.0%	200,000.00	(200,000.00)	0.0%
Total Expense	103,637.12	115,762.00	(12,124.88)	89.53%	421,082.00	(317,444.88)	24.61%
Net Surplus/(Deficit)	\$ 215,200.45	\$ 275,574.40	\$ (60,373.95)	78.09%	\$ (96,027.60)	\$ 311,228.05	-224.1%

Bethel Township Trash Fund
Profit Loss Budget vs. Actual
As of March 31, 2026

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
Revenue							
341.000 · Interest Earnings							
341.200 · Trash Fund Interest Earnings	\$ 2,808.24	\$ 4,500.00	\$ (1,691.76)	62.41%	\$ 18,000.00	\$ (15,191.76)	15.60%
Total 341.000 · Interest Earnings	2,808.24	4,500.00	(1,691.76)	62.41%	18,000.00	(15,191.76)	15.60%
361.000 · Charges for Service							
361.650 · Trash Certification Fees	10.00	25.00	(15.00)	40.00%	100.00	(90.00)	10.00%
Total 361.000 · Charges for Service	10.00	25.00	(15.00)	40.00%	100.00	(90.00)	10.00%
364.000 · Trash/Recycling Fees							
364.300 · Solid Waste Collection & Disposal	1,063,584.00	985,540.00	78,044.00	107.92%	1,244,640.00	(181,056.00)	85.45%
364.305 · Late/Lien Fees	-	50.00	(50.00)	0.00%	200.00	(200.00)	0.00%
364.510 · Trash/Recycling Fee Prior Years	-	999.00	(999.00)	0.00%	4,000.00	(4,000.00)	0.00%
Total 364.300 · Trash/Recycling Fees	1,063,584.00	986,589.00	76,995.00	107.80%	1,248,840.00	(185,256.00)	85.17%
390.000 · Other Financing Sources							
380.000 · Miscellaneous Revenue	-	24.00	(24.00)	0.00%	100.00	(100.00)	0.00%
Total 390.000 · Other Financing Sources	-	24.00	(24.00)	0.00%	100.00	(100.00)	0.00%
Total Income	\$ 1,066,402.24	\$ 991,138.00	\$ 75,264.24	107.59%	\$ 1,267,040.00	\$ (200,637.76)	84.17%
Expense							
400.000 General Government							
404.100 · Township Solicitor/Legal Services	-	240.00	(240.00)	0.00%	1,000.00	(1,000.00)	0.00%
427.005 · Solid Waste Collection & Disposal	76,411.88	168,817.00	(92,405.12)	45.26%	675,269.00	(598,857.12)	11.32%
427.100 · Recycling Expense	72,669.52	63,021.00	9,648.52	115.31%	252,075.00	(179,405.48)	28.83%
427.200 · County Tipping Fees	43,021.06	71,385.00	(28,363.94)	60.27%	285,542.40	(242,521.34)	15.07%
426.368 · Recycling Receptacle Expense	-	375.00	(375.00)	0.00%	1,500.00	(1,500.00)	0.00%
427.300 · Township Recycling Events Exp.	-	-	-	0.00%	2,000.00	(2,000.00)	0.00%
Total Expense	192,102.46	303,838.00	(111,735.54)	63.23%	\$ 1,217,386.40	\$ (1,025,283.94)	15.78%
Net Surplus/(Deficit)	\$ 874,299.78	\$ 687,300.00	\$ 186,999.78	127.21%	\$ 49,653.60	\$ 824,646.18	1760.80%

Bethel Township EMS Fund
Profit Loss Budget vs. Actual
As of March 31, 2026

	January - March 2026 Actual	January - March 2026 Budget	\$ Over/(Under) Budget	% of Budget	January '26 - December '26 Budget	\$ Over/(Under) Budget	% of Budget
Revenue							
301.000 • Real Estate Taxes							
301.100 • EMS Taxes	\$ 424,713.87	\$ 416,000.00	\$ 8,713.87	102.10%	\$ 505,000.00	\$ (80,286.13)	84.10%
301.150 • EMS Taxes - Interim	\$ 331.33	\$ -	\$ 331.33	100.00%	\$ -	\$ 331.33	100.00%
Total 301.000 • Real Estate Taxes	\$ 425,045.20	\$ 416,000.00	\$ 9,045.20	102.17%	\$ 505,000.00	\$ (79,954.80)	84.17%
341.000 • Interest Earnings							
341.400 • EMS Fund Interest	\$ 2,740.18	\$ 3,000.00	\$ (259.82)	91.34%	\$ 12,000.00	\$ (9,259.82)	22.84%
Total 341.000 • Interest Earnings	\$ 2,740.18	\$ 3,000.00	\$ (259.82)	91.34%	\$ 12,000.00	\$ (9,259.82)	22.84%
390.000 • Other Financing Sources							
392.100 • Transfer from General Fund	-	-	-	0.00%	-	-	0.00%
Total 392.000 • Other Financing Sources	-	-	-	0.00%	-	-	0.00%
Total Income	\$ 427,785.38	\$ 419,000.00	\$ 8,785.38	102.10%	\$ 517,000.00	\$ (89,214.62)	82.74%
Expense							
410.000 • EMS Services							
410.100 • EMS Services Payment	\$ 120,560.00	\$ 123,330.00	\$ (2,770.00)	97.75%	\$ 493,320.00	\$ (372,760.00)	24.44%
Total Expense	\$ 120,560.00	\$ 123,330.00	\$ (2,770.00)	97.75%	\$ 493,320.00	\$ (372,760.00)	24.44%
Net Surplus/(Deficit)	\$ 307,225.38	\$ 295,670.00	\$ 11,555.38	103.91%	\$ 23,680.00	\$ 283,545.38	1297.40%

Bethel Township Tax Collectors Report
For the Month Ended March 2026

Supervisors,

During the month of March there were 2,707 invoices collected for 2026 taxes. The total tax collected for March was \$2,478,519.79 and was remitted to the Township in three installments: March 21, March 31, and April 4, 2026. The breakdown is as follows:

\$969,453.63 for Township tax (\$1,125,742.83 YTD)

\$92,739.41 for Fire tax (\$107,690.27 YTD)

\$29,115.92 for Library tax (\$33,809.88 YTD)

\$997,920.00 for Trash Fees (\$1,131,360 YTD)

\$389,290.83 for EMS tax (\$452,049.99 YTD)

As of March 31, 2026, 3,211 tax bills were collected out of 3,575 (89.82% as compared to 89.49% in the prior year).

Customer service provided to residents and outside entities during the month were 42 telephone inquiries and approximately 72 e-mail inquiries for a total of 114 requests that required action and response. Also, approximately 164 parcels were collected at Foxfield (51), Belmont (13), and the Township Building (100) during in person collection hours.

Respectfully submitted,



Edward Plasha
April 4, 2026



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

**BETHEL TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION No. 2026-25

A RESOLUTION OF BETHEL TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA
AUTHORIZING THE DESTRUCTION OF CERTAIN DOCUMENTS IN
ACCORDANCE WITH PENNSYLVANIA'S MUNICIPAL RECORDS MANUAL

WHEREAS, by virtue of **Resolution No. 2019-6**, adopted February 12, 2019, BETHEL TOWNSHIP declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved December 16, 2008 (and amended July 23, 2009); and

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW, THEREFORE, be it RESOLVED that THE BOARD OF SUPERVISORS of BETHEL TOWNSHIP, DELAWARE COUNTY, Pennsylvania, in accordance with the above cited Municipal Records Manual, hereby authorizes the disposition of the public records described as follows: 1 box, 18"x18"x36" containing tax bills returned with payments and batch reports summarizing payments through calendar year 2019.

RESOLVED this 14th day of April 2026.

BETHEL TOWNSHIP BOARD OF SUPERVISORS

Chuck Dennie
Chair

Attest:

William Addison
Township Manager



BETHEL TOWNSHIP POLICE DEPARTMENT

1092 Bethel Road
Garnet Valley, PA 19060
Station: 610-558-0929
Fax: 610-558-3308
www.twp.bethel.pa.us



John McCarthy
Chief of Police

March 2026 Monthly Report

Calls for Service

Total Calls - 910

911 Calls – 234

Officer Generated - 676

Medical Emergencies- 49, Assist other departments - 6, Burglary – 0, Alarms- 14, Traffic Stops – 57, Citations- 73 (including non-traffic arrests), Domestic- 13, Crashes- 11, Thefts- 2, Fraud Investigations – 1, Criminal Investigations – 11, Building/Development Checks- 520, Vacation home checks-0, Suspicious Persons/Vehicles-19, Death Investigations – 1, Suicide -0, Municipal Ordinance Violations - 2, Miscellaneous Calls- 131


Comments

SAFETY MESSAGE:

Spring in Pennsylvania brings unique hazards, such as weather shifts, requiring residents to address home maintenance, water safety, and outdoor security risks. Key safety concerns include unpredictable weather, slippery surfaces, increased traffic, and potential flooding from storms.

Always be situationally aware of your surroundings and call 911 to report suspicious activity. If you see something, say something!

Respectfully,


John McCarthy
Chief of Police

Bethel Township Manager

From: John McCarthy <john.mccarthy@betheltwp.net>
Sent: Tuesday, March 17, 2026 8:52 AM
To: Stephanie DerOhanessian
Cc: Bethel Township Manager
Subject: Raymond Wright

Good morning,

I received approval from MPOETC to hire Raymond Wright. This is the officer who applied, and we spoke a few months ago. He had a family issue that delayed his hiring, but that has been resolved.

I would like to move to step 2 and start the onboarding process with your approval.

Please advise.

John

Chief John McCarthy #8301
Bethel Township Police Department
1092 Bethel Road, Garnet Valley, PA. 19060
Office: 610.558.0929
Fax: 610.558.3308
John.McCarthy@betheltwp.net



Notice: This communication, including attachments, may contain information that is confidential and protected by State and / or Federal laws or other privileges. It constitutes non-public information intended to be conveyed only to the designated recipient(s). If the reader or recipient of this communication is not the intended recipient, an employee or agent of the intended recipient who is responsible for delivering it to the intended recipient, or you believe that you have received this communication in error, please notify the sender immediately by return e-mail and promptly delete this e-mail, including attachments without reading or saving them in any manner. The unauthorized use, dissemination, distribution, or reproduction of this e-mail, including attachments, is prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) is not a waiver of any privilege.

BETHEL TOWNSHIP HOSE COMPANY No.1

*Organized April 25, 1944
Chartered December, 1944*

Emergency 911

3737 FOULK ROAD
GARNET VALLEY, PA 19060

*House Phone (610) 494-4070
Business (610) 494-0899*

Chief's Report

Reporting Period: March 2026

Call Volume Summary

- Calls for March 2026: 47
- Calls Year-to-Date (2026): 125

Incidents Within Bethel Township

Total Township Calls (March): 17

Call Type	Number of Calls
Fire Alarms	3
Building Fires	3
Motor Vehicle Accidents	3
EMS Assist	6
Brush	1
Carbon Monoxide Alarm	1

BETHEL TOWNSHIP HOSE COMPANY No.1

*Organized April 25, 1944
Chartered December, 1944*

Emergency 911

3737 FOULK ROAD
GARNET VALLEY, PA 19060

*House Phone (610) 494-4070
Business (610) 494-0899*

Mutual Aid Responses

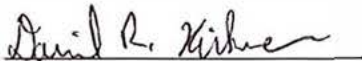
Total Mutual Aid Calls (March): 30

Mutual Aid by Municipality:

- Concordville – 4
- Upper Chichester – 5
- Lower Chichester – 1
- Aston Township – 1
- Claymont – 13
- Talleyville – 5
- Brandywine Hundred - 1

Training

- Trainings Conducted: 2



Fire Chief
Daniel Kirkner

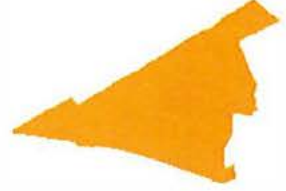
Count of Event Type Column Labels

Row Labels	MIC104D	(blank)	Grand Total
ALS-EMS	20		20
BLS-EMS	16		16
(blank)			
Grand Total	36		36



Bethel Township

Emergency Management



Monthly Report

March 2026

Events: No events of major injury or property damage have been reported.

MIPC gas leak remediation continues. See below.

CWA water main break almost back to pre-event status. See below.

Communications: Meeting with Delco Mass Care Team regarding shelters

Meeting with Red Cross regarding available resources

Completed Tasks: MIPC monthly in person office hours at Myers Building.

No attendance from the public.

Training: Quarterly Delco in service training

Ray Stiles

A handwritten signature in black ink that reads "Ray Stiles".

Emergency Management Coordinator

Bethel Township / Delaware County

Ray.Stiles@BethelTownship.com

610 960-8041

MIPC Update

- MIPC and Langan continued investigation and cleanup work at the Chelsea Facility, including active site characterization, added monitoring wells, and ongoing product recovery on and off the property.
- Private well sampling continues to show no drinking water results above health-based standards, no treatment systems are needed at this time, and the most recent testing of identified potable properties did not detect gasoline-related compounds.
- Fence-line air monitoring remains ongoing, with benzene levels below screening criteria, and no visible impacts observed in nearby outfalls or surface water.

Chester Water Authority water main break

- A major water main break occurred in an active construction zone along Route 322 near Cherry Tree Road in Upper Chichester Township, causing widespread low or no water pressure and service disruptions in the surrounding area.
- Chester Water Authority, specialty contractors, and emergency management partners worked together to isolate the damaged section, protect public safety, and maintain firefighting capability while repairs were underway.
- A boil water advisory was issued for Upper Chichester, Lower Chichester, Marcus Hook, Twin Oaks, and later Maher Boulevard and William Road in Bethel Township, while customers outside those areas were told no action was needed.
- To support residents during the outage, 24-hour water filling stations were set up at the Upper Chichester Township Building, Marcus Hook Borough Office, and Ogden Fire Company.
- After repairs were completed and required DEP water sampling confirmed the system was safe, normal water pressure was restored and the boil water advisory was lifted, ending the incident.



BETHEL
TOWNSHIP
Delaware County, Pennsylvania

ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

Highway Department Report for March 2026

1. Crews were out filling pot holes on township roads with the improved weather to ensure safe travel.
2. The spreaders and plows were cleaned for storage until next season.
3. The trucks were cleaned and neutralized for the summer season.
4. Serviced several police cars and completed any needed repairs.
5. Put our new loader in service and used on several clean-up fallen trees already.
6. Crews were out and cleaned out several blocked storm drains of debris.



BETHEL
TOWNSHIP
Delaware County, Pennsylvania

ESTABLISHED 1683

Chuck Dennie, PE
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SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

Building and Grounds Report for March 2026

1. Completed the painting in the administration building and the assembly of the desk for the office staff.
2. Cleaned around the office campus and re-mulched the flower beds.
3. Cleaned up the fallen tree in front of the offices and disposed of it.
4. Repaired the garage door on the police station.
5. Crews cleaned out the flower beds in the parks and re-mulched .
6. Planted new flowers in the Trees and Bees flower bed in the John Atkinson Park.
7. Cleaned up large trash and unused items and disposed of it.
8. Washed down the main garage floor and neutralized from salt.
9. Cleaned up the infield at the Community Park.
10. Repaired damaged picnic tables at John Atkinson Park.



Bethel Township Parks & Recreation Board
Meeting Summary Report
March 11, 2026 | 7:00 PM

Attendance

- Board Members present: Vince Parme, Ray Stiles, Mary Haskins, Julie Eble
- Supervisor in attendance: Stephanie DerOhannessian
- Guests in attendance: Amber Seamen, Brittany Bailey
- Ambassadors in attendance: Elsie Gupta

Administrative Updates

- The Board approved the February 11, 2026 meeting minutes unanimously.
- Reimbursements for the 2025 *Lunch with Santa* event were processed using 2026 budgeted funds, consistent with Parks and Rec's standard practice.

Sponsorship & Funding

- Sponsorship outreach has been initiated, with flyers distributed to prior sponsors and vendors. The Board is currently awaiting responses.
- Sponsorship contributions are maintained in a dedicated Parks & Recreation donation fund.

Board Operations & Projects

- The Board continues to have three vacancies and is actively conducting interviews for a Community and Communications Coordinator position.
- Progress is being made on the Jack King Park boardwalk replacement project. The wetland encroachment permit has been reviewed by PADEP and resubmitted following revisions, marking forward movement in the process.

Event Planning

- Easter Egg Hunt (April 4, 2026):
 - Volunteer coordination for egg stuffing is underway.
 - A replacement Easter Bunny costume is needed.
 - A Candy Jar guessing game will be introduced, utilizing QR code participation.
- America's 250th Celebration (October 10, 2026):
 - Planning is ongoing, with a logo expected shortly.
 - Event will take place at Concord Park.
- Movie Night: The Board initiated a discussion about the upcoming Movie Night event (Friday, May 29th).

Marketing & Outreach

- Promotion efforts will include social media, the Township website, yard signs, and potential flyer distribution through local schools and community organizations.



- Additional outreach opportunities include collaboration with local groups such as BYC and Booths Corner.

Park Improvements

- The Board discussed enhancements at John Adkinson Park, including:
 - Installation of lighting in the gazebo and surrounding trees (pending Board approval).
 - Seeking donations to support lighting improvements.
 - Potential expansion of flower beds.

Environmental Initiatives

- Plans are underway to reintroduce Bird Town and Bee City programming under the leadership of Sarah Dennie.

Next Meeting

- The next Parks & Recreation Board meeting is scheduled for April 8, 2026, at 7:00 PM.



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

PROCLAMATION 2026-01

HONORING ZOE MADDREN BETHEL TOWNSHIP COMMUNITY EVENTS AMBASSADOR (2025–2026)

WHEREAS, Bethel Township is dedicated to promoting community engagement, civic pride, and meaningful opportunities for youth to develop leadership and public service skills; and

WHEREAS, the Community Events Ambassador Program serves as an important initiative of the Parks and Recreation Department, offering high school students the opportunity to actively participate in community events while building valuable experience in leadership, communication, and organization; and

WHEREAS, Zoe Maddren has faithfully served as a Bethel Township Community Events Ambassador during the 2025–2026 program year, demonstrating professionalism, reliability, and a genuine commitment to serving others; and

WHEREAS, in this role, Zoe has represented the Township with enthusiasm and integrity by assisting with event setup and operations, welcoming and engaging with residents, supporting program coordination, and helping to promote Township services and activities; and

WHEREAS, her willingness to collaborate with staff, contribute creative ideas, and foster an inclusive and positive environment has enhanced the quality and success of numerous community events; and

WHEREAS, Zoe Maddren's dedication, leadership, and community spirit reflect great credit upon herself, her school, and Bethel Township, and serve as an inspiration to other young residents;

NOW, THEREFORE, BE IT PROCLAIMED, that the Board of Supervisors of Bethel Township hereby recognizes and commends Zoe Maddren for her outstanding service as a Community Events Ambassador for the 2025–2026 term, and expresses its sincere gratitude for her contributions to the community and best wishes for her continued success in all future endeavors.



Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

IN WITNESS WHEREOF, we hereby set our hands this ____ day of _____, 2026.
BETHEL TOWNSHIP BOARD OF SUPERVISORS

ATTEST: _____
William Addison
Township Manager

Chuck Dennie
Chair, Board of Supervisors



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

PROCLAMATION 2026-02

HONORING LANE DEROHANNESSIAN BETHEL TOWNSHIP COMMUNITY EVENTS AMBASSADOR (2025–2026)

WHEREAS, Bethel Township is dedicated to promoting community engagement, civic pride, and meaningful opportunities for youth to develop leadership and public service skills; and

WHEREAS, the Community Events Ambassador Program serves as an important initiative of the Parks and Recreation Department, offering high school students the opportunity to actively participate in community events while building valuable experience in leadership, communication, and organization; and

WHEREAS, Lane DerOhannessian has faithfully served as a Bethel Township Community Events Ambassador during the 2025–2026 program year, demonstrating professionalism, reliability, and a genuine commitment to serving others; and

WHEREAS, in this role, Lane has represented the Township with enthusiasm and integrity by assisting with event setup and operations, welcoming and engaging with residents, supporting program coordination, and helping to promote Township services and activities; and

WHEREAS, her willingness to collaborate with staff, contribute creative ideas, and foster an inclusive and positive environment has enhanced the quality and success of numerous community events; and

WHEREAS, Lane DerOhannessian's dedication, leadership, and community spirit reflect great credit upon herself, her school, and Bethel Township, and serve as an inspiration to other young residents;

NOW, THEREFORE, BE IT PROCLAIMED, that the Board of Supervisors of Bethel Township hereby recognizes and commends **Lane DerOhannessian** for her outstanding service as a Community Events Ambassador for the 2025–2026 term, and expresses its sincere gratitude for her contributions to the community and best wishes for her continued success in all future endeavors.



Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

IN WITNESS WHEREOF, we hereby set our hands this ___ day of _____, 2026.
BETHEL TOWNSHIP BOARD OF SUPERVISORS

ATTEST: _____
William Addison
Township Manager

Chuck Dennie
Chair, Board of Supervisors



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

Bethel Township Zoning Hearing Board Report for March 2026.

The Board had nothing on the agenda in March. The next hearing is scheduled for Wednesday April 29 at 7:00 PM. At this time the Board will be considering the following Variance requests from Bethel Township Zoning ordinance #182:

1. Application (2026-03) of Margaret Perri 1219 Zebley Road. Property is a corner lot and applicant is seeking relief from section 1919.2.C in order to erect a 4ft black aluminum fence in the front yard facing Stonegate Turn. Property is zoned R1 residential.
2. Application (2026-04) of Brenda Langdon 3183 Hammond Drive. Applicant is seeking relief from section 1915.7 and is requesting an inground swimming pool be located along the side off the dwelling. The Ordinance states that the pool must be a minimum of 10ft behind the main dwelling. Property is zoned R1 residential.
3. Application (2026-05) of Uwayeman Uwadiale & Regan Ataman submitted by Christopher H. Schubert, Esquire for property located at 3187 Ridgeview Court. Property is a corner lot and the applicant is requesting the following variances in order to erect an inground swimming pool, patio, deck, screened in porch, and fence. Property is zoned R1 residential.
 1. Section 602.3 requires a 60ft front yard setback. The proposed patio is 45.6ft, the deck and part of the screened porch is 55ft and the pool is 51.9ft.
 2. Section 1915.7 requires a pool to be 15ft from a rear and side yard property line. Applicant is requesting 7.9ft. Applicant is also requesting the pool to be in the front yard setback which is not permitted.
 3. Section 1916.2.B allows a open fence to be a maximum height of 4ft. Applicant is requesting a 4.5ft fence.

1092 Bethel Road • Garnet Valley, Pennsylvania 19060
P: (610) 459-1529 | F: (610) 459-2921

WWW.BETHELTWP.COM

4. Section 1916.2.C allows a fence to be erected along the rear and side property lines and not past the front building line. Applicant is requesting the fence to be in the front yard facing Bethel Road.

Respectfully Submitted,

Garry A. Lanahan
Chairman

Planning Commission April 1, 2026
Meeting Recap for Supervisors

The April meeting was cancelled because the 1257 Zebley Road two lot subdivision applicant stated that they were not ready after all to update the open recommendations and pending permits status.

1420 Conchester Day Care, 1420 Conchester Highway,

Waiting for applicant to provide responses to Township Engineer's Plan review and recommendation letter dated October 31, 2025. No discussions at this meeting.

*Submitted by: Lou Torrieri, Chairman, Bethel Township Planning Commission,
April 1, 2026.*

BETHEL TOWNSHIP, DEL. CO.
SEWER AUTHORITY
REPORT – APRIL 2, 2026

The authority conducted a regular April meeting on April 2, 2026. The following matters were reported upon:

SOLICITOR'S REPORT

1. FOXFIELD - Dedication work has been completed for phase VI; dedication documents are being prepared
2. CREEKSIDE RUN - The developer is moving forward with dedication of sanitary sewer improvements and rights of way;
3. BELMONT III – Developer and security agreements have been signed. Security has been posted. All other pre construction requirements are being completed by the developer and were or will be met before construction may commenced or commences.

ENGINEER'S REPORT

1. PUMP STATION GENERATORS – The Authority received grant funding for the installation or replacement of four generators: Green Glen (New), Northbrook (Replacement), Scots Glen (New), and Luhmans Circle (New). The purchase has been approved by the Authority. Plans have been issued to the contractor, and we are currently awaiting pricing.
2. BELMONT III – The developer has commenced construction. HRG is performing construction inspection, and work completed to date is acceptable and in accordance with the plans.



GARNET VALLEY SCHOOL DISTRICT SCHOOL BOARD

Concord Elementary School • Bethel Springs Elementary School • Garnet Valley Elementary School • Garnet Valley Middle School • Garnet Valley High School

Garnet Valley School Board Report

April 2026 Bethel Township Board of Supervisors Meeting

Sources:

- GVSD Combined Work Session & Regular Board Meeting, March 24, 2026
- Tester Construction Instagram update, March 2026
(<https://www.instagram.com/reel/DWO8IoIDc0c/>)

Approved Minutes: Combined Work Session & Regular Board Meeting Minutes, February 24, 2026 (<https://drive.google.com/file/d/1SAN5oldeBbMghBlw1FxOqE4IVwCEcJxu/view>)

Districtwide Updates

The District recognized World Down Syndrome Day through its annual “Rock Your Socks” event and observed Neurodiversity Celebration Week. Schools were closed on March 20 in observance of Eid al-Fitr. District leadership noted that Garnet Valley continues to recognize a wide range of cultural and religious observances as part of its annual calendar.

Spring conference days and spring recess closures were reviewed, including Passover, Good Friday, Easter, and a staff in-service day. Upcoming events include the 5th Grade Luau Sendoff for Bethel Springs and Garnet Valley Elementary students and the Middle School’s International Night and Celebration of the Arts.

Be a Part of the Conversation is hosting an in-person program, “Preparing Your Child to Launch”, April 9 at 6:30-8 at the GVHS library (<https://conversation.zone/event/gv3/>)

Student Achievement and Student Perspectives

The Board highlighted student accomplishments and received updates directly from student representatives.

- Students reported strong academic and extracurricular results, including success in MathCounts, Science Olympiad, the National Science Bowl, STEM competitions, music programs, production of Les Misereables, and winter athletics.
- Student representatives shared updates on Robotics, Science Olympiad, fundraising activities including Mini-THON, and participation in arts and school events.
- Students discussed the later high school start time, noting benefits related to alertness, flexibility for morning commitments, and access to teachers, while acknowledging that sleep habits vary among students.

The Transportation Department also completed required bus and van evacuation drills in March, meeting Pennsylvania safety requirements.

Budget, Finance, and District Operations

The District presented its proposed 2026–2027 General Fund budget totaling approximately **\$132.8 million**, which includes a **3.5% real estate tax increase**. Updated millage rates were reviewed for all municipalities served by the district, including Bethel Township. Discussion emphasized rising employee benefit costs and ongoing impacts from commercial tax appeals.

The Board approved monthly cash and financial reports, bill lists and interim payments, construction fund expenditures, and required contributions to the Delaware County Intermediate Unit, Special Education programs, and Delaware County Technical Schools.

The Board approved termination of the District’s agreement with KinderCare effective June 30, 2026, and approved a new one-year agreement with Right At School to provide before- and after-school care beginning July 1, 2026.

An annual lease-to-own agreement with Apple was approved to provide MacBook Airs for incoming ninth graders and iPads for continued elementary device replacement, with no increase to the technology budget.

Facilities and Capital Projects

The Board reviewed and approved several facilities and capital improvement items, including change orders and infrastructure upgrades.

According to the District’s construction partner, despite snow-covered ground and harsh weather conditions for much of early 2026, work has continued steadily across campus. Recent construction milestones include:

- Pennington Building storefront installation approximately 90 percent complete
- Interior painting underway at the Pennington Building
- Ceiling grid installation approximately 90 percent complete
- Field House brick façade nearing completion
- Exterior canopy framing near completion
- Cast stone masonry cap at the Field House terrace nearly finished

Additional capital actions approved by the Board include temporary heat supply extensions, relocation of the high school’s main electrical room to reduce flood risk, audio-visual upgrades at Concord Elementary School, and acceptance of a private donation toward a new stadium scoreboard and fiber installation.

Governance and Public Engagement



The Board advanced several revised policies through first and second readings, including policies related to complaints, student teachers, gifts, substance abuse, payment of bills, and capital reserve management.

No public comments during the initial agenda-item comment period. During the second public comment period, Eileen Ming introduced herself as Bethel Township’s liaison to the School District and expressed interest in continued coordination and communication between the Township and the District.



Junior Supervisor Program '26

March - April





March

4-7th: Spring Musical "Les Miserables" .

9th: StuCo Shoe Drive

18th: Garnet's Got Talent

19th: Interact Volleyball Tournament

20th: Eid al Fitr - Schools Closed & Offices Open

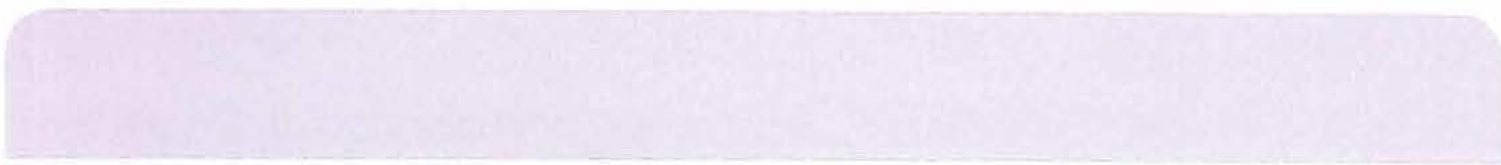
21st: Dance Diva

22nd: Jaggies Awards Banquet

25th: Nights of Scenes

27th: Quarter 3 Ends

30th - 31st - Spring Break - Schools Closed & Offices Open



April

1st - First Day of Passover - Schools Closed & Offices Open

2nd - Spring Break - School Closed & Offices Open

3rd - Good Friday - Schools & Offices Closed

6th - School Closed - Inservice/ Professional Development Day for Staff

7th - Classes Resume - Quarter 4 Start

10th - GVHS Mini THON - 1 p.m. - 10:30 p.m.

11th- South Asian Student Association Holi Event

15th - National Journalism Honor Society - 11 a.m.

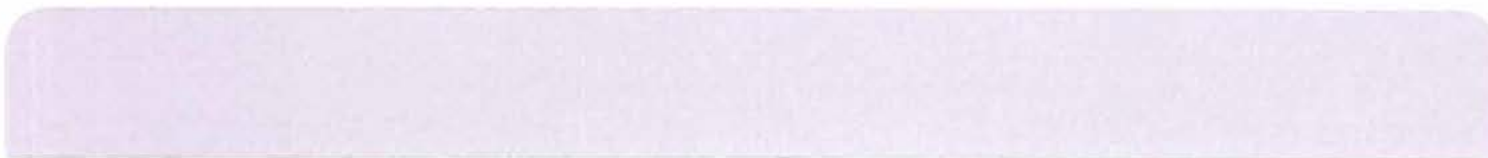
22nd - Athletic Spring Signing Day - 11 a.m.

22nd - Future Teachers Club Parent Night - Library 7:00 - 8:30 p.m.

24th - Junior Prom - 6:30 p.m. - 9:30 p.m.

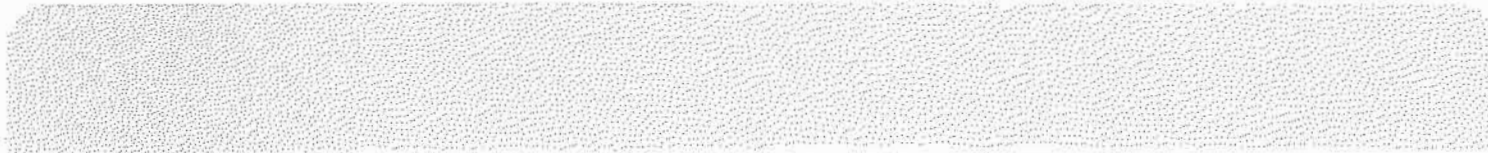
28th - Celebration of the Arts "COTA" - 8 a.m. - 3 p.m. and 5 p.m. - 8 p.m.

29th - Celebration of the Arts "COTA" - 8 a.m. - 3 p.m.



Representation

- Speech and Debate: 5 individuals earned awards
 - Teagan Moyer and Saharsh Narasingolu became Garnet Valley's first-ever state champions
- DCIU Delaware Science and Engineering Fair: Rohit Rajagopalan earned first place in the multiple categories, also earning the Society of Professional Engineers Award
- Garnet Valley Performing Arts: Earned multiple awards at the Bucks County Playhouse Student Theater Festival





Thank you





RACHEL KOHL COMMUNITY LIBRARY
687 SMITHBRIDGE ROAD, GLEN MILLS, PA 19342

March 26, 2026

Bethel Township Manager
Bethel Board of Supervisors
Residents of Bethel Township

Library News – March 2026 Highlights

FACILITY UPDATES

March brought more unexpected facility repairs, including work on the roof, heating sensors, and garden damage from winter weather. We are currently awaiting news on a grant for a full roof replacement and remain hopeful for funding in 2026. As always, donations of any size are very appreciated and needed to help us maintain our building and continue enhancing services for the community.

DONATIONS NEEDED

Along with monetary donations, we are currently accepting in-kind donations, including baking pans, gently used board games, puzzles, and books for all ages. A full list of accepted items is available on our website, but call if you have anything you think the library could use! Thank you for your continued generosity!

VOLUNTEER OPPORTUNITIES

We're excited to welcome new volunteers! Applications are open for all ages, with teen volunteer orientations planned for April, May, and June. Anyone interested in volunteering this summer should visit our website for more information.

LIBRARY IMPROVEMENTS

We've made several exciting improvements this month, including a new Teen Area (with our vending machine!), Pennsylvania Collection, and Puzzle Exchange. In the children's area, we've added a new train table and fixtures highlighting popular picture book authors. Stay tuned for our upcoming Library of Things!

SEATING UPDATE

Adult seating will be updated this month thanks to a generous memorial donation. Once completed, we will share more details and invite the community to visit and honor the patron.

PROGRAMS & SUMMER PLANNING

We're planning a full fun summer schedule for all ages—watch for details about our Summer Reading Kickoff and enjoy the many spring programs happening now.



RACHEL KOHL COMMUNITY LIBRARY
687 SMITHBRIDGE ROAD, GLEN MILLS, PA 19342

LIBRARY & PARK REMINDER

With the warmer weather, we kindly remind park visitors to use the designated park parking areas. When walking between the library and park, please use the path near the gazebo rather than the staff parking area to help keep everyone safe.

Thank you for your continued support of the library!

Library Usage & Statistics – March 2026

The five municipalities served accounted for **83%** of the library's total circulation in March.

- **Bethel patrons** made up 23% of that circulation.

Total circulation for all five service areas in the combined Delaware County Libraries was **12,393**.

Total circulation for the Rachel Kohl Community Library in March was **12,553**.

In March, the library processed **82** new library card applications from the five communities.

- **Bethel Township** represented 18, equaling 22%.

Programming Highlights

The library offers a wide variety of programs for all ages and is eager to expand the offerings. If there's a topic you're passionate about or would like to learn more about, the library invites you to reach out and share your ideas.

Upcoming Programs for April & May!

- **Pastel Art Class:** Thursday, April 2 at 10:30AM
- **Special Saturday Architecture Storytime & Craft:** April 11 at 11:30AM
- **Heartfulness Program for Adults:** April 25 at 11AM
- **Seed Library Plug Sale:** Save the date for Saturday May 2!

Adult Programs in March

Recurring Events:

- Mah Jong Club & Lessons
- Knit & Crochet Club
- Afternoon & Evening Book Clubs
- Alzheimer's Caregivers Support Group
- Neurodivergent Friendly Social Group
- Tuesday Yoga Series
- Virtual Author Talks



RACHEL KOHL COMMUNITY LIBRARY
687 SMITHBRIDGE ROAD, GLEN MILLS, PA 19342

Children's Programs in March

Recurring Events:

- Family Storytime
- Block Party
- LEGO Club
- PAWS For Reading
- D&D Clubs
- Solar Astronomy

Additional Library Services

- **Small Meeting Room:** Available for tutoring, studying, and small gatherings.
- **Community Room Rentals:** For individuals, nonprofits, and businesses. Details can be found at kohllibrary.org/rent-a-meeting-room.
- **At-Home Delivery Service** for qualifying patrons.
- **Interlibrary Loan:** Need something from outside Delco? Fill out a request form at kohllibrary.org/inter-library-loan/ and we'll do our best to fill your request!
- **Libby and Kanopy:** ebooks, audiobooks, magazines, movies and more!

Thank you for being part of our library community. We're proud to serve the residents of **Bethel, Chadds Ford, Concord, Thornbury** townships and the **Borough of Chester Heights**.

We look forward to seeing you at the library!

Respectfully:

Garrick Weaver, Library Board of Trustees
Angela Horstmann, Library Board of Trustees
Rayna Whitright, Library Director



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhanessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

**PROCLAMATION 2026-03
DECLARING APRIL 19-25, 2026, LIBRARY WEEK**

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals have the support they need to learn, connect, and thrive;

WHEREAS, the PA Forward@, Literacy is POWER, initiative highlights how libraries and staff encourage literacy in Basic, Information, Civic & Social, Health, and Financial, which contributes to greater personal and community success;

WHEREAS, libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increasing efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries' workers have worked to expand fluency in the digital literacy skills needed to navigate the online world which 21st century information exists;

WHEREAS, libraries nurture young minds through Storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, getting a library card is a financially literate action;



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Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “**Drawn to the Library**”.

NOW, THEREFORE, BE IT RESOLVED, be it resolved that Bethel Township Board of Supervisors proclaim National Library Week, April 19-25, 2026. During this week, I encourage all residents to visit their library and celebrate the opportunities they unlock for us every day.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of Bethel to be affixed this 14th day of April 2026.

BETHEL TOWNSHIP BOARD OF SUPERVISORS

Chuck Dennie
Chair

Attest:

Dr. William Addison
Township Manager

1092 Bethel Road • Garnet Valley, Pennsylvania 19060
P: (610) 459-1529 | F: (610) 459-2921

WWW.BETHELTWP.COM

Bethel Township Manager

From: [REDACTED]
Sent: Saturday, March 14, 2026 4:40 PM
To: Bethel Township Manager; Eileen Ming; Stephanie DerOhannessian
Cc: [REDACTED]
Subject: Library Week Proclamation
Attachments: Proclamation National Library Week 2026.docx

Hello Bill, Eileen and Stephanie,

National Library Week is April 19-25 - coming up soon! Garrick and I recently learned that Concord is going to present Rayna (RKCL Library Director) with a Library week Proclamation for the great work the library does for the community. We were hoping that Bethel could do something similar. This would not only reinforce the connection between our library and the township but also encourage library attendance. It's just a little presentation of a certificate to the library. Attached is the drafted Concord document. Perhaps we could use this but on Bethel letterhead?

Please let us know how we can support.

Thanks,

-Angela

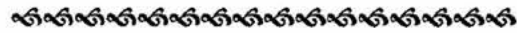


Township of Concord

DELAWARE COUNTY

*COUNCIL: Dominic A. Pileggi, John J. Gillespie, John L. Crossan,
Dana M. Rankin, Vinita Deshmukh, Larry Mutschler II, James G. Hunt*

Proclamation



NATIONAL LIBRARY WEEK APRIL 2026

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning; and

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive; and

WHEREAS, libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services; and

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all; and

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme **“For a Richer, Fuller Life, Read”** which emphasizes the value of reading and the role of libraries in enriching lives.

NOW, THEREFORE, be it resolved, that we the Council of Concord Township proclaim National Library Week, April 19-25, 2026, in Concord Township. During this week, we encourage all residents to be drawn to the Rachel Kohl Library!

PASSED AND APPROVED this 7th day of April 2026.

TOWNSHIP OF CONCORD COUNCIL

Dominic A. Pileggi, President

John J. Gillespie, Vice President

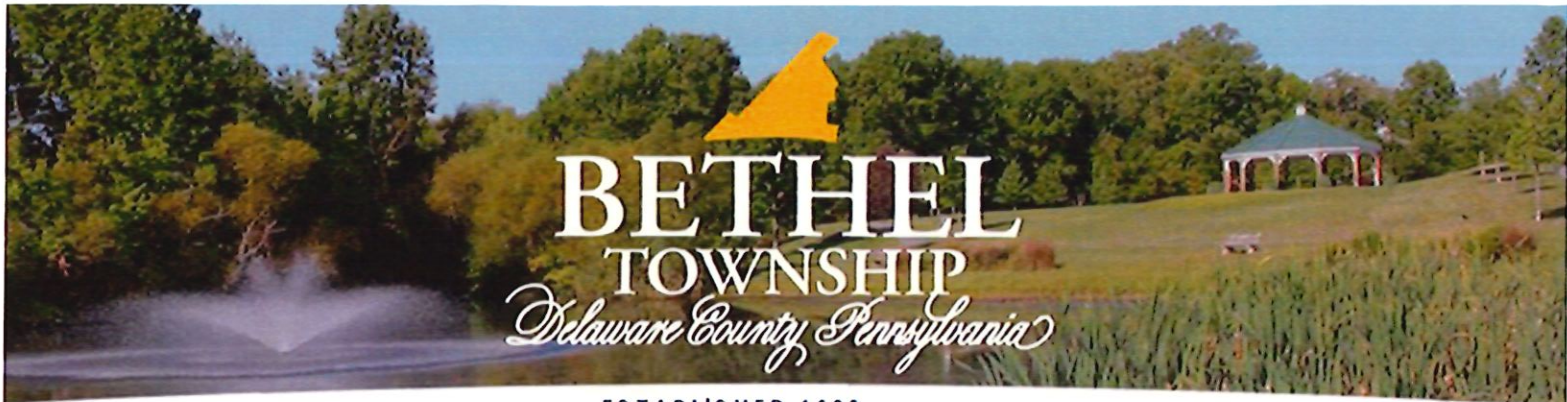
John L. Crossan, Vice President

Dana M. Rankin, Member

Vinita Deshmukh, Member

James G. Hunt, Member

Larry A. Mutschler II, Member



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SUPERVISOR

April's Manager's Report

This past week, the Township hosted several well-attended community events. Our annual Paper Shredding and Drug Takeback Event was a success, with 5,480 pounds of paper collected, providing residents with a secure and convenient way to dispose of sensitive documents.

The Drug Takeback initiative also offered a safe method for the disposal of unused or expired medications. The Township would like to thank all staff and volunteers who helped ensure the event ran efficiently.

The Township's Easter Egg Hunt also saw an excellent turnout, with many families participating and enjoying the day. The Township extends its sincere appreciation to everyone who contributed to the planning and execution of this event.

A special thank you to Administrative Assistant Amber Seamen for coordinating the preparation and filling of 3,200 eggs, with assistance from Parks and Recreation Ambassadors Shruti and Elsie.

The Township Office continues to focus on operational improvements, including ongoing enhancements to the Township website and 311 reporting system to improve usability and the overall resident experience. In coordination with the Highway Department, the office staff is also preparing for the upcoming spring initiatives.

Dr. William Addison

Township Manager

**BETHEL TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION No. 2026-26

Final Land Development – 1534 Naamans Creek Road and 0 Naamans Creek Road

WHEREAS, 1534 Naamans Creek Road, LLC (collectively, the “Applicant”), owner of the parcels presently known as 0 Naamans Creek Road, folio no. 03-00-00456-00, and 1534 Naamans Creek Road, folio no. 02-00-00457-00, comprising approximately 3.878 acres of land, has submitted an application to consolidate those lots, divide them into 3 lots, retaining an existing single-family home on lot 1 and constructing single-family residential homes on lots 2 and 3, serviced by a shared driveway and utility easement along the western boundary, with lots 1 and 2 as the dominant tenements and lot 3 as the servient tenement.

WHEREAS, in support of the Application, Applicant has submitted a plan titled “Preliminary/Final 3-Lot Subdivision and Land Development Plan,” prepared by InLand Design dated December 2, 2025, consisting of twelve (12) sheets, last revised March 26, 2026, attached hereto and marked as Exhibit “A” (the “Plan”);

WHEREAS, on March 03, 2026, The Bethel Township Planning Commission granted Applicant preliminary approval conditioned upon: 1) Applicant completing all outstanding recommendations from the Township Engineer; 2) Applicant planting the required evergreen trees; 3) Applicant addressing all outstanding PennDOT issues; and 4) Applicant recording all necessary easements, as reflected in its draft meeting minutes of that date attached hereto and marked as Exhibit “B;”

WHEREAS, the Application has been subjected to the following reviews: Township Engineer G.D. Houtman & Son, Inc., as set forth in its most recent review letter dated March 4, 2026, attached hereto as Exhibit “C;” the Bethel Township Planning Commission, as set forth at Exhibit “B;” and the Delaware County Planning Commission, as set forth in its review letter dated February 20, 2026 attached hereto as Exhibit “D” (collectively, the “**Reviews**”);

WHEREAS, Applicant has requested the following waiver from the Aston Township Subdivision and Land Development Ordinance (the “**SALDO Waiver**”):

from Section 395 to allow for review and approval of the preliminary/final plans concurrently;

WHEREAS, Applicant's waiver request is not necessary to this Board granting Applicant final plan approval;

WHEREAS, subject to the conditions set forth below, this Board of Supervisors believes that the Application is compliant with the ordinances of Bethel Township and warrants final land development approval.

NOW, THEREFORE, be it **RESOLVED** that The Plan is hereby **CONDITIONALLY APPROVED** as a final land development plan, subject to the following conditions:

- a. Applicant shall abide by all applicable laws and regulations of the United States, the Commonwealth of Pennsylvania, Delaware County and Aston Township during its construction and use at the Property.
- b. Except as otherwise approved during final land development, Applicant shall construct and install all proposed improvements consistent with and as shown on the Plan.
- c. Applicant shall materially comply with the terms and recommendations of the Reviews.
- d. Applicant will comply with all recommendations of the Fire Marshall relating to the Plan.
- e. Prior to Plan recording, Applicant shall revise the Plan to set forth the Conditions of this Resolution verbatim.
- f. Prior to the release of the Plan for recording, Applicant shall enter into a simplified form of land development agreement in a form satisfactory to the Township Solicitor and provide a lump sum escrow to the Township in an amount to be established by the Township Engineer to be held until the issuance of a certificate of occupancy for the two new single family residential homes.
- g. Prior to Plan recording, Applicant shall pay a fee in lieu of the provision of recreational lands and facilities, in an amount to be determined by the Township Engineer.
- h. Subsequent to Plan recording but prior to the issuance of permits for any construction activity at the Property Applicant shall provide

evidence to the Township that it has recorded a Declaration of Driveway and Utility Easement in the form attached hereto as Exhibit "E." Should there be any substantive change to such Declaration Applicant shall submit the revised Declaration to the Township Solicitor for review and approval.

- i. Prior to the issuance of permits for any construction activity at the Property Applicant shall execute and record a stormwater operation and management agreement with the Township, in a form satisfactory to the Township Solicitor, and shall make a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund in an amount to be determined by the Township Engineer.
- j. Prior to the issuance of permits for any construction activity at the Property Applicant will provide a will-serve letter for water and sewer service.

RESOLVED, this 14th day of April 2026.

Bethel Township Board of Supervisors

Attest:

Chuck Dennie
Chair

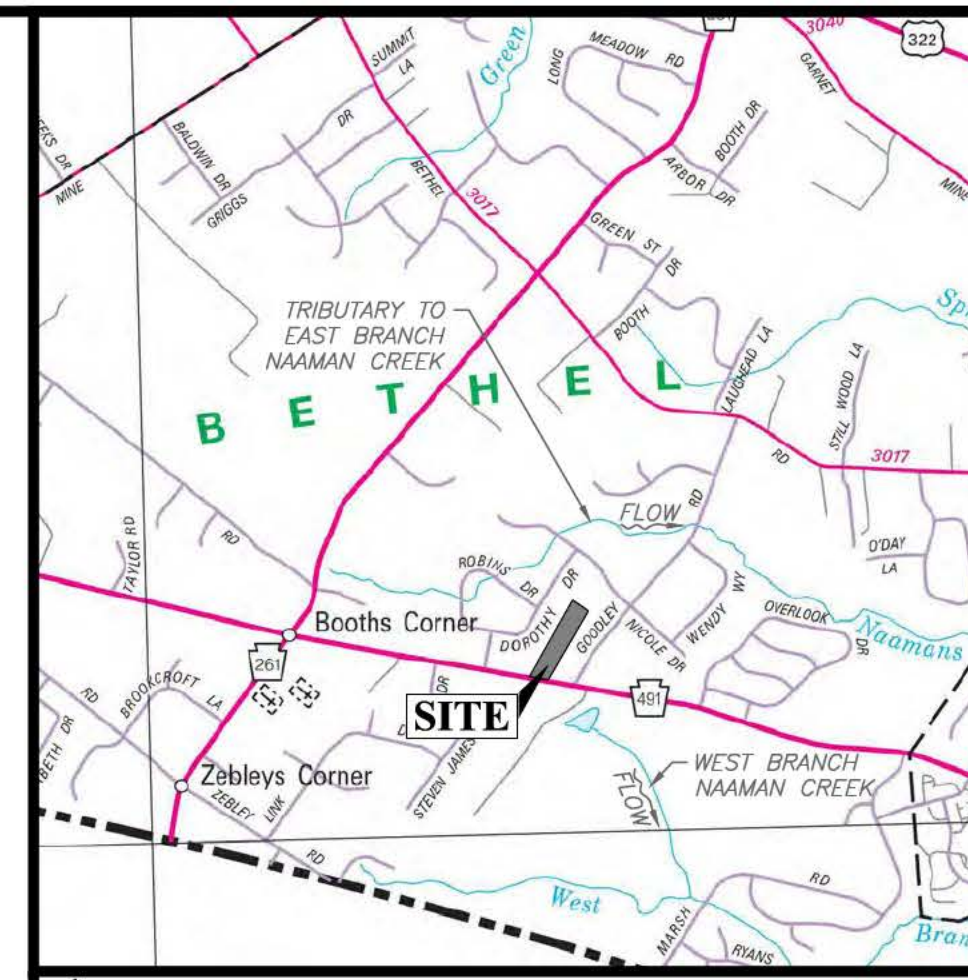
William Addison
Township Manager

EXHIBIT "A"
PLAN

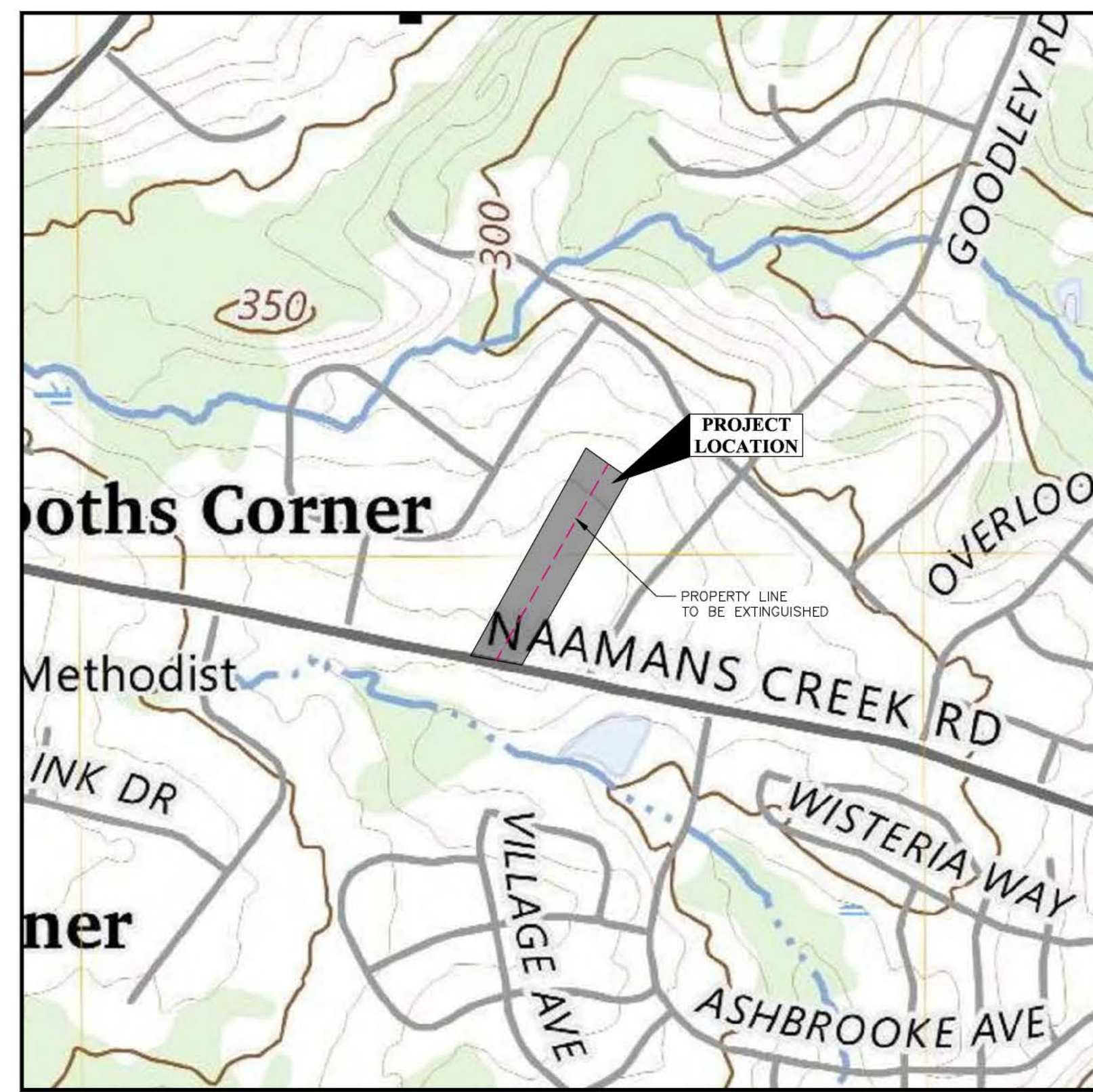
PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	DRIVEWAY AND UTILITY PROFILES
7	UTILITIES PLAN
8	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
9	STORMWATER MANGEMENT DETAILS & PROFILES
10	CONSTRUCTION DETAILS
11	EROSION CONTROL PLAN
12	EROSION CONTROL DETAILS



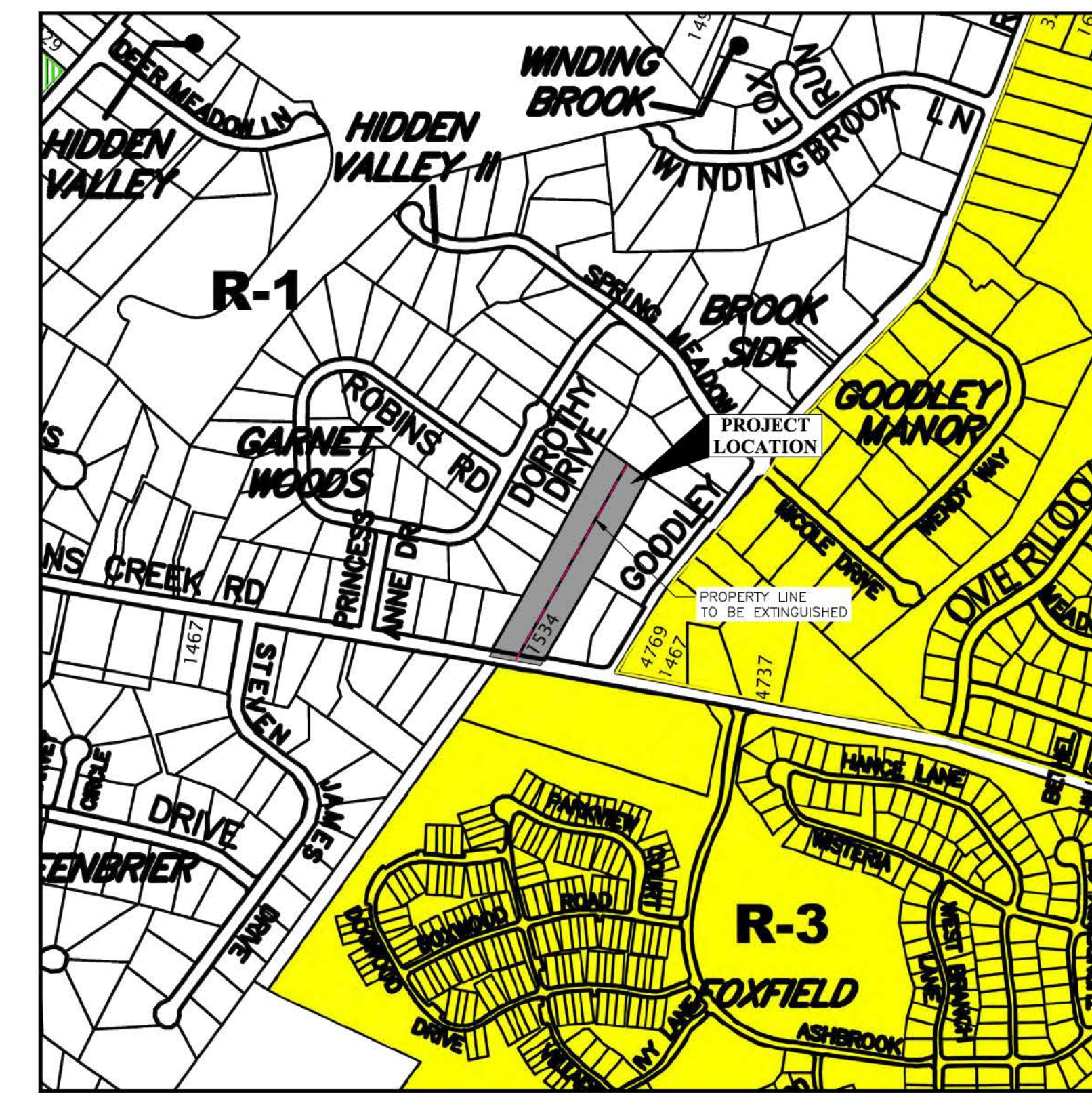
- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
 - LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
 - TOTAL TRACT AREA = 3.878 ACRES (168,958 S.F.)
 - TAX PARCEL: 03-00-00456-00 - 2.042 ACRES (GROSS) (03-00-00457-00 - 1.836 ACRES (GROSS))
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
 - PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:
 PLAN #1: PLAN ENTITLED, "SITE PLAN OF PROPERTY FOR DOROTHY CHANDLER" PREPARED BY ROBERT W. MATTEL, P.E., INC., DREXEL HILL, PA, DATED 04-04-2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 828, PG. 448.
 PLAN #2: PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF PROPERTY OF CAROL E. FANDYNE" PREPARED BY G.L. HOVEMAN & SON, INC., DATED 12/14/2004, LAST REVISED 03/04/2005, PLAN BOOK 67, PG. 426.
 - THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
 - THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 a. VEOLIA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 25, 2025.
 b. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED, PA CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (WVWMP). THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 6945C018F, EFFECTIVE NOVEMBER 18, 2009.
 - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - SITE GEOLOGY IS CHARACTERIZED AS Type MAFIC GNISS.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
 - PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD IF REQUIRED BY BETHEL TOWNSHIP.
 - ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
 - OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
 - ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPs.
 - BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE, AND FINAL INSPECTIONS.
 a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) BMPs TO BE SUBMITTED TO THE TOWNSHIP.
 b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMPs.
 c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: SUPERVISOR SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS, AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
 d. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
 e. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSENSUS WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
 - PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
 - THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 1232025813. REFERENCE: PLAN PREPARED BY URBAN ENGINEERS, INC. FOR PENNDOT, OR FINISHS: 4/17/2002; ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 6601 (SHEET 49 OF 150).



USGS MAP
SCALE 1:500



AERIAL MAP
SCALE 1:500



ZONING MAP
SCALE 1:500

□	R-1	■	LI-1
▨	R-2	■	TANK
■	R-3	■	C-1
■	R-4	■	C-2
■	R-M		
■	TWP. BLDG		

LISTS OF REQUIRED PERMITS/APPROVALS			
ISSUING AGENCY	TYPE OF PERMIT/APPROVAL	DATE ISSUED / STATUS	PERMIT / APPLICATION / REFERENCE NO.
PADEP	ACT 537 SEWER PLANNING EXEMPTION	PADEP EXEMPTION APPROVAL LETTER DATED FEBRUARY 11, 2026	DEP CODE NO: 1-23935-167-E
BETHEL TOWNSHIP FIRE MARSHAL	FIRE MARSHAL APPROVAL		
PENNDOT	MINIMUM USE DRIVEWAY HIGHWAY OCCUPANCY PERMIT	UNDER REVIEW	PENNDOT HOP APPLICATION NO: 396119

PARK OR RECREATIONAL LAND OR FACILITIES (§ 395-43.1):
(ADDED 1-13-2021 BY ORD. NO. 237)
THE APPLICANT PROPOSES A FEE IN LIEU OF PROVIDING THE PARK AND RECREATION AREA IN THE AMOUNT TO BE DETERMINED BY BETHEL TOWNSHIP.

WAIVER REQUESTS:
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE BETHEL TOWNSHIP LAND DEVELOPMENT ORDINANCE:
1. \$395 TO ALLOW FOR REVIEW AND APPROVAL OF THE PRELIMINARY/FINAL PLANS CONCURRENTLY.

OWNER/APPLICANT:
1534 NAAMANS CREEK, LLC
ATTN: MATT LASSIK
P.O. BOX 251
CHESTER HEIGHTS, PA 19017
PHONE: (610) 459-5010
MATT@SBCONRAD.COM

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd. West Chester, PA 19382
Phone: (484) 947-2928 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd. West Chester, PA 19382
Phone: (484) 947-2928 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

No.	Date:	Description:
1	1/20/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

**PRELIMINARY/FINAL
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN**

Date: 12/02/2025
Scale: AS NOTED
Drawn by: SMF
Checked by: CWI
Project No: 12710

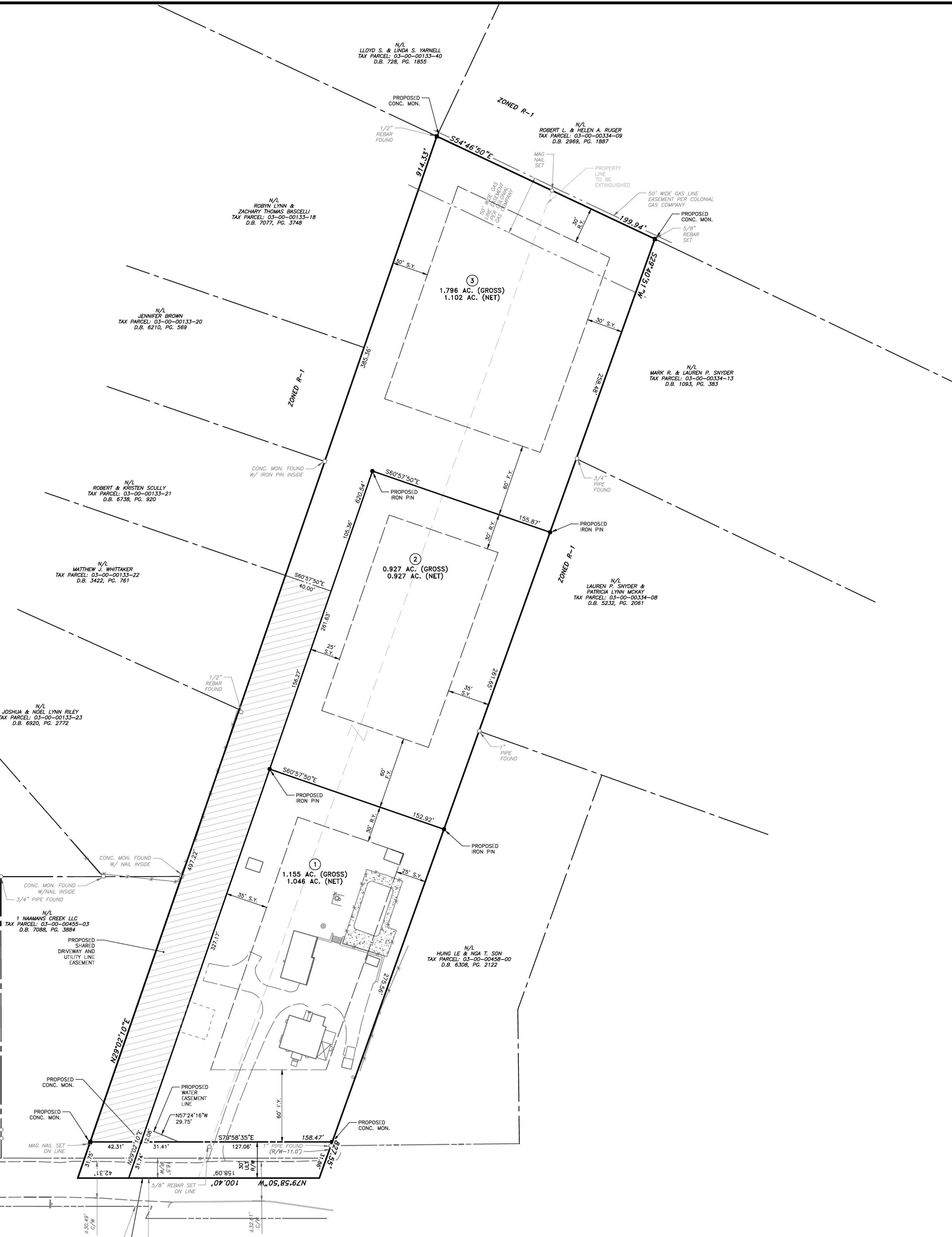
COVER SHEET
FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD
GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
1
OF 12



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD / PAVING
PROPOSED IRON PIN
PROPOSED CONCRETE MONUMENT
PROPOSED RIGHT OF WAY LINE
PROPOSED BUILDING SETBACK
PROPOSED EASEMENT

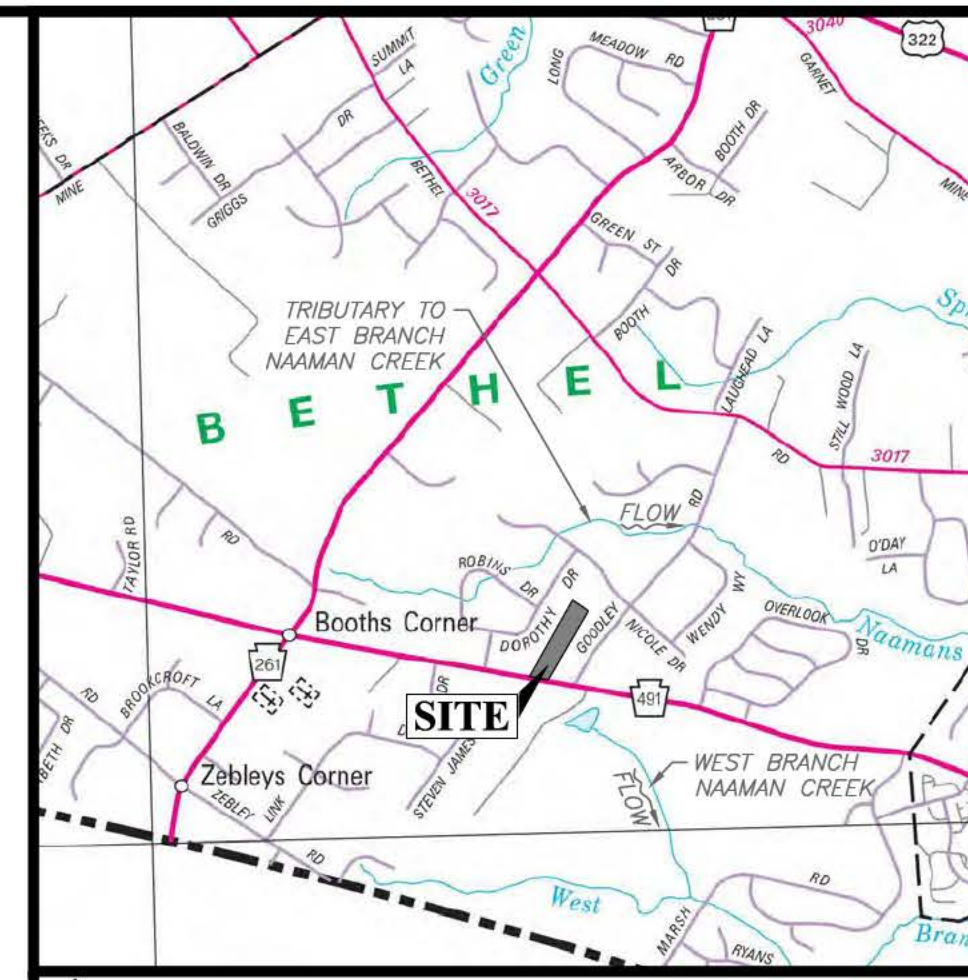


DRIVEWAY NOTES

- 1. A DECLARATION OF EASEMENT AND A MAINTENANCE AGREEMENT SHALL BE PREPARED FOR THE SHARED DRIVEWAY AND SHALL BE SUBMITTED TO THE TOWNSHIP SOLICITOR FOR THEIR REVIEW AND APPROVAL...
2. THE PROPOSED SHARED PRIVATE DRIVEWAY IS NOT TO BE DEDICATED TO BETHEL TOWNSHIP FOR PUBLIC USE...
3. NO OBJECT GREATER THAN 2.5 FEET IN HEIGHT AND NO OTHER OBJECT THAT WOULD OBSCURE THE VISION OF A MOTORIST SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS...
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
3. TOTAL TRACT AREA = 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.042 ACRES (GROSS)
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING...



LOCATION MAP SCALE 1" = 300'

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE
ON THE DAY OF A.D. 2025 BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED WHO
ACKNOWLEDGED THEMSELVES TO BE THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAN, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
(WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.)
NOTARY PUBLIC
CERTIFICATE FOR APPROVAL BY THE TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY RESOLUTION OF BOARD OF SUPERVISORS OF BETHEL TOWNSHIP THIS DAY OF 2025.
CHAIRMAN
CERTIFICATE OF REVIEW BY THE TOWNSHIP ENGINEER:
REVIEWED BY THE BETHEL TOWNSHIP ENGINEER THIS DAY OF 2025.
TOWNSHIP ENGINEER
CERTIFICATE FOR RECOMMENDATION FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION:
RECOMMENDED FOR APPROVAL BY THE BETHEL TOWNSHIP PLANNING COMMISSION, THIS DAY OF 2025.
CHAIRMAN
MEMBER
OFFER OF DEDICATION:
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAN, AND THAT ALL PROPOSED STREET RIGHT-OF-WAY, SHOWN AND NOT HERETOFORE DEDICATED, IS HEREBY CONTINUALLY OFFERED FOR DEDICATION TO THE PUBLIC USE.
NAME
DELAWARE COUNTY PLANNING COMMISSION
PROCESSED AND REVIEWED: A REPORT HAS BEEN PREPARED BY THE DELAWARE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE
FOR THE DIRECTOR
RECORDED IN THE DELAWARE COUNTY COURTHOUSE THIS DAY OF 2025 IN PLAN BOOK PAGE

EXISTING AREA OF TRACT

Table with 2 columns: Description and Value. Rows include Gross Lot Area, Area Within Existing R/W, Area Within Gas Easement, and Net Lot Area for both existing parcels.

PROPOSED LOT AREA DATA

Table with 6 columns: Lot, Gross Area, Ultimate Right of Way, Shared Driveway, Gas Easement, and Net Lot Area. Rows 1, 2, and 3 show data for the proposed lots.

ZONING DATA

R1 ZONING DISTRICT (ZO: ARTICLE VI) PUBLIC WATER AND SEWER

Table comparing existing and proposed lot characteristics. Columns include Description, Required, Existing, and Proposed (Lot 1, Lot 2, Lot 3). Rows include Lot Area, Lot Width, Building Area, Front Yards, Side Yards, Rear Yard, and Height Regulations.

1 NET LOT AREA DOES NOT INCLUDE ANY PUBLIC EASEMENTS OR PUBLIC RIGHT-OF-WAYS.
2 BUILDING AREA: THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREAS OF ALL BUILDINGS ON A LOT, EXCLUDING CORNICES, EAVES, GUTTERS, OR CHIMNEYS PROJECTING NOT MORE THAN THIRTY (30) INCHES, STEPS, ONE-STORY OPEN PORCHES, OR CHIMNEYS NOT EXTENDING MORE THAN ONE (1) STORY AND NOT PROJECTING MORE THAN FIVE (5) FEET; AND BALCONIES AND TERRACES.
3 SIDE YARDS: FOR ANY BUILDING OR USE SERVED WITH PUBLIC WATER AND SEWER FACILITIES THERE SHALL BE TWO SIDE YARDS NOT LESS THAN 60 FEET IN AGGREGATE WIDTH AND NEITHER LESS THAN 25 FEET IN WIDTH.
4 HEIGHT REGULATIONS: THE HEIGHT OF ANY PRINCIPAL BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET.
5 EXISTING VALUES ARE CALCULATED USING THE EXISTING RIGHT-OF-WAY. PROPOSED VALUES ARE CALCULATED USING THE PROPOSED (ULTIMATE) RIGHT-OF-WAY.

INLAND DESIGN Engineering, Surveying & Land Planning. 16 Hagerty Blvd., West Chester, PA 19382. Phone: (484) 947-2928. Fax: (484) 947-2946. www.InLandDesign.net

PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. GRAPHIC SCALE 1" = 40'. Project No. 12710.

TITLE PLAN FOR 1534 NAAMANS CREEK, LLC 1534 NAAMANS CREEK ROAD GARNET VALLEY, PA 19060 BETHEL TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA. SHEET 2 OF 12.

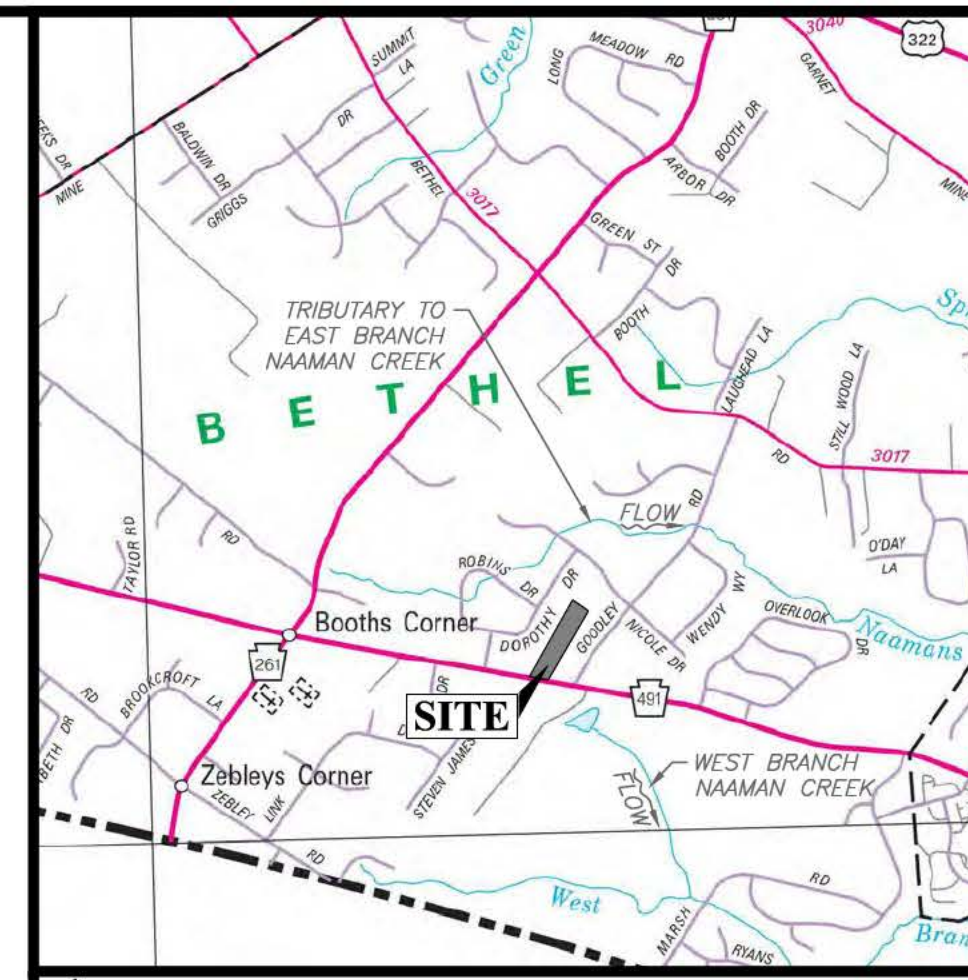
OWNER/APPLICANT: 1534 NAAMANS CREEK, LLC ATTN: MATT LASSIK P.O. BOX 251 CHESTER HEIGHTS, PA 19017 PHONE: (610) 456-5010 MATTL@SBCONRAD.COM

PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930. Pennsylvania One Call System PA, Act 172 of 1986 requires three working days notice. PENNSYLVANIA ACT 187 REQUIREMENTS: Inland Design, LLC certifies that the information shown on this plan is true and correct to the best of our knowledge and belief.



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING IP CONTOUR
TEST PIT LOCATION
EXISTING 2' CONTOUR
EXISTING IP CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREE SYMBOLS
EXISTING DRIVEWAY
EXISTING CONCRETE PAD, SIDEWALK OR PATIO
EXISTING PAVERS
EXISTING WALL
EXISTING FENCE LINE
EXISTING STORM STRUCTURES & PIPE
EXISTING ROOF DRAIN
EXISTING SANITARY STRUCTURES & PIPE
EXISTING SANITARY CLEAN-OUT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER LINE
EXISTING LIGHT
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRE
(TBR) TO BE REMOVED
EXISTING TREES TO BE REMOVED
DEAD OR NON VIABLE TREE PER ARBORIST REPORT (TO BE REMOVED)
EXISTING TREELINE
EXISTING TREELINE (TO BE ADJUSTED)



GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 3.
3. TOTAL TRACT AREA - 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.82 ACRES (GROSS)
03-00-00457-00 - 1.058 ACRES (GROSS)
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:
PLAN #1: PLAN ENTITLED "SITE PLAN OF PROPERTY FOR DOROTHY CHANDLER", PREPARED BY ROBERT W. MATTAX, PLS. INC., DREXEL HILL, PA, DATED 04-04-2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 80, PG. 488.
PLAN #2: PLAN ENTITLED "TOTAL MAJOR RECONSTRUCTION PLAN OF PROPERTY OF GARNETT E. VANDIERE", PREPARED BY G.D. HOUTMAN & SON, INC., DATED 12-17-2004, LAST REVISED 05-20-2005, PLAN BOOK #77, PG. 426.
6. THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
7. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
a. VIELLA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 28, 2025.
8. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED; PA CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (WETLANDS).
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 24045C0178, EFFECTIVE NOVEMBER 18, 2009.
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS "Mg-Mg-MG GNEISS".
12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
13. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
14. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD AS REQUIRED BY BETHEL TOWNSHIP.
15. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
16. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
17. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER BMPS.
18. PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
19. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 123205813, REFERENCE PLAN PREPARED BY CREAY ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 699 (SHEET 49 OF 159).

DEMOLITION NOTES:

- 1. THE EARTHWORK/SITE CONTRACTOR SHALL REMOVE AND/OR DEMOLISH ALL OF THE ANCILLARY FEATURES WHICH INTERFERE AND/OR CONFLICT WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, BUILDING, FENCES, VEGETATION, CONCRETE, PAVINGS, ETC., INCLUDING EXISTING IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS. ANY REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS.
2. THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDER/OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS AND/OR SITE PRIOR TO BEGINNING DEMOLITION. SERVICES, INCLUDING BUT NOT LIMITED TO STORM SEWER, ELECTRIC, SANITARY SEWER, GAS, TELEPHONE, AND WATER, MUST BE REMOVED AS DIRECTED BY THE APPROPRIATE UTILITY PROVIDER/OWNERS.
3. ANY EXISTING IMPROVEMENTS THAT ARE NOT TO BE DEMOLISHED, EITHER ON-SITE OR OFF-SITE (I.E. EXISTING DRIVEWAY, EXISTING UTILITIES, ETC.) DAMAGED BY THE EARTHWORK/SITE CONTRACTOR DURING CONSTRUCTION MUST BE REPAIRED BY THE EARTHWORK/SITE CONTRACTOR TO THEIR PRE-CONSTRUCTION CONDITION.

EXISTING AREA OF TRACT

Table with 2 columns: Description and Value. Rows include Gross Lot Area, Area Within Existing R/W, Area Within Gas Easement, Net Lot Area, and Building Area for two parcels.

ZONING DATA R1 ZONING DISTRICT (ZO: ARTICLE VI) PUBLIC WATER AND SEWER

Table comparing required vs existing zoning data for Lot Area, Lot Width, Building Area, Front Yards, Side Yards, Rear Yard, and Height Regulations.

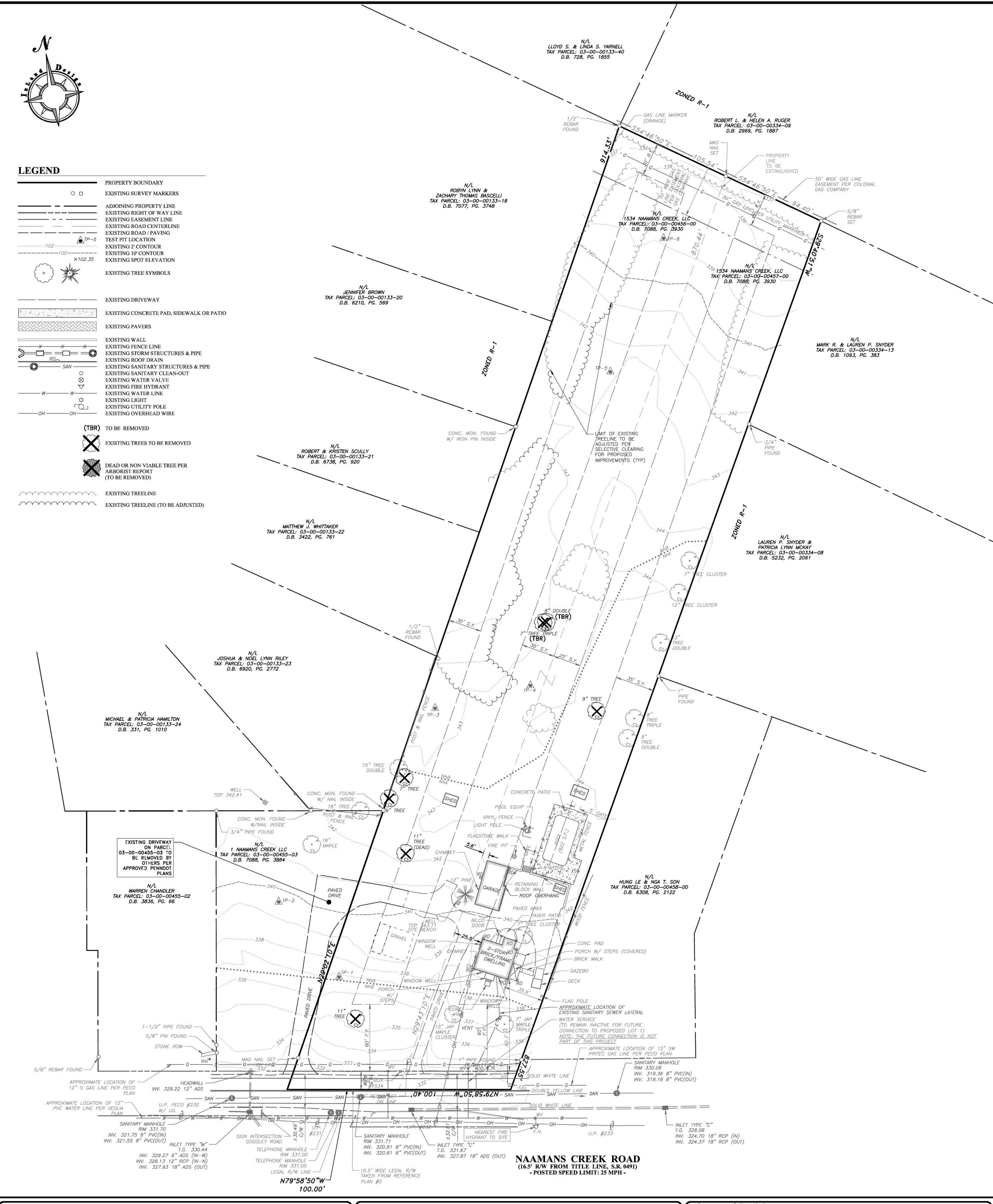
1) NET LOT AREA DOES NOT INCLUDE ANY PUBLIC EASEMENTS OR PUBLIC RIGHT-OF-WAYS.
2) BUILDING AREA - BUILDING AREA: THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREAS OF ALL BUILDINGS ON A LOT, EXCLUDING CORNICES, BAYS, GUTTERS, OR CHIMNEYS PROJECTING NOT MORE THAN THIRTY (30) INCHES, STEPS, ONE STORY OPEN PORCHES, OR CHIMNEYS NOT EXTENDING MORE THAN ONE (1) STORY AND NOT PROJECTING MORE THAN FIVE (5) FEET, AND BALCONIES AND TERRACES.
3) SIDE YARDS: FOR ANY BUILDING OR USE SERVED WITH PUBLIC WATER AND SEWER FACILITIES THERE SHALL BE TWO SIDE YARDS NOT LESS THAN 60 FEET IN AGGREGATE WIDTH AND NEITHER LESS THAN 25 FEET IN WIDTH.
4) HEIGHT REGULATIONS: THE HEIGHT OF ANY PRINCIPAL BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET.
5) EXISTING VALUES ARE CALCULATED USING THE EXISTING RIGHT-OF-WAY.

SOILS DESCRIPTION

Table with 8 columns: Symbol, Description, Slope, Available Water Supply, Drainage Class, Depth to S.H.W.T., Depth to Bedrock, Capability Unit, and Hydrologic Soil Group.

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
1) PER THE GEOTECHNICAL REPORT BY IS, DATED 10/20/2025, IT IS RECOMMENDED THAT THE DESIGN ENGINEER UTILIZE SOILS MODELED WITH A GROUP B RATING TO MORE ACCURATELY REFLECT ACTUAL SITE CONDITIONS OBSERVED.

OWNER/APPLICANT:
1534 NAAMANS CREEK, LLC
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INLAND DESIGN Engineering, Surveying & Land Planning. 16 Hagerty Blvd., West Chester, PA 19382. Phone: (484) 947-2928. Fax: (484) 947-2946. www.InLandDesign.net

Revision table with columns: No., Date, Description. Lists three revisions to the preliminary/final plan.

PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. GRAPHIC SCALE 1" = 40'. Scale bar showing 0, 20, 40, 60, 80, 100 feet.

Date: 12/02/2025. Scale: 1" = 40'. Drawn by: SMF. Checked by: CWI. Project No.: 12710.

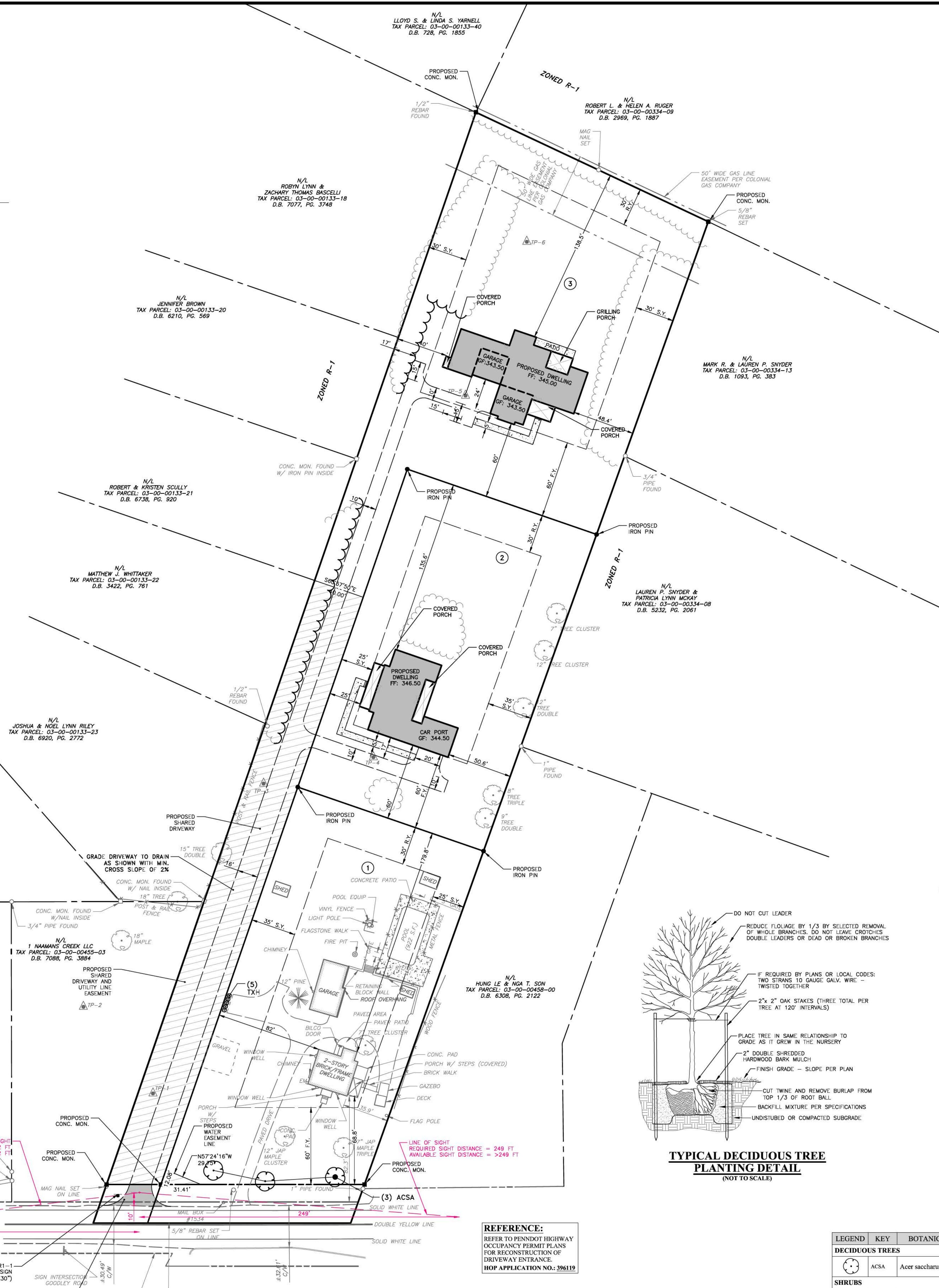
EXISTING CONDITIONS & DEMOLITION PLAN FOR 1534 NAAMANS CREEK, LLC. 1534 NAAMANS CREEK ROAD, GARNETT VALLEY, PA 19060. BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA.

SHEET 3 OF 12



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD PAVING
PROPOSED IRON PIN
PROPOSED CONCRETE MONUMENT
PROPOSED RIGHT-OF-WAY LINE
TEST PIT LOCATION
EXISTING 2" CONTOUR
EXISTING SIGN
EXISTING ROAD PAVING
EXISTING DRIVEWAY
EXISTING OVERHEAD WIRE
PROPOSED SETBACK LINE
PROPOSED DRIVEWAY
PROPOSED EASEMENT
EXISTING TREELINE
PROPOSED TREELINE
EXISTING TREE SYMBOLS
PROPOSED FULL DEPTH PAVEMENT
PROPOSED MILLING AND OVERLAY



ZONING DATA
R1 ZONING DISTRICT (ZO: ARTICLE VI)
PUBLIC WATER AND SEWER

Table with columns: DESCRIPTION, REQUIRED, EXISTING (PARCEL, LOT 1, LOT 2, LOT 3), and PROPOSED (LOT 1, LOT 2, LOT 3). Rows include LOT AREA (NET), LOT WIDTH, BUILDING AREA, FRONT YARDS, SIDE YARDS, REAR YARD, and HEIGHT REGULATIONS.

NET LOT AREA DOES NOT INCLUDE ANY PUBLIC EASEMENTS OR PUBLIC RIGHT-OF-WAYS.
BUILDING AREA: THE AGGREGATE OF THE MAXIMUM HORIZONTAL CROSS-SECTION AREA OF ALL BUILDINGS ON A LOT, EXCLUDING CORNICES, EAVES, GUTTERS, OR CHIMNEYS PROJECTING NOT MORE THAN THIRTY (30) INCHES; STEPS, ONE STORY OPEN PORCHES, OR CHIMNEYS NOT EXTENDING MORE THAN ONE (1) STORY AND PROJECTING MORE THAN FIVE (5) FEET; AND BALCONIES AND TERRACES.
SIDE YARDS: FOR ANY BUILDING OR USE SERVED WITH PUBLIC WATER AND SEWER FACILITIES THERE SHALL BE TWO SIDE YARDS NOT LESS THAN 60 FEET IN AGGREGATE WIDTH AND NEITHER LESS THAN 25 FEET IN WIDTH.
HEIGHT REGULATIONS: THE HEIGHT OF ANY PRINCIPAL BUILDING SHALL NOT EXCEED THIRTY-FIVE FEET.

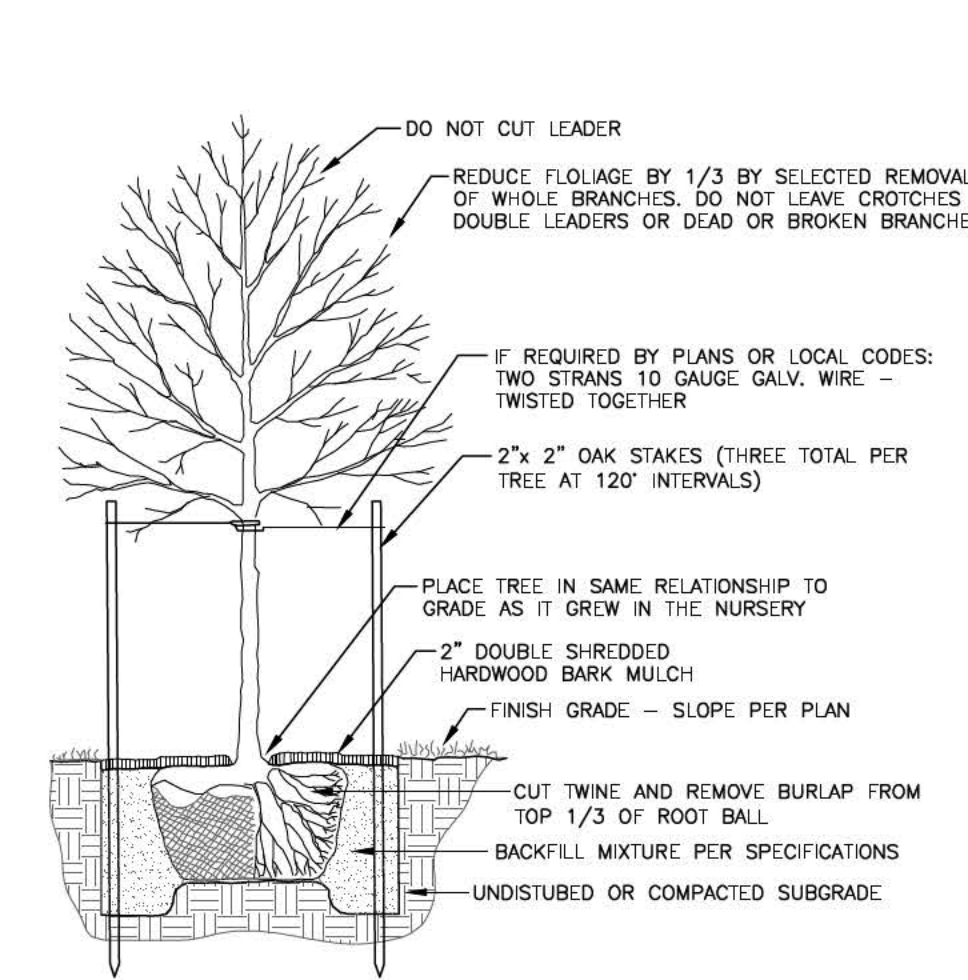
LANDSCAPING GENERAL NOTES

- 1. ALL BEDS AROUND THE TREE CANOPY SHALL HAVE THREE INCHES OF SHREDDED HARDWOOD MULCH OR EQUAL.
2. TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
3. DO NOT CUT THE LEADER OF PRUNING TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
4. NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
5. ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BRANDED, IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
6. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS BY THE LANDSCAPING CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
8. ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND KNOT CONDITION.
9. ALL TREES SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE TOWNSHIP.
10. TREES SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
11. TREES SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS.
13. ANY SUBSTITUTIONS OF TREES MUST BE REVIEWED AND APPROVED BY THE TOWNSHIP BEFORE INSTALLATION.
14. ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING.
15. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
16. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
17. CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY.
18. STREET TREE SHALL HAVE A MIN. OF 7 FEET OF HEAD CLEARANCE ABOVE GROUND AT PLANTING.
19. TREES ALONG NAAMANS CREEK ROAD TO BE MAINTAINED BY THE LOT OWNER.
20. ALL DISTURBED AREAS NOT MULCHED TO BE SODED.
21. SHRUBS PREVENTING VEHICLE ACCESS BETWEEN THE PROPOSED SHARED DRIVEWAY AND EXISTING DRIVEWAY ON LOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1.

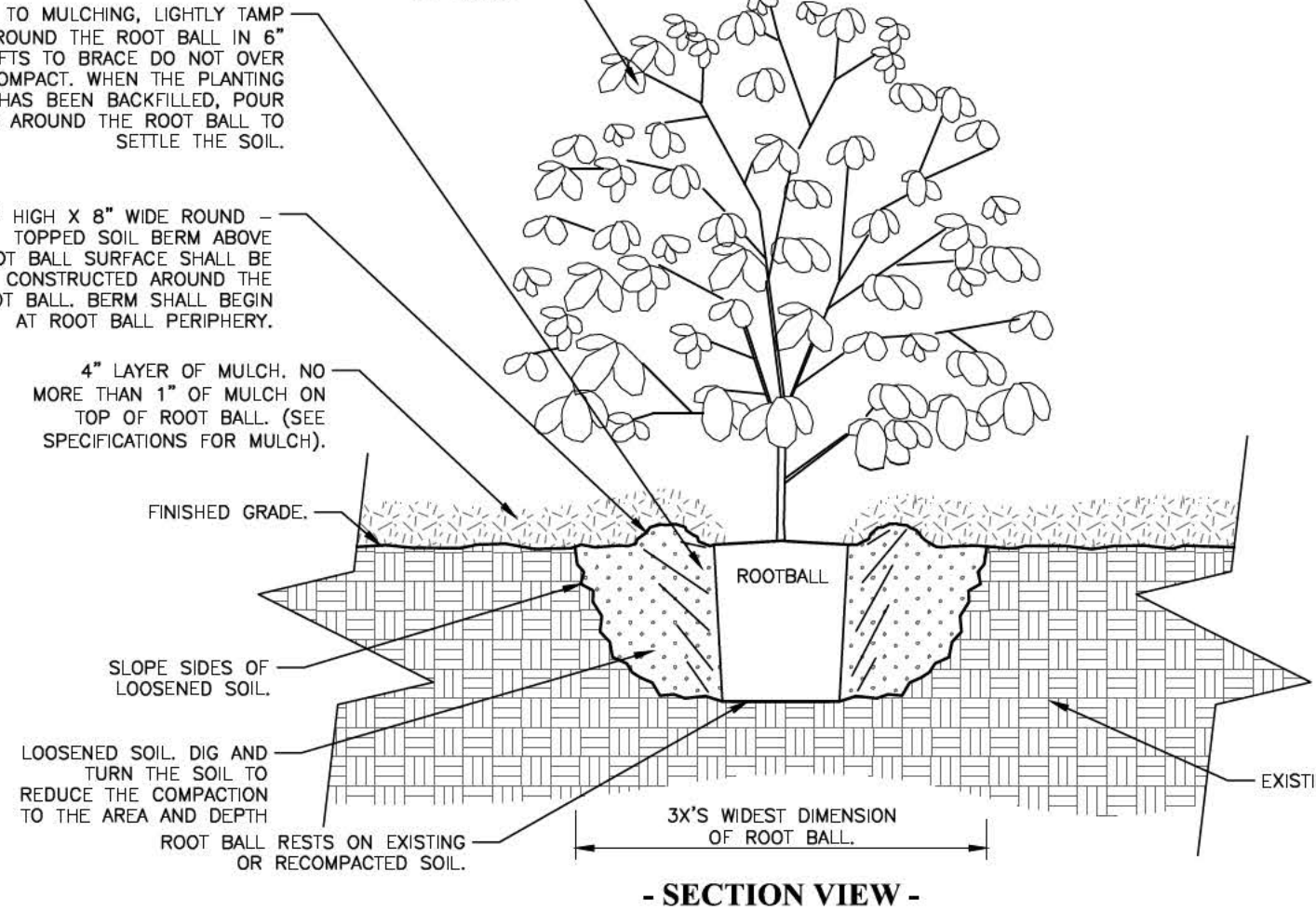
IMPERVIOUS COVERAGE

Table with columns: DESCRIPTION, EXISTING, and PROPOSED. Rows include PAVED DRIVE, PATIOS, DWELLING, GARAGE, WALKSTEPS, PORCHES, SHEDS, DECK/GAZEBO, WALLS, PADS, BILOO DOOR, GRAVEL, and TOTAL.

EXISTING IMPERVIOUS MEASURED TO THE PROPOSED (ULTIMATE) RIGHT-OF-WAY LINE.
PROPOSED IMPERVIOUS MEASURED TO THE PROPOSED (ULTIMATE) RIGHT-OF-WAY LINE.
* 7.2% OF IMPERVIOUS PAVED DRIVE IS IN SHARED DRIVEWAY ACCESS EASEMENT.



TYPICAL DECIDUOUS TREE PLANTING DETAIL (NOT TO SCALE)



TYPICAL SHRUB PLANTING DETAIL (NOT TO SCALE)

PLANT LIST

Table with columns: LEGEND KEY, BOTANICAL NAME, COMMON NAME, QTY., CAL., and ROOT. Lists Acer saccharum (Sugar Maple) and Taxus x media 'Hicksii' (Hicks Yew).

SIGHT DISTANCE NOTE:

THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTAINING THE RIGHT DISTANCES SHOWN IN THIS PLAN AT ALL INTERSECTIONS OF THE DRIVEWAY AND NAAMANS CREEK ROAD (S.R. 609) ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION SHALL BE MAINTAINED OR REMOVED AS NECESSARY IN PERPETUITY BY THE PROPERTY OWNER AT THEIR SOLE EXPENSE.

OWNER/APPLICANT:

1534 NAAMANS CREEK, LLC
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P.O. BOX 251
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PHONE: (610) 496-8610
MATTL@SBCORAD.COM

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Inland Design logo and contact information: Engineering, Surveying & Land Planning, 16 Hagerty Blvd., West Chester, PA 19382, Phone: (484) 947-2928, Fax: (484) 947-2946, www.InLandDesign.net, Info@InLandDesign.net

Revision table with columns: No., Date, Description. Shows three revisions from 1/20/2026 to 3/26/2026.

Preliminary/Final 3-Lot Subdivision and Land Development Plan. Includes a graphic scale from 0 to 160 feet and a north arrow.

Project information: Date: 12/02/2025, Scale: 1" = 40', Drawn by: SMF, Checked by: CWI, Project No: 12710.

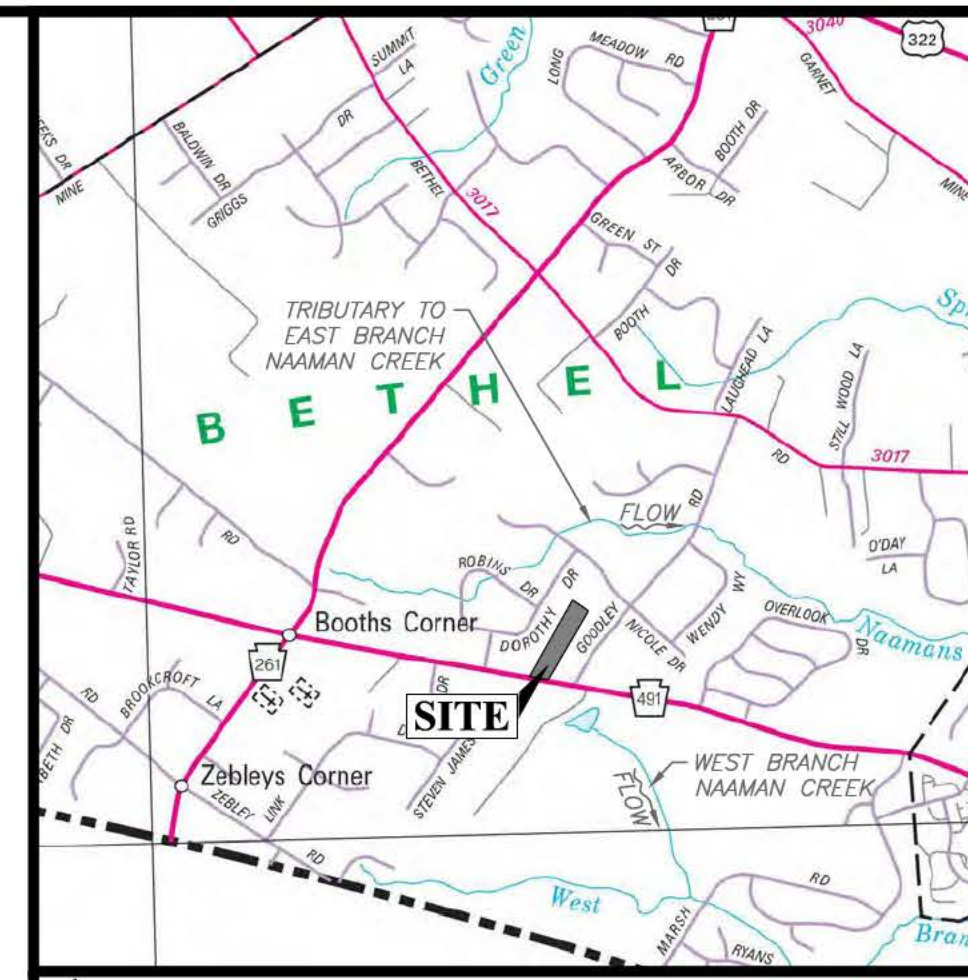
Site Plan for 1534 Naamans Creek, LLC, 1534 Naamans Creek Road, Garnet Valley, PA 19060, Bethel Township - Delaware County - Pennsylvania.

Sheet 4 of 12.



LEGEND

- PROPERTY BOUNDARY
- EXISTING SURVEY MARKERS
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD / PAVING
- PROPOSED CONCRETE MONUMENT
- PROPOSED RIGHT OF WAY LINE
- TEST PIT LOCATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING TREE SYMBOLS
- EXISTING SIGN
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TREE LINE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT & PIPE
- PROPOSED WELL
- PROPOSED WATER LINE



LOCATION MAP
SCALE 1" = 300'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 1.
3. TOTAL TRACT AREA = 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.92 ACRES (GROSS)
03-00-00457-00 - 1.836 ACRES (GROSS)
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
*PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:
PLAN #1: PLAN TITLED "SITE PLAN OF PROPERTY FOR DOROTHY CHANDLER", PREPARED BY ROBERT W. MATTAK, PLS. INC., DREXEL HILL, PA, DATED 04-04-2005, LAST REVISED 07-05-2005, RECORD PLAN BOOK 808, PG. 408.
PLAN #2: PLAN TITLED "TOTAL MAJOR SUBDIVISION PLAN OF PROPERTY OF CURTIS E. VANDIERE", PREPARED BY G.D. HOUTMAN & SON, INC., DATED 12/14/2004, LAST REVISED 05/20/2005, PLAN BOOK 477, PG. 426.*
6. THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
7. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
a. VIOLETA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WILL SERVE LETTER DATED OCTOBER 28, 2025.
8. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED; PA CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (W/FM/FM).
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42045C0178F, EFFECTIVE NOVEMBER 18, 2009.
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS "Mg-MATIC ONTARIO".
12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
13. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
14. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD IF REQUIRED BY BETHEL TOWNSHIP.
15. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
16. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER Bmps.
17. BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE, AND FINAL INSPECTIONS.
a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) Bmps TO BE SUBMITTED TO THE TOWNSHIP.
b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM Bmps.
c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: IMPERVIOUS SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS; AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
d. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM Bmps HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
e. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
18. PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
19. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 123205813, REFERENCE PLAN PREPARED BY CRAWFORD ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 6991 (SHEET 49 OF 150).



NAAMANS CREEK ROAD
(16.5' ROW FROM TITLE LINE, S.R. #491)
- POSTED SPEED LIMIT: 25 MPH -

OWNER/APPLICANT:
1534 NAAMANS CREEK, LLC
ATTN: MATT LASKAR
P.O. BOX 251
CHESTER HEIGHTS, PA 19017
PHONE: (610) 496-9610
MATTL@SBCONRAD.COM

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PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | P.G. 3930

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3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

PRELIMINARY/FINAL
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

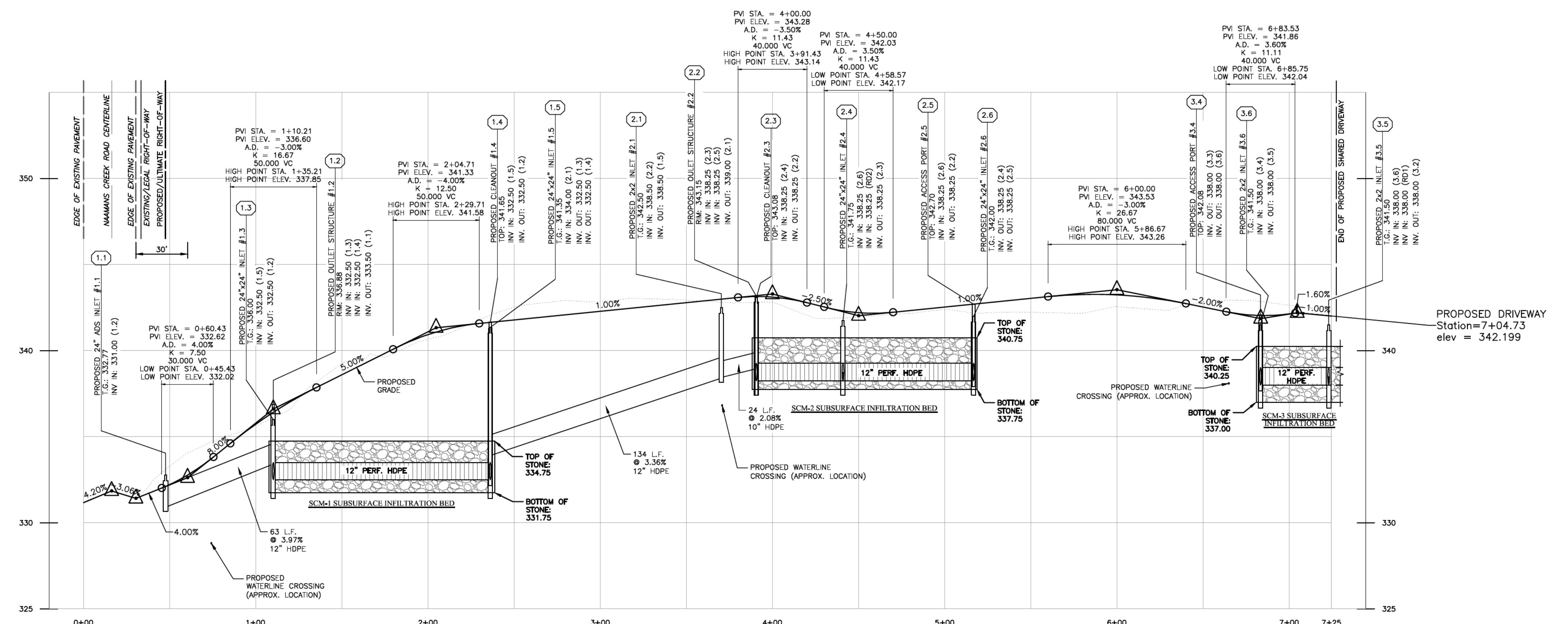
GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40'

Date: 12/02/2025
Scale: 1" = 40'
Drawn by: SMF
Checked by: CWI
Project No. 12710

GRADING PLAN
FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD
GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
5
OF 12

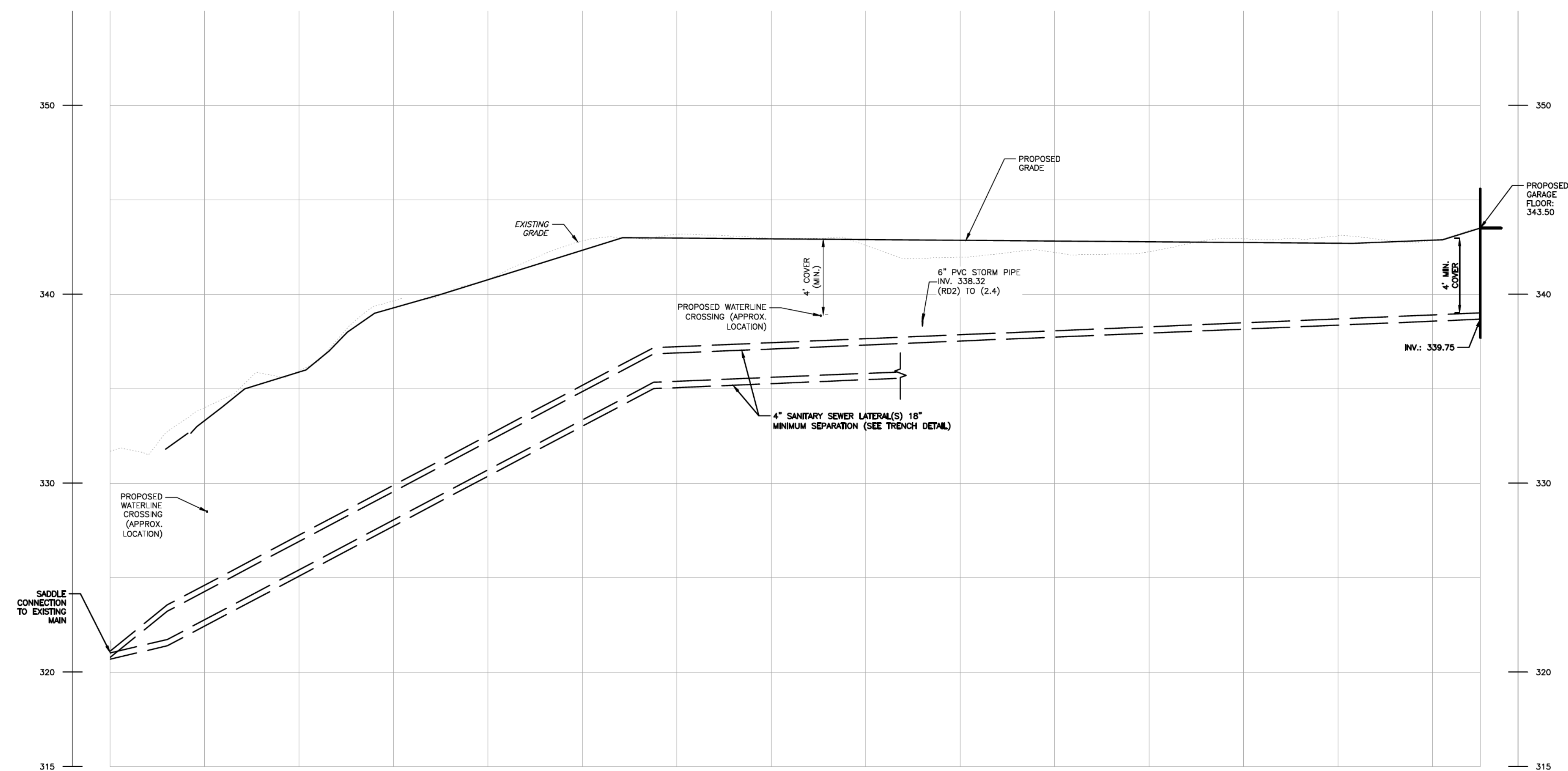
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PROPOSED DRIVEWAY PROFILE
SCALE: (H) 1"=40' (V) 1"=4'

OFF-STREET PARKING AND DRIVEWAYS

- § 395-48:
- EACH PROPOSED DWELLING UNIT IN A SUBDIVISION SHALL BE PROVIDED WITH A PAVED OFF-STREET PARKING SPACE LOCATED BEHIND THE BUILDING SETBACK LINE. SUCH OFF-STREET PARKING SPACE MAY BE PROVIDED AS AN INDIVIDUAL GARAGE OR CARPORT, A PARKING COMPOUND OR DRIVEWAY ADJACENT TO OR NEAR THE DWELLING IT SERVES. SUCH PARKING COMPOUND OR DRIVEWAY SHALL PROVIDE A USABLE SPACE OF NOT LESS THAN 180 SQUARE FEET OF PAVED PARKING SURFACE EXCLUSIVE OF THE SPACE NEEDED FOR ACCESS AND MANEUVERING.
 - EACH DRIVEWAY REQUIRED BY THIS SECTION SHALL BE NOT LESS THAN 10 FEET WIDE AND PAVED IN AN ALL-WEATHER SURFACE APPROVED BY THE BOARD OF SUPERVISORS.
 - EACH DRIVEWAY REQUIRED BY THIS SECTION SHALL HAVE A CENTER-LINE GRADE OF NOT MORE THAN 5% FOR A DISTANCE OF 25 FEET MEASURED FROM THE STREET CURB OR GUTTER, AND SHALL HAVE A CENTER-LINE GRADE OF NOT MORE THAN 15% ON THE REMAINDER OF THE DRIVEWAY TO PROVIDE FOR PARKING AND ACCESS DURING SEVERELY INCLEMENT WEATHER.
 - NO DRIVEWAY SHALL BE LOCATED LESS THAN 40 FEET FROM A STREET INTERSECTION.



SANITARY SEWER LATERAL PROFILE FOR LOT #3
SCALE: (H) 1"=40' (V) 1"=4'

SANITARY SEWER LATERAL NOTES

- EACH IF CONTRACTOR INSTALLS BY DIRECTIONAL DRILLING, THE PROFILES SHALL BE FOLLOWED TO THE GREATEST EXTENT FEASIBLE.

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PRELIMINARY/FINAL
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

GRAPHIC SCALE
0 20 40 60 80 100
(IN FEET)
1 inch = 40'

Date: 12/02/2025
Scale: AS NOTED
Drawn by: SMF
Checked by: CWI
Project No. 12710

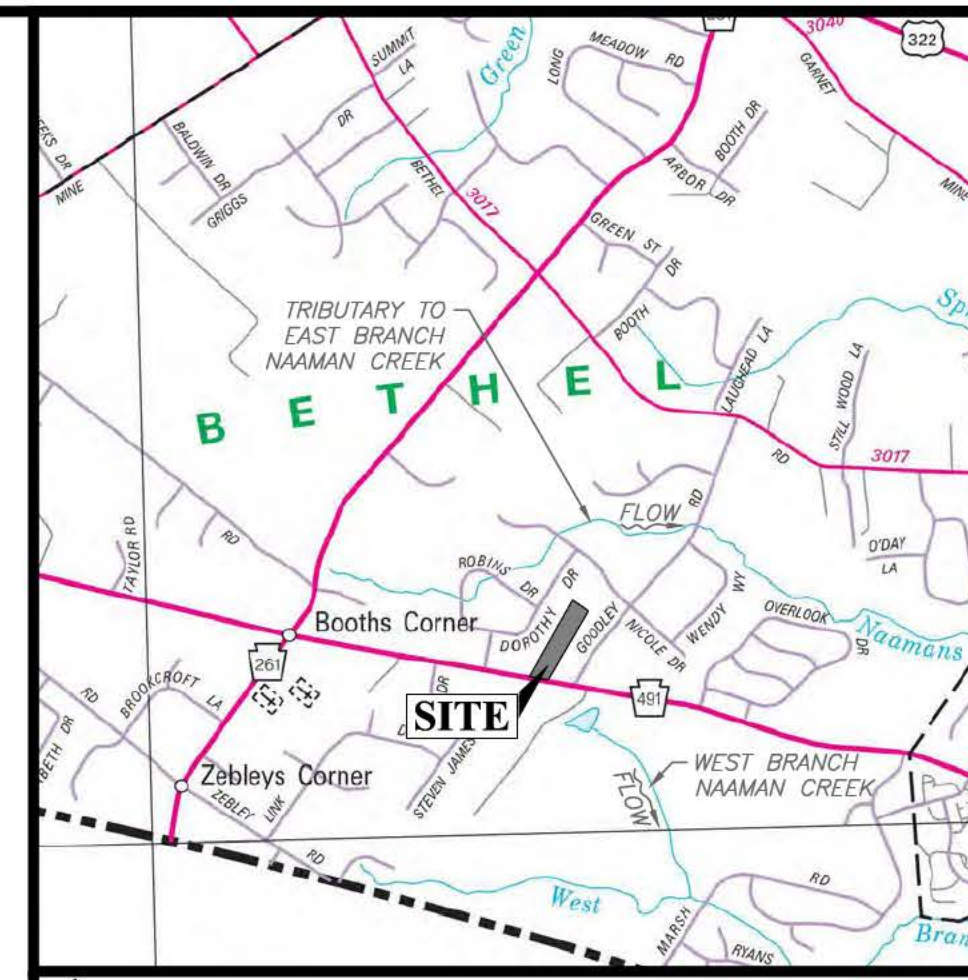
DRIVEWAY AND UTILITY PROFILES
FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD
GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
6
OF 12



LEGEND

- PROPERTY BOUNDARY
- EXISTING SURVEY MARKERS
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD / PAVING
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN
- ▲ TEST PIT LOCATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING TREE SYMBOLS
- EXISTING SIGN
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TREE LINE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT & PIPE
- PROPOSED WELL
- PROPOSED WATER LINE



LOCATION MAP
SCALE 1" = 300'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THREE (3) PROPOSED LOTS BEING CREATED FROM TWO (2) EXISTING LOTS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. NEW SINGLE FAMILY HOMES ARE PROPOSED ON LOTS 2 AND 3.
2. LOTS 2 AND 3 WILL BE ACCESSED THROUGH A SHARED DRIVEWAY LOCATED ON LOT 3.
3. TOTAL TRACT AREA - 3.878 ACRES (168,958 S.F.)
4. TAX PARCEL: 03-00-00456-00 - 2.82 ACRES (GROSS)
5. TAX PARCEL: 03-00-00457-00 - 1.058 ACRES (GROSS)
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY HOWELL SURVEYING, FOR S.B. CONRAD, DATED 06/19/2025.
7. PLAN REFERENCES WITHIN HOWELL SURVEY PLAN INCLUDE:
PLAN 1: PLAN TITLED "SITE PLAN OF PROPERTY FOR DOROTHY CHANDLER", PREPARED BY ROBERT W. MATTAK, PLS. INC., DREXEL HILL, PA, DATED 04-04-2003, LAST REVISED 07-05-2003, RECORD PLAN BOOK 809, PG. 408.
PLAN 2: PLAN TITLED "TOTAL MAJOR SUBDIVISION PLAN OF PROPERTY OF CHARLES E. VANDIERE", PREPARED BY G.D. HOUTMAN & SON, INC., DATED 12/14/2004, LAST REVISED 05/20/2005, PLAN BOOK 477, PG. 426.
8. THE PROPERTY IS LOCATED WITHIN THE R1 ZONING DISTRICT.
9. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
a. VIOLA WATER PENNSYLVANIA, INC. (VWP) ISSUED A WELL SERVICE LETTER DATED OCTOBER 28, 2025.
10. THE SITE IS LOCATED IN THE NAAMANS CREEK WATERSHED; PA CH. 93 CLASSIFICATION WARM WATER FISHES, MIGRATORY FISHES (W/FM).
11. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 24045C0178, EFFECTIVE NOVEMBER 18, 2009.
12. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
13. SITE GEOLOGY IS CHARACTERIZED AS MPM-MATIC ONTOS.
14. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
15. SURVEY CONCRETE MONUMENTS ARE TO BE SET ON THE PERIMETER OF THE TRACT AS SHOWN ON THE TITLE PLAN.
16. PROPERTY OWNER SHALL PLANT STREET TREES ALONG THE ADJACENT SERVICE ROAD IF REQUIRED BY BETHEL TOWNSHIP.
17. ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
18. OWNERS HEREBY GRANT A BLANKET EASEMENT ON THE PROPERTY TO PERMIT BETHEL TOWNSHIP THE RIGHT TO ACCESS AND INSPECT THE STORMWATER MANAGEMENT FACILITIES, AND THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAME.
19. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORMWATER Bmps.
20. BETHEL TOWNSHIP AS-BUILT PLANS, COMPLETION CERTIFICATE, AND FINAL INSPECTIONS.
a. UPON COMPLETION OF THE PROJECT, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN AS-BUILT PLAN OF ALL STORMWATER MANAGEMENT (SWM) Bmps TO BE SUBMITTED TO THE TOWNSHIP.
b. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM Bmps.
c. AS-BUILT PLANS SHALL SHOW THE LOCATION AND AS-BUILT CONDITIONS OF ALL SWM BMP STRUCTURES AND INCLUDE THE FOLLOWING INFORMATION: IMPERVIOUS SURFACES INCLUDED IN THE APPROVED SWM SITE PLAN; TOPOGRAPHIC CONTOURS; AND EXISTING, PROPOSED, AND BUILT IMPERVIOUS SURFACES SHOWN IN THE AS-BUILT DRAWINGS.
d. THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A DESIGN PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM Bmps HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
e. THE TOWNSHIP WILL REVIEW THE AS-BUILT SUBMISSION FOR CONSISTENCY WITH THE APPROVED SWM SITE PLAN AS WELL AS ACTUAL CONDITIONS AT THE PROJECT SITE. AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE TOWNSHIP, THE TOWNSHIP MAY CONDUCT A FINAL INSPECTION.
21. PROPOSED LOT 1 WILL MAINTAIN ACCESS TO NAAMANS CREEK ROAD USING THE EXISTING DRIVEWAY CONNECTION. LOT 1 WILL NOT HAVE ACCESS TO THE COMMON DRIVEWAY.
22. THE LEGAL RIGHT-OF-WAY LINE ALONG NAAMANS CREEK ROAD IS BASED ON PLANS RECEIVED FROM PENNDOT THROUGH DISTRICT ARCHIVER REQUEST NUMBER 123205813. REFERENCE: PLAN PREPARED BY GRAY ENGINEERS, INC. FOR PENNDOT, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 6991 (SHEET 49 OF 159).

UTILITY NOTES:

1. ALL UTILITIES FROM NAAMANS CREEK ROAD TO PROPOSED LOTS 2 AND 3 ARE TO BE LOCATED WITHIN THE PROPOSED DRIVEWAY AND UTILITY EASEMENT.
2. ALL PROPOSED UTILITIES ARE TO BE RUN UNDERGROUND.
3. SANITARY SEWER LINES ARE TO BE INSTALLED ACCORDING TO BETHEL TOWNSHIP SEWER AUTHORITY STANDARDS.
4. WATER LINES ARE TO BE INSTALLED ACCORDING TO VEGIA STANDARDS.
5. PER BETHEL TOWNSHIP ORDINANCE OF 1977, UNDER #16, UNDERGROUND UTILITIES:
a. #16.1: ELECTRIC, TELEPHONE AND ALL OTHER UTILITY FACILITIES SHALL BE INSTALLED UNDERGROUND BY THE SUBDIVIDER UNLESS, IN THE OPINION OF THE BOARD OF TOWNSHIP SUPERVISORS, SPECIAL CONDITIONS REQUIRE OTHERWISE. IN SUCH EVENT SUCH INSTALLATIONS SHALL BE AS DIRECTED BY THE BOARD.
b. #16.2: WHERE TELEPHONE AND ELECTRIC SERVICE LINES ARE PLACED UNDERGROUND, CONDUITS OR CABLES SHALL BE PLACED WITHIN EASEMENTS OR DEDICATED PUBLIC WAYS, IN A MANNER WHICH WILL NOT CONFLICT WITH OTHER UNDERGROUND SERVICES. FURTHER, ALL TRANSFORMER BOXES SHALL BE LOCATED SO AS NOT TO BE UNSIGHTLY OR HAZARDOUS TO THE PUBLIC.



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Pennsylvania One Call System
PA, Act 172 of 1986 requires
three working days notice
Serial Numbers
20252828065
PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC hereby warrants the accuracy of the location for existing subsurface utility structures shown on the plans. For new subsurface utility structures shown on the plans, the contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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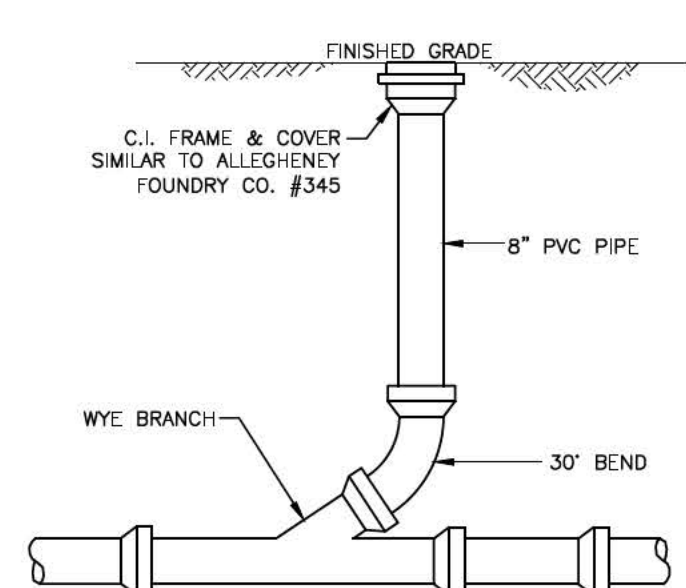
PRELIMINARY/FINAL
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

GRAPHIC SCALE
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(IN FEET)
1 inch = 40'

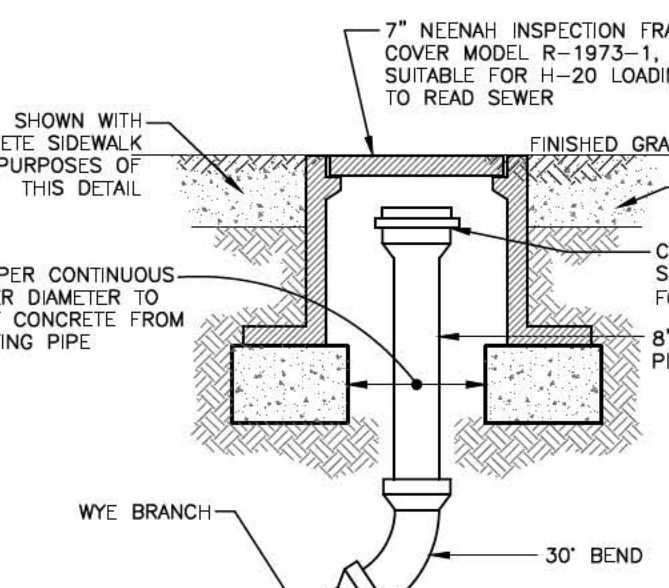
Date: 12/02/2025
Scale: 1" = 40'
Drawn by: SMF
Checked by: CWI
Project No: 12710

UTILITIES PLAN FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD
GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

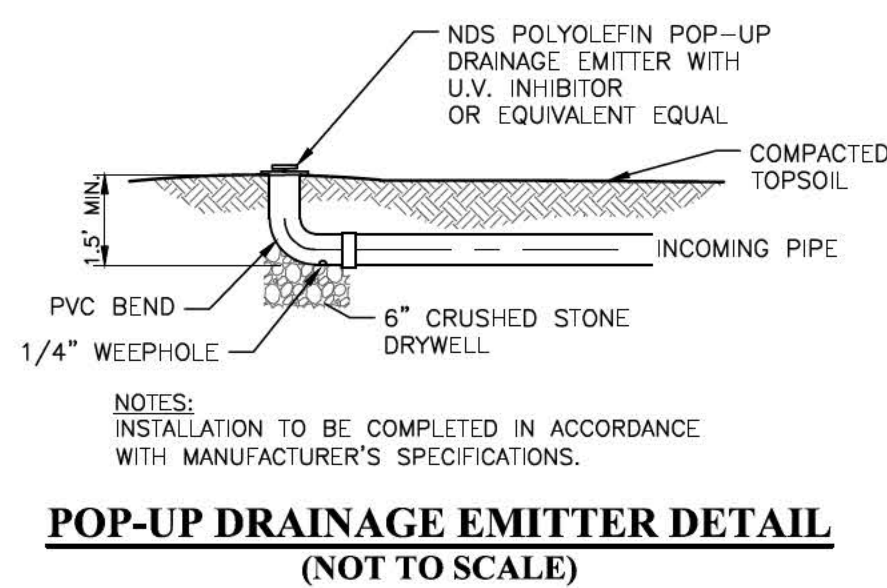
SHEET
7
OF 12



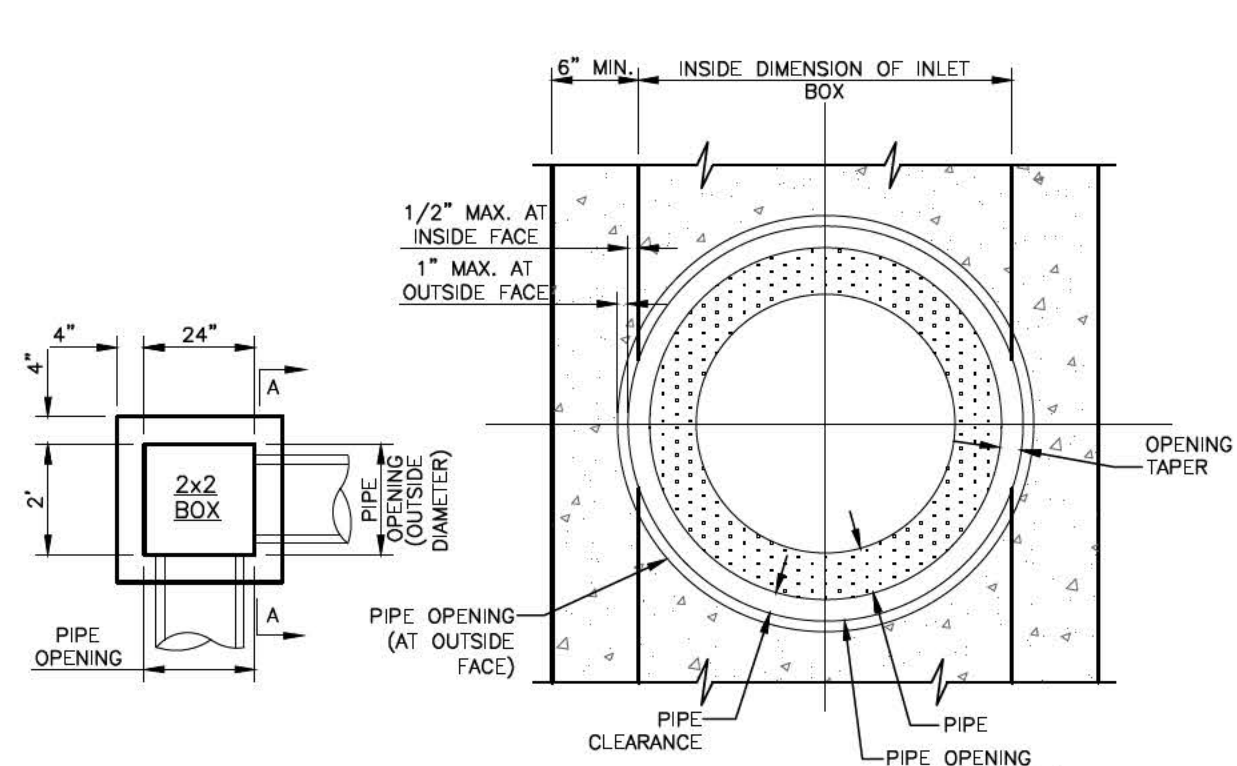
ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL
(NOT TO SCALE)



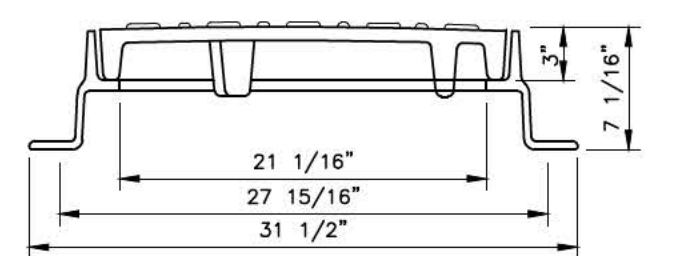
ROOF LEADER CLEANOUT IN PAVED AREA DETAIL
(NOT TO SCALE)



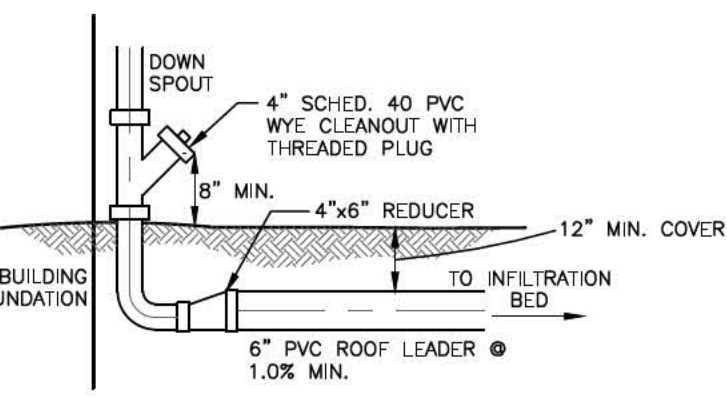
POP-UP DRAINAGE EMITTER DETAIL
(NOT TO SCALE)



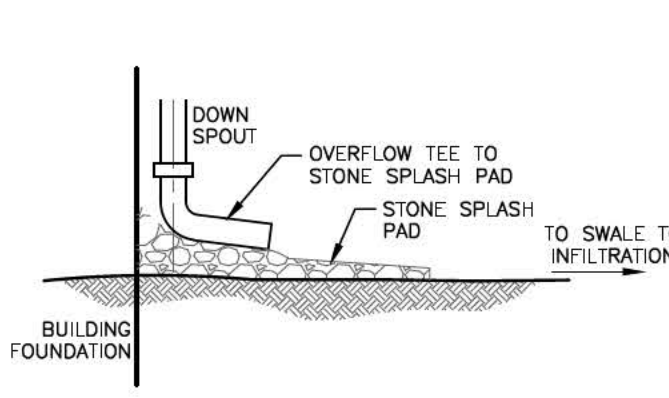
2x2 INLET BOX DETAIL
(STANDARD INLET BOX ONLY)



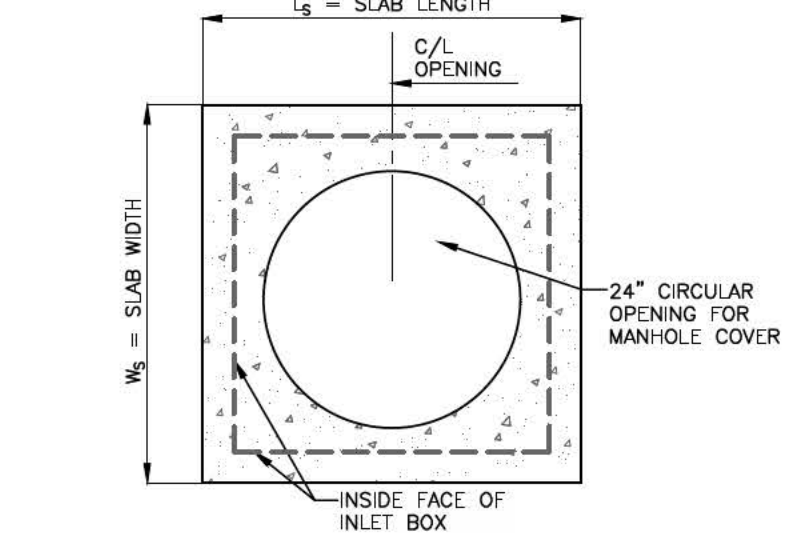
TYPICAL MANHOLE FRAME AND COVER DETAIL
(NOT TO SCALE)



TYPICAL DOWNSPOUT CLEANOUT DETAIL
(NOT TO SCALE)



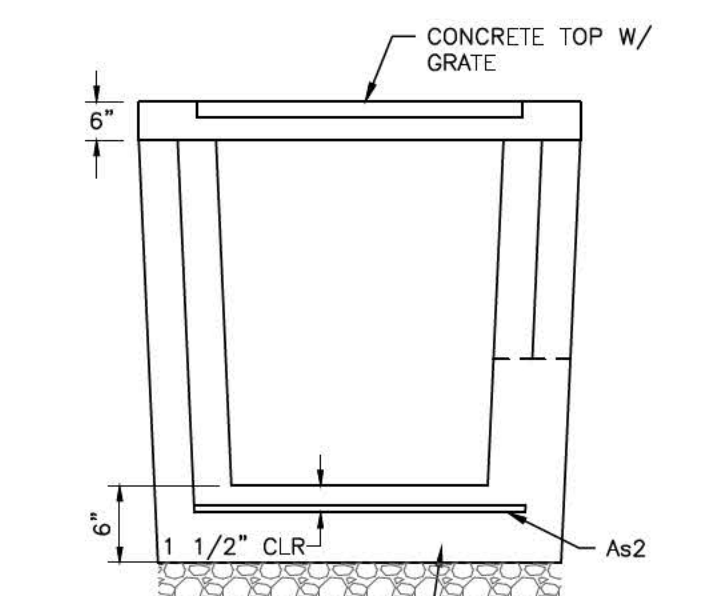
DOWNSPOUT WITH OVERFLOW TEE TO GRADE
(NOT TO SCALE)



TOP SLAB WITH ROUND OPENING FOR MANHOLE COVER
(NOT TO SCALE)

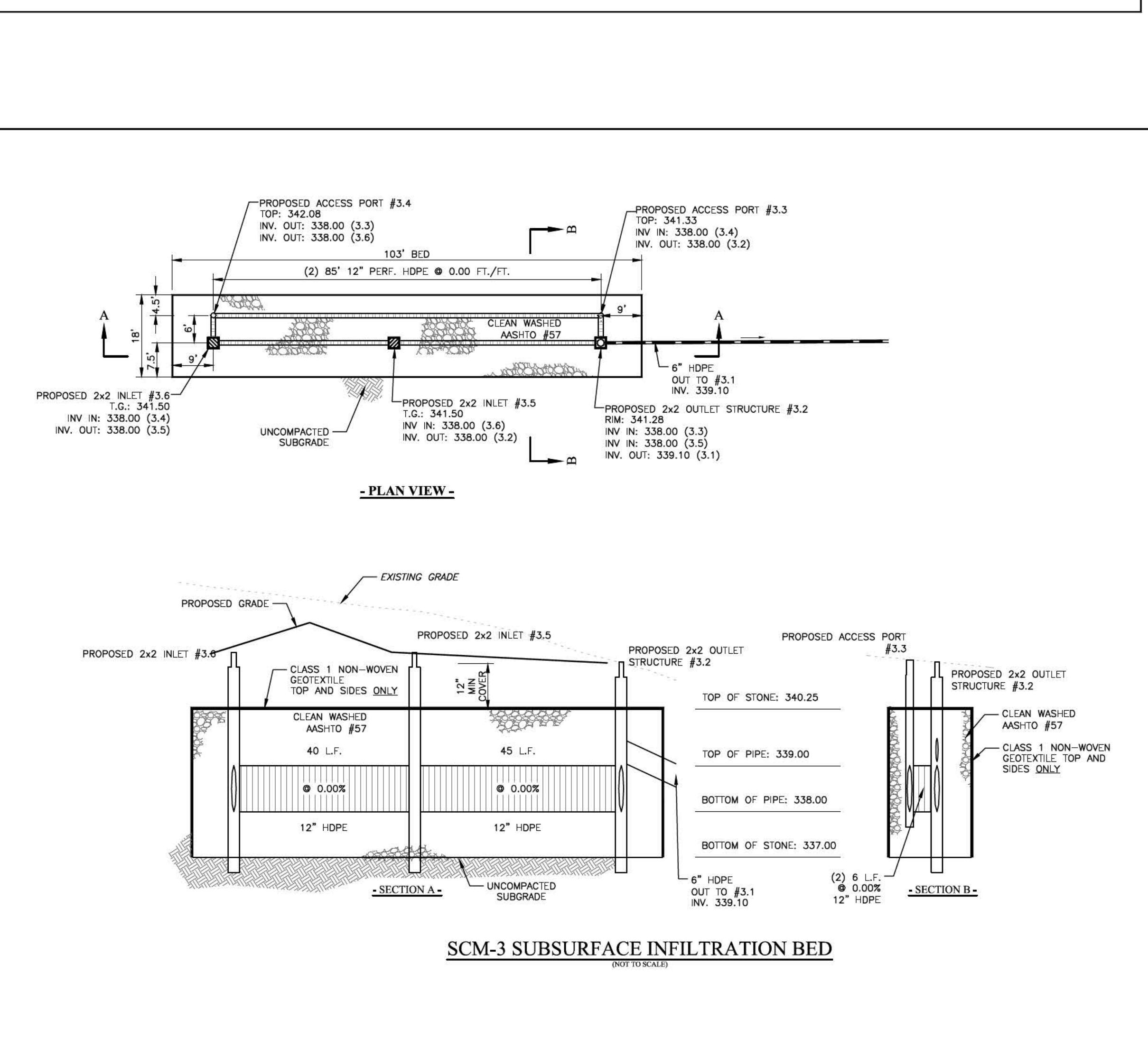
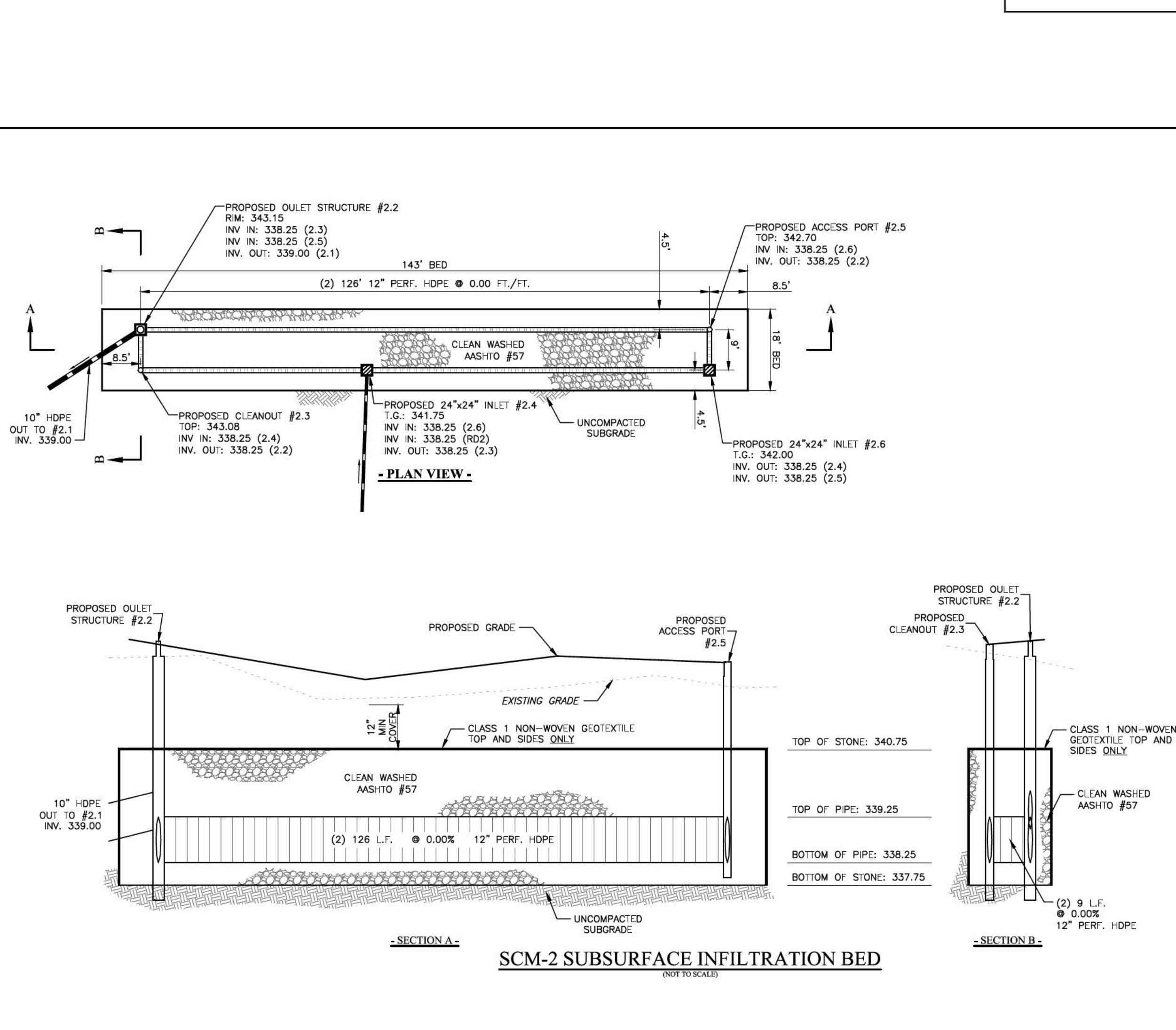
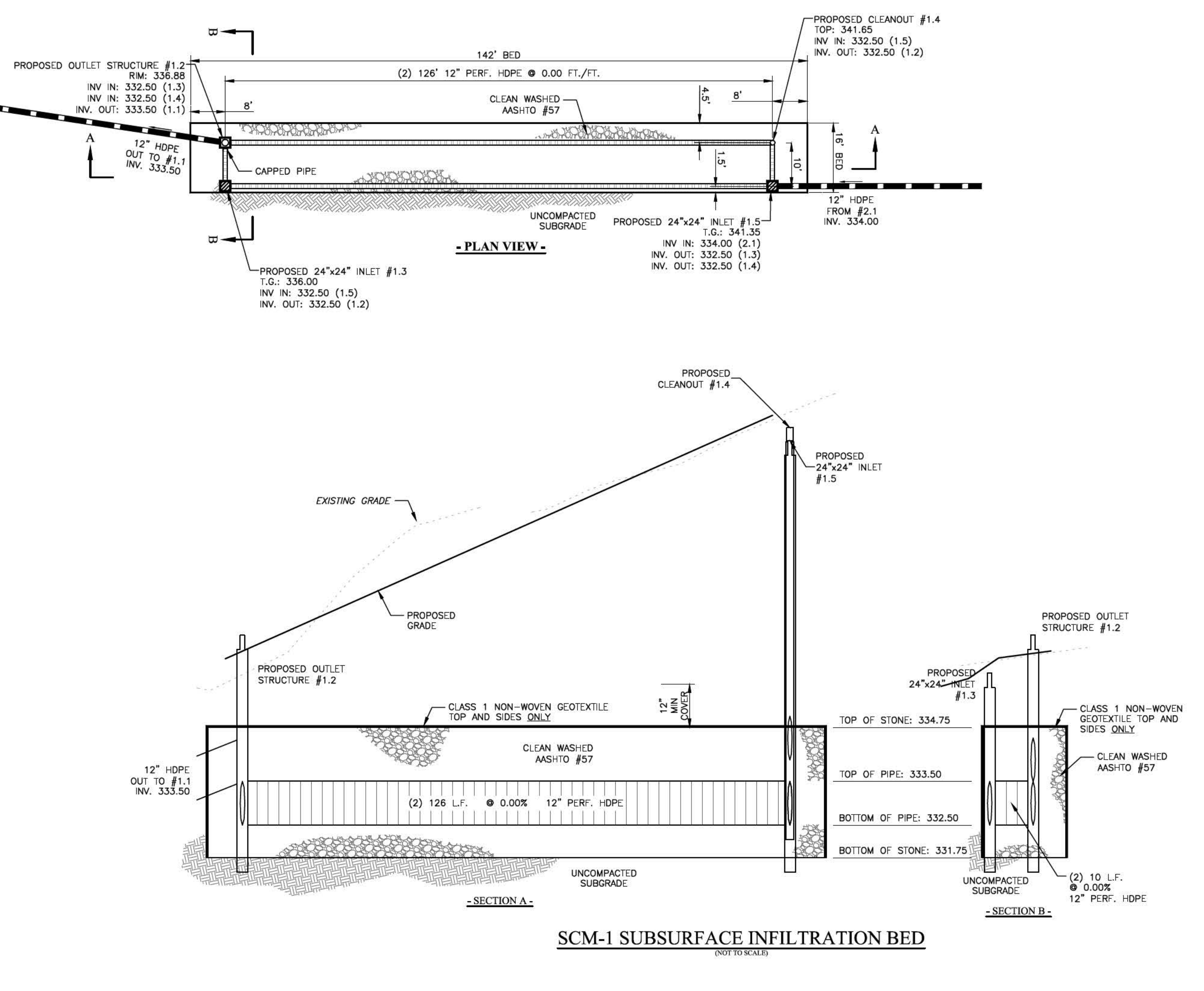
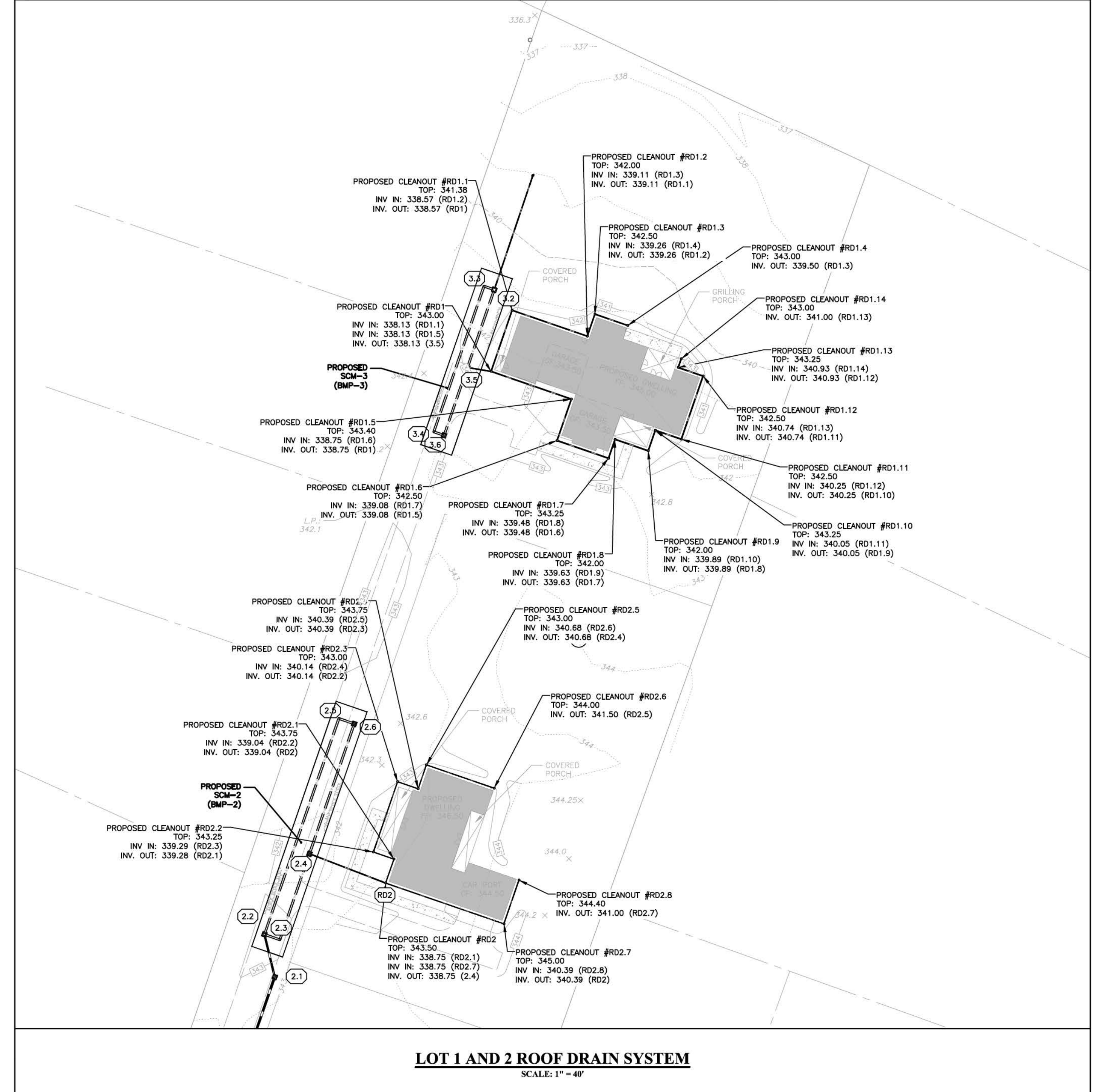
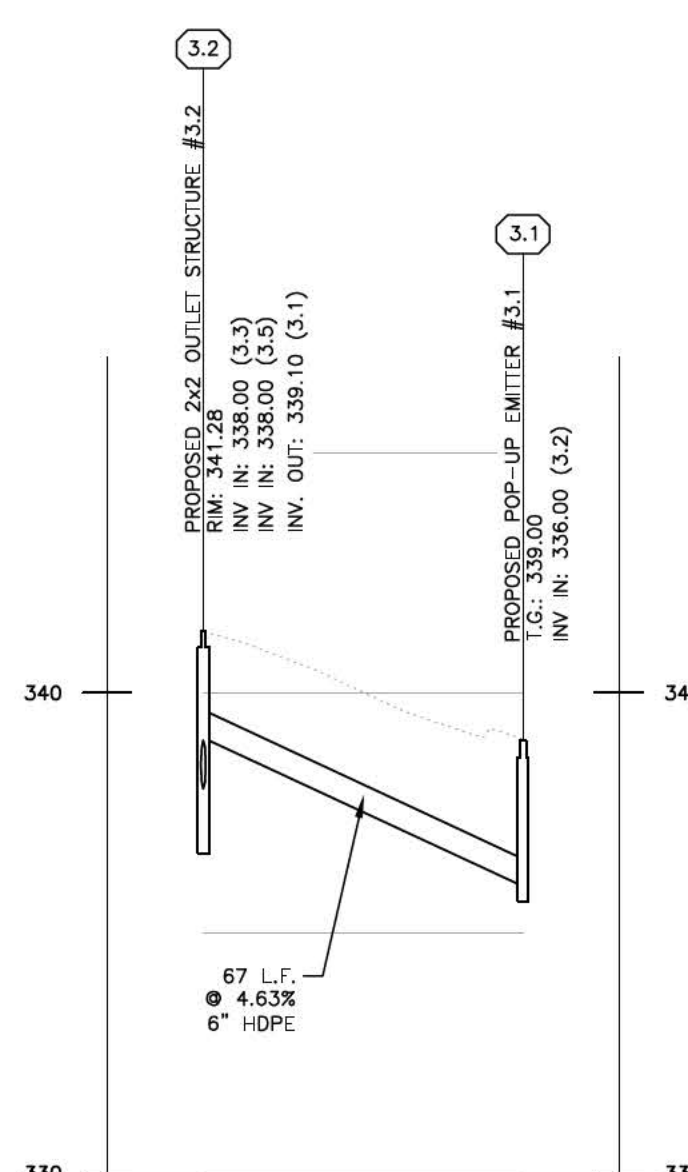
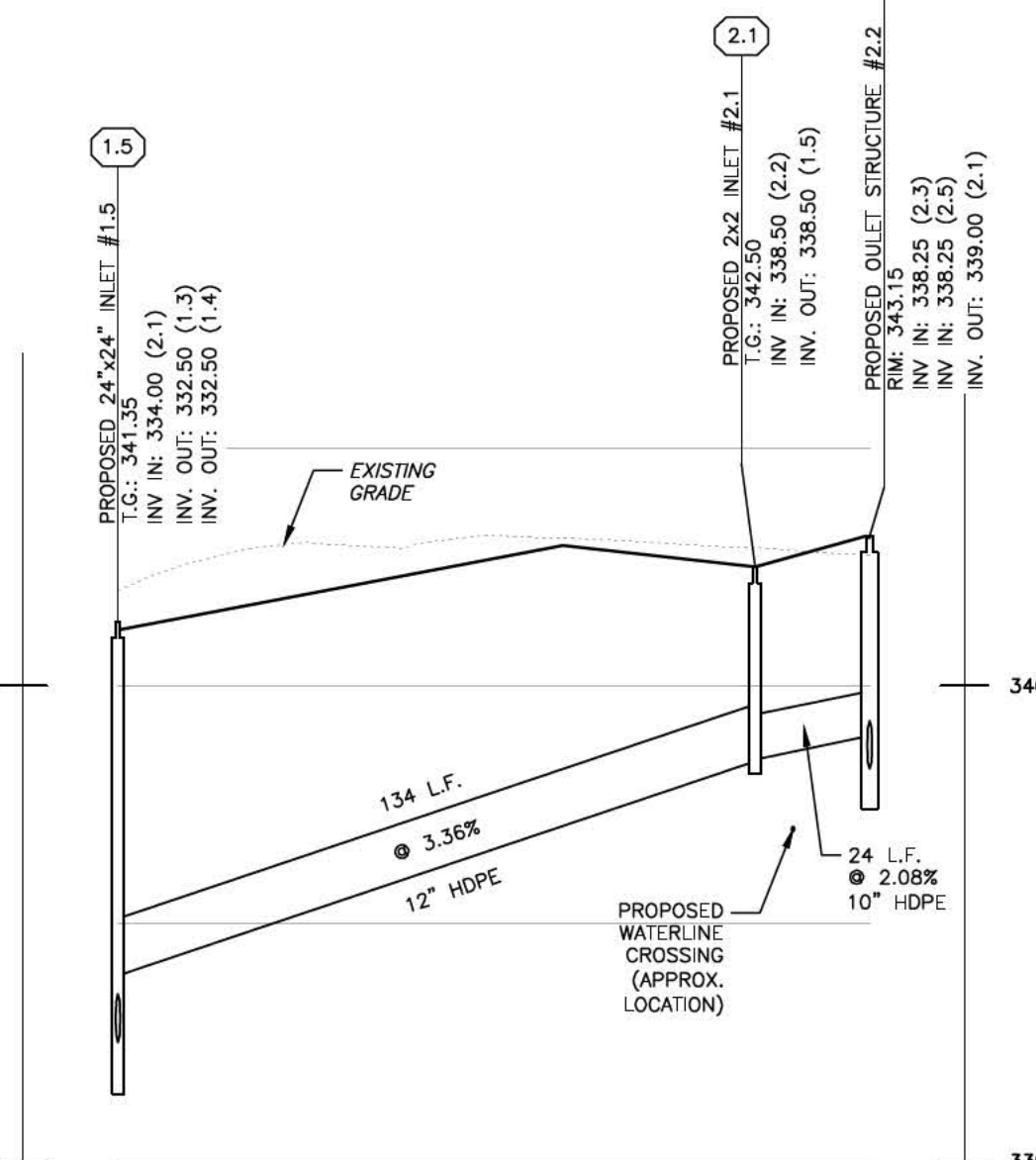
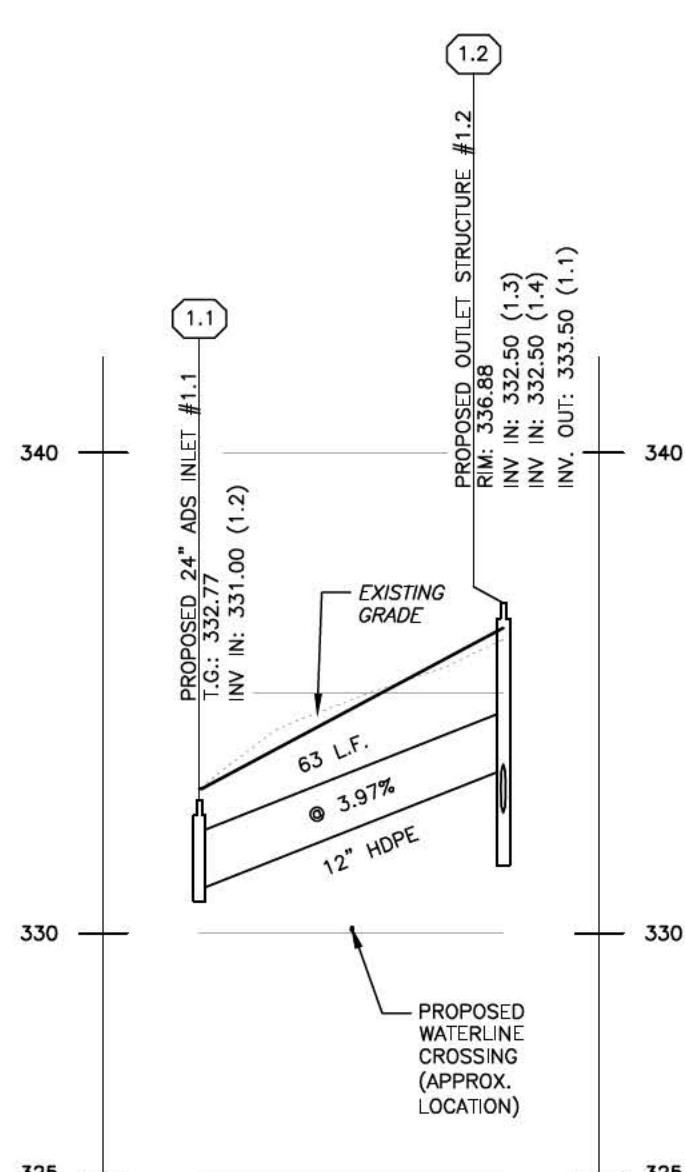
ROOF DRAINS AND DOWNSPOUT NOTES:

- ALL ROOF DRAINS ARE TO BE 6" SIZES PVC AT A MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED.
- ROOF DRAINS ARE TO BE DIRECTED TO THE ON-LOT STORMWATER PUMPS AND/OR DAYLIGHT TO GRADE. ROOF DRAINS SHALL HAVE APPROPRIATE MEASURES TO PREVENT CLOGGING BY UNWANTED DEBRIS (FOR EXAMPLE, LEAVES, AND VEGETATION). THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO LEAF TRAPS, GUTTER GUARDS, AND CLEANERS.
- AT A MINIMUM, GUTTERS ARE TO BE FITTED WITH GUTTER GUARDS AND DOWNSPOUTS FITTED WITH LEAF STRAINERS, TO KEEP LEAVES DEBRIS OUT OF RECHARGE BEDS.



2'x2' LAWN INLET DETAIL
(NOT TO SCALE)

- NOTE:
- CONTRACTOR MAY SUBSTITUTE EQUIVALENT CATCH BASIN SUBJECT TO REVIEW AND APPROVAL BY THE MUNICIPALITY.
 - ROUND OR SQUARE CATCH BASIN IS ACCEPTABLE.



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PRELIMINARY/FINAL
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

GRAPHIC SCALE
1 inch = 40'

Date: 12/02/2025
Scale: AS NOTED
Drawn by: SMF
Checked by: CWI
Project No. 12710

STORMWATER MANGEMENT DETAILS & PROFILES
FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD
GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
9
OF 12



LEGEND

- PROPERTY BOUNDARY
EXISTING SURVEY MARKERS
ADJOINING PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD / PAVING
PROPOSED CONCRETE MONUMENT
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EXISTING SIGN
EXISTING ROAD / PAVING
EXISTING DRIVEWAY
EXISTING UTILITY POLE
EXISTING OVERHEAD WIRE
PROPOSED SETBACK LINE
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED TREE LINE
PROPOSED DRIVEWAY
PROPOSED CONCRETE SIDEWALK
PROPOSED STORM STRUCTURES & PIPE
PROPOSED SANITARY CLEAN-OUT & PIPE
PROPOSED WATER LINE
TREE PROTECTION FENCE
12" COMPOST FILTER SOCK
ORANGE CONSTRUCTION FENCE
TEMPORARY FENCING ALONG DRIVEWAY
6" TEMPORARY CHAIN LINK FENCE
LIMIT OF DISTURBANCE BOUNDARY
ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET FOR SLOPES
INLET SEDIMENT FILTER

EROSION AND SEDIMENTATION NOTES:

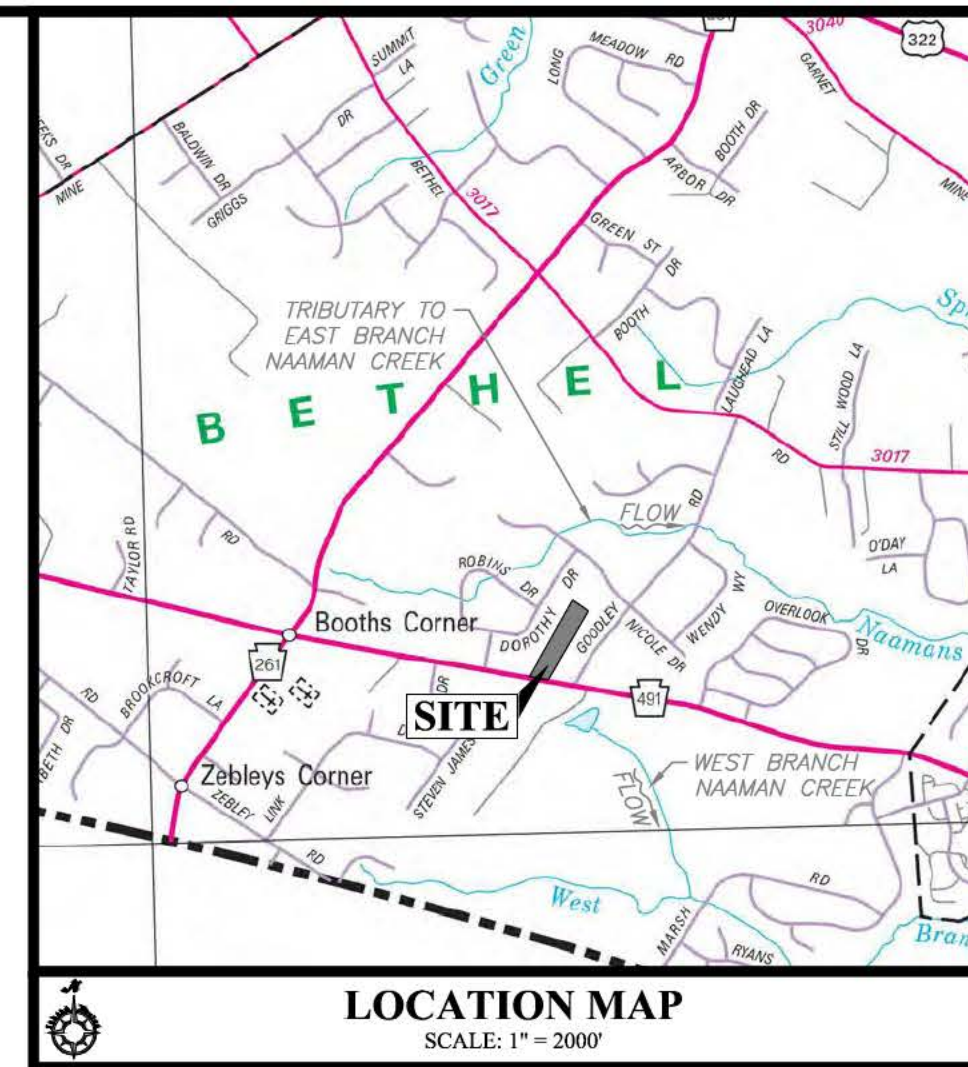
- 1. DURING ANY STAGE OF WORK OF A REGULATED ACTIVITY, IF THE MUNICIPALITY OR OTHER DESIGNEE DETERMINES THE EROSION AND SEDIMENT CONTROL MEASURES, PERMANENT BMPs, CONVEYANCES OR OTHER STORMWATER FACILITIES ARE NOT BEING INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE APPROVED SWM SITE PLAN, THE MUNICIPALITY MAY SUSPEND OR REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED OR UNTIL A REVISED SWM SITE PLAN IS SUBMITTED AND APPROVED.

DISPOSAL AND RECYCLING

- CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED OR UNUSED CONSTRUCTION MATERIALS. GARBAGE SHALL BE COLLECTED ON-SITE UNTIL RETRIEVED BY AN APPROVED DISPOSAL OR RECYCLING COMPANY, CONTRACTOR SHALL NOT INCINERATE EXCESS MATERIALS.
LIKELY WASTE TO BE GENERATED AT THIS SITE:
• UNUSED CONCRETE TO BE PLACED IN CONCRETE WASHOUT AREAS
• EXCESS SILT SOCK AND FENCING MATERIALS TO BE DEPOSITED IN APPROVED CONTAINER.
• SCRAP MATERIALS FROM CONSTRUCTION
• GENERAL RUBBISH AND DEBRIS

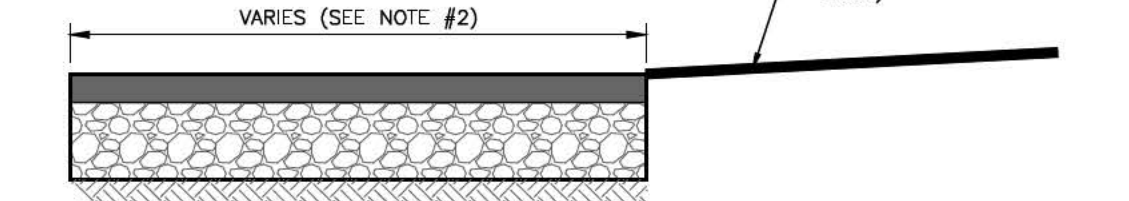
TEMPORARY STABILIZATION AND PERMANENT STABILIZATION

- 1. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
2. HYDRO-MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1 TON PER ACRE.
3. MULCH WITH MULEH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
4. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
5. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RESETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMP FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
6. SEDIMENT REMOVED FROM BMP SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.



SEQUENCE OF CONSTRUCTION:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES A PRE-CONSTRUCTION MEETING IS TO BE HELD ON-SITE WITH REPRESENTATIVES INCLUDING BUT NOT LIMITED TO APPROPRIATE MUNICIPAL OFFICIALS, MUNICIPAL ENGINEER, PROPERTY OWNER, DESIGN ENGINEER (LAND DESIGN), AND THE EXCAVATOR AND GENERAL CONTRACTOR.
3 DAYS BEFORE CONSTRUCTION COMMENCES THE CONTRACTOR MUST CONTACT PA ONE CALL TO MARK OUT ANY UTILITIES IN THE AREA OF DISTURBANCE.
ANY DISTURBED AREA WHERE THERE WILL BE A CESSATION OF ACTIVITY FOR FOUR DAYS OR LONGER MUST BE STABILIZED WITH TEMPORARY STABILIZATION.
THE PROFESSIONAL DESIGN ENGINEER, GEOTECHNICAL ENGINEER, SOILS PROFESSIONAL, AND/OR DESIGNEE MUST BE PRESENT ON-SITE FOR INSPECTIONS OF THE OVERALL FUNCTIONALITY OF THE STORMWATER BMPs/SCMs AS WELL AS FOR THE SPECIFIC STAGES DESIGNATED AS CRITICAL.
1. DELINEATE THE LIMITS OF DISTURBANCE AND INSTALL TREE PROTECTION FENCE AROUND EXISTING TREES WITHIN 25 FEET OF THE PROPOSED IMPROVEMENTS. THE LIMITS OF DISTURBANCE MUST BE CLEARLY MARKED IN THE FIELD PRIOR TO GENERAL EARTH DISTURBANCE. INSTALL CHAIN LINK FENCE AS SHOWN ON PLAN ALONG LIMIT OF DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE ON PROPOSED DRIVEWAY AND COMPOST FILTER SOCKS PROTECTION AS SHOWN ON PLAN AND ACCORDING TO THE DETAILS.
3. REMOVE TREES TO BE REMOVED AS SHOWN ON THE EXISTING CONDITIONS & DEMOLITION PLAN.
4. CLEAR AND GRUB, STRIP TOPSOIL AND BEGIN ROUGH GRADING OPERATIONS. STOCKPILE TOPSOIL IN THE LOCATION DESIGNATED ON THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
5. INSTALL SANITARY SEWER LINE, WATER LINE, AND ALL UTILITY LINES AS NEEDED. CAPSEAL UTILITY LINES UNTIL CONTINUING CONSTRUCTION.
6. CRITICAL STAGE: INSTALL BMP-1/SCM-1 (UNDERGROUND DETENTION BED), IMMEDIATELY BLOCK ALL INLETS. INSTALL OUTLET STRUCTURE WITH OUTLET PIPE TO RIP-RAP OUTFALL.
7. CRITICAL STAGE: INSTALL BMP-2/SCM-2 (UNDERGROUND DETENTION BED), AND INSTALL STORM SEWER ASSOCIATED WITH BMP-2/SCM-2, IMMEDIATELY BLOCK ALL INLETS. INSTALL OUTLET STRUCTURE WITH OUTLET PIPE, AND ASSOCIATED CONNECTION PIPE BETWEEN BMP-1 AND BMP-2 (SCM-1 AND SCM-2).
8. CRITICAL STAGE: INSTALL BMP-1/SCM-1 (INFILTRATION BED), IMMEDIATELY BLOCK ALL INLETS. INSTALL OUTLET STRUCTURE WITH OUTLET PIPE TO RIP-RAP OUTFALL.
9. ROUGH GRADE REMAINING DRIVEWAY. INSTALL STONE BASE & BINDER COURSE.
10. THE CONSTRUCTION OF THE SWM BEDS, DRIVEWAY STONE BASE & BINDER COURSE ARE TO BE COMPLETED PRIOR TO HOUSE CONSTRUCTION.
11. ROUGH GRADE REMAINING BUILDING AREAS AND BEGIN CONSTRUCTION OF NEW DWELLINGS, PATIOS, PORCHES, AND WALKWAYS.
12. INSTALL ROOF DRAINS AND STORM PIPING AND IMMEDIATELY BLOCK FLOW INTO BMPs/SCMs UNTIL TRIBUTARY AREA IS STABILIZED.
13. ONCE TRIBUTARY AREAS TO BMPs/SCMs ARE STABILIZED, REMOVE INLET BLOCKS AND INSTALL INLET PROTECTION.
14. ONCE BUILDING IS UNDER ROOF AND THE TRIBUTARY AREA IS PERMANENTLY STABILIZED (VEGETATED AREAS MUST HAVE A UNIFORM 70% VEGETATIVE COVER), INSTALL ANY REMAINING STORMWATER ROOF DRAINS, CATCH BASINS, (IMMEDIATELY INSTALL INLET PROTECTION) AND ASSOCIATED PIPES. ALLOW DISCHARGE OF RUN-OFF TO RECHARGE BMPs/SCMs WHEN THE ASSOCIATED DRAINAGE AREAS ARE 100% STABILIZED.
15. ONCE TRIBUTARY AREAS HAVE BEEN STABILIZED, REMOVE EROSION CONTROLS AND REPAIR ANY DAMAGE AS NECESSARY. RESTABILIZE ANY AREAS THAT WERE DISTURBED DURING THIS STAGE.
16. ANY SUBSTANTIAL CHANGES TO THE LOCATION OF BUILDINGS, STORMWATER MANAGEMENT BMPs, OR EROSION AND SEDIMENTATION CONTROLS SHALL BE REVIEWED FOR BY THE MUNICIPALITY AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.



- NOTES:
1. THE SURFACE FLOWS ALONG THE COMMON DRIVEWAY ARE DIRECTED ALONG THE EASTERN SIDE OF THE DRIVEWAY SHALL INCLUDE EROSION CONTROL FABRIC ADJACENT TO THE DRIVEWAY TO PREVENT EROSION THAT MAY BE CAUSED BY THE CONCENTRATED FLOW.
2. DRIVEWAY WIDTH SHALL BE 10' MIN. FOR INDIVIDUAL DRIVEWAYS AND 16' MIN. FOR SHARED DRIVEWAY.

DRIVEWAY SECTION WITH EROSION CONTROL BLANKET (NOT TO SCALE)

SOILS DESCRIPTION

Table with 7 columns: SYMBOL, DESCRIPTION, SLOPE, AVAILABLE WATER CAPACITY, DRAINAGE CLASS, DEPTH TO SHEET PILE, DEPTH TO BEDROCK, CAPABILITY, HYDROLOGIC SOIL GROUP. Rows include N8a (NESHAMINY SILT LOAM) and N8b (NESHAMINY SILT LOAM).

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
* PER THE GEOTECHNICAL REPORT BY IES, DATED 10/20/2025, IT IS RECOMMENDED THAT THE DESIGN ENGINEER UTILIZE SOILS MODELED WITH A GROUP B RATING TO MORE ACCURATELY REFLECT ACTUAL SITE CONDITIONS OBSERVED.

OWNER/APPLICANT:
1534 NAAMANS CREEK, LLC
ATTN: MATT LASSIK
P.O. BOX 251
CHESTER HEIGHTS, PA 19017
PHONE: (610) 450-9010
MATT@SBCORAD.COM

LIMIT OF EARTH DISTURBANCE: 0.99 ACRES

INLAND DESIGN logo and contact information: Engineering, Surveying & Land Planning, 16 Hagerty Blvd., West Chester, PA 19382, Phone: (484) 947-2928, Fax: (484) 947-2946, www.InLandDesign.net

Professional Engineer seal for Matthew J. Whitaker, License No. 20252820865, State of Pennsylvania.

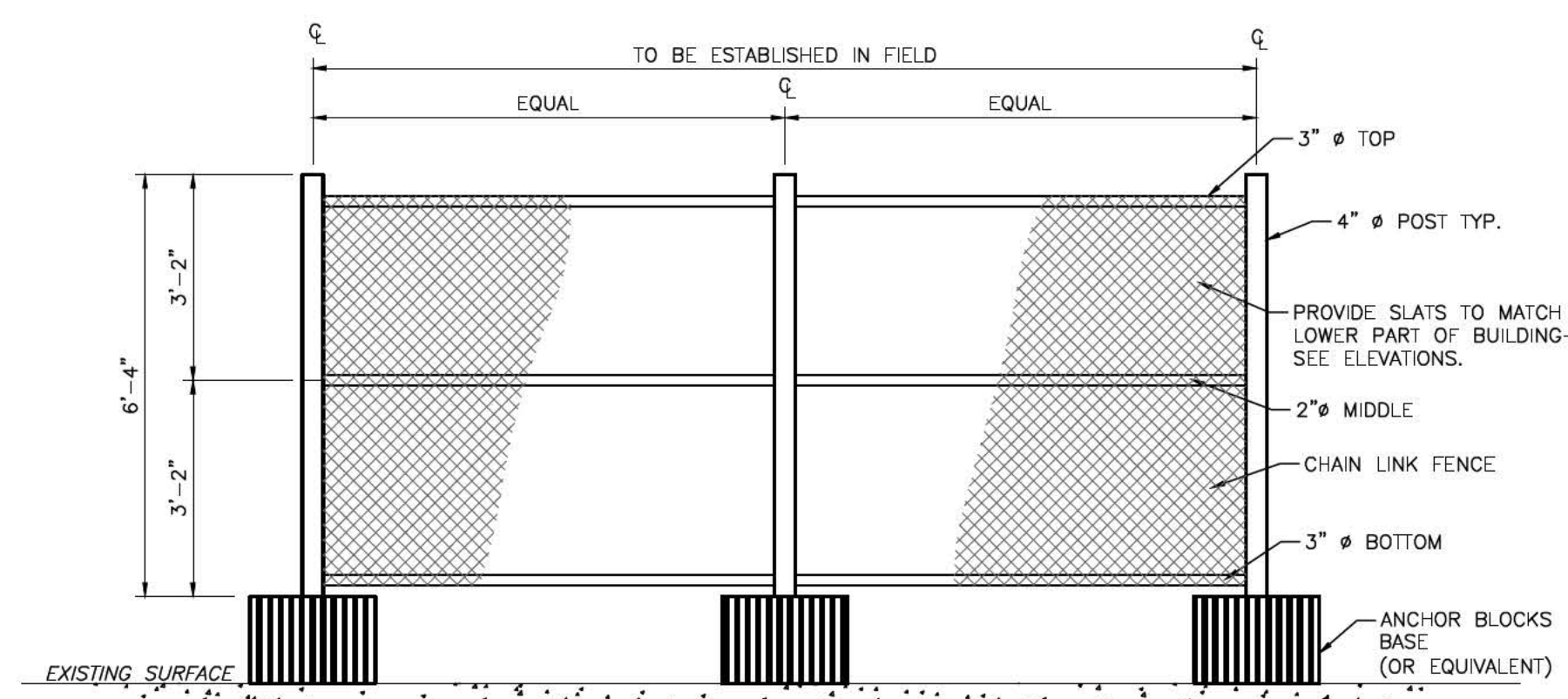
Revision table with columns: No., Date, Description. Shows three revisions from 1/20/2026 to 3/26/2026.

PRELIMINARY/FINAL 3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN. Includes a graphic scale from 0 to 160 feet and a north arrow.

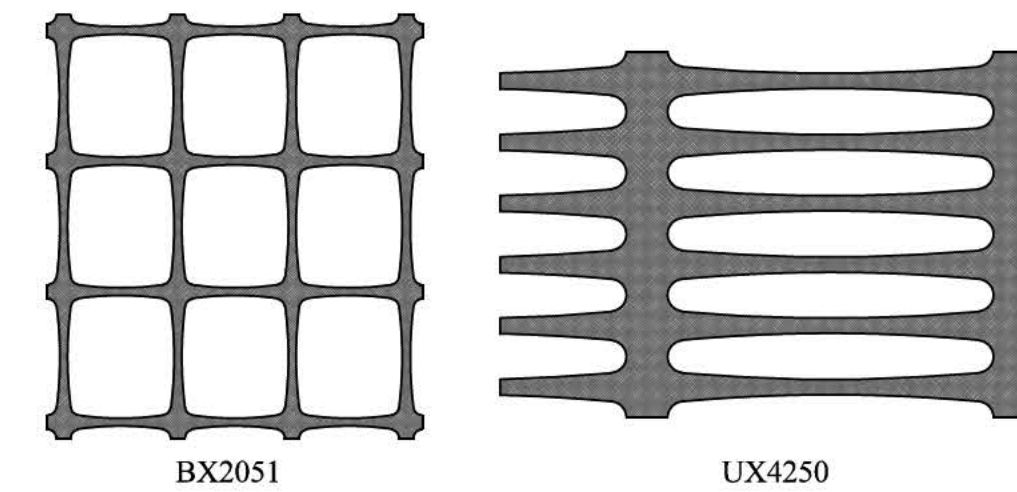
Project information: Date: 12/02/2025, Scale: 1" = 40', Drawn by: SMF, Checked by: CWI, Project No.: 12710.

EROSION CONTROL PLAN FOR 1534 NAAMANS CREEK, LLC, 1534 NAAMANS CREEK ROAD, GARNET VALLEY, PA 19060, BETHEL TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA.

SHEET 11 OF 12

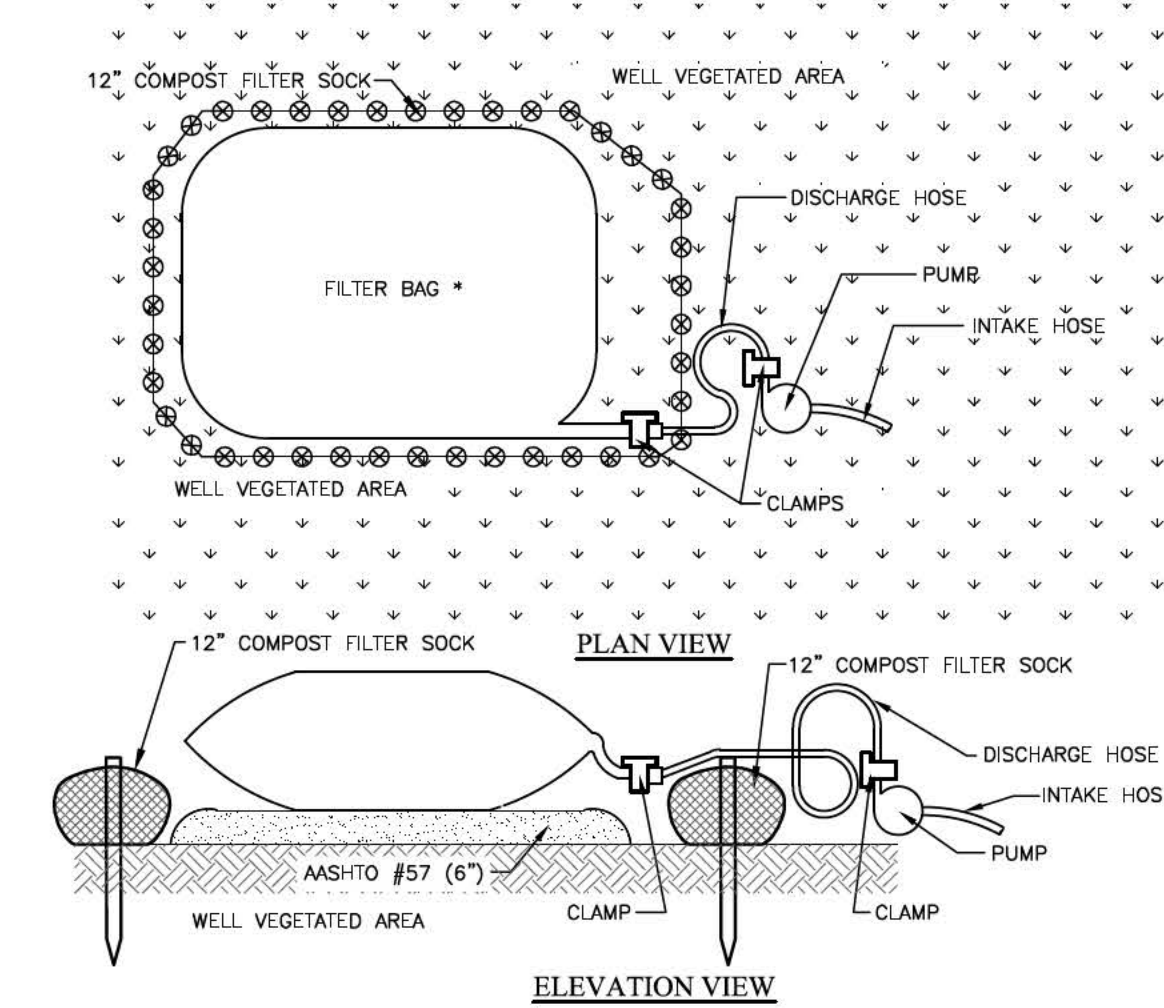


PORTABLE CHAIN LINK FENCE WITH ANCHOR BLOCKS
(NOT TO SCALE)



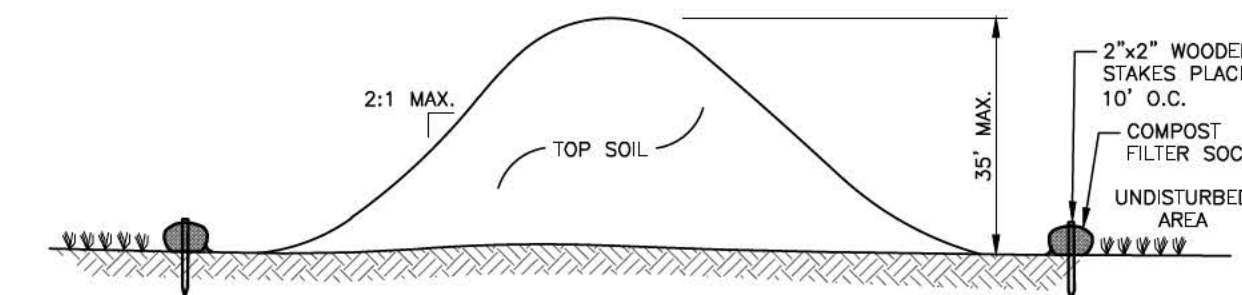
BX2051
FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT.,
ORANGE FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT.,
ORANGE INSTALLATION:
ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL
(NOT TO SCALE)



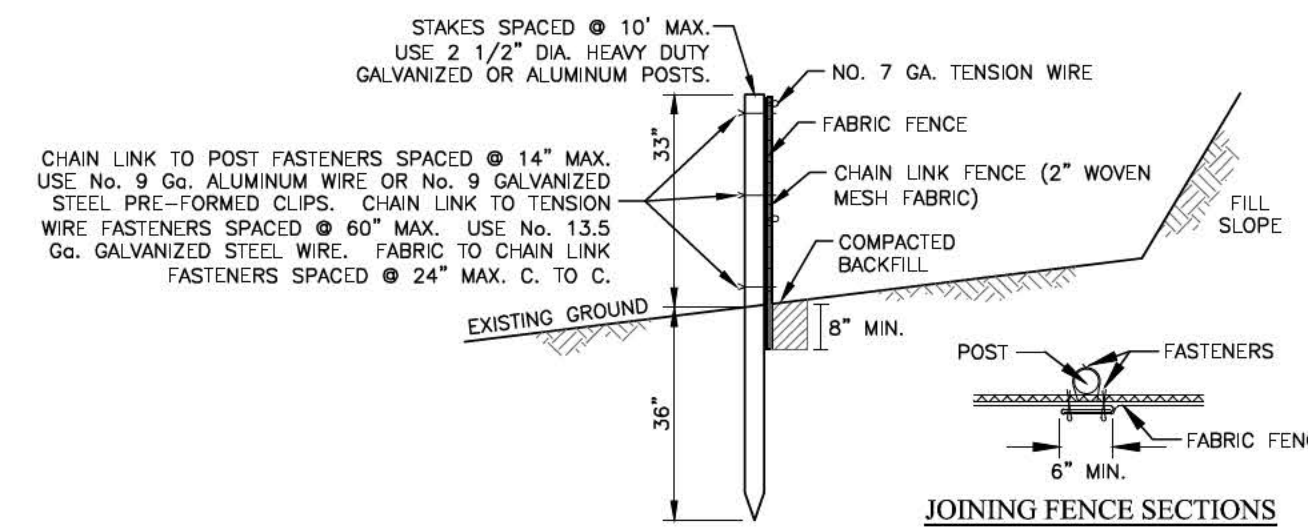
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
WITH COMPOST FILTER SOCK
(NOT TO SCALE)

1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED 7" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MAXIMUM FORCE SHOULD BE PROVIDED FOR MANUAL PURPOSES. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURED WITH CLAMPS.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.



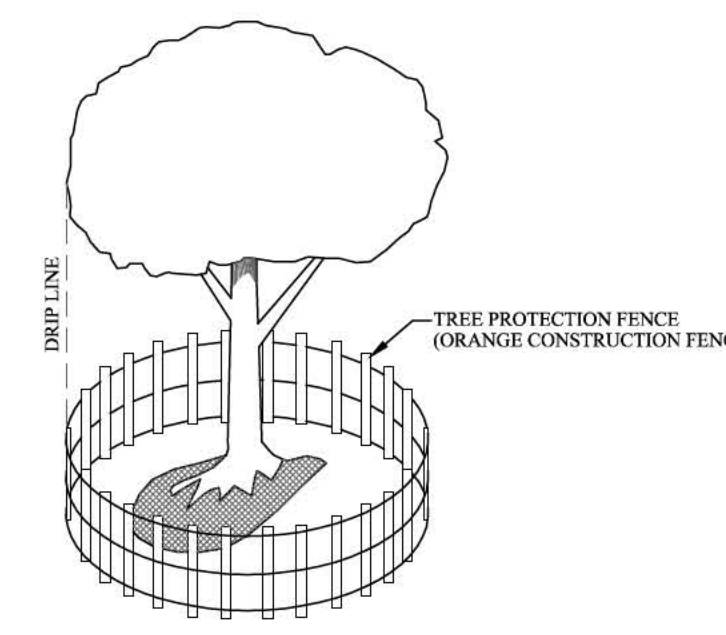
TYPICAL TOPSOIL STOCKPILE DETAIL
(NOT TO SCALE)

- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 2. ALL SIDE SLOPES SHALL BE 2:1 OR FLATTER.
 3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
 4. COMPOST FILTER SOCK SHALL BE INSTALLED AS DETAILED HEREIN.
 5. SEE STANDARD CONSTRUCTION DETAIL #4-1, COMPOST FILTER SOCK FOR INSTALLATION REQUIREMENTS.
 6. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUALLY STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
 7. STOCKPILE HEIGHTS MUST NOT EXCEED 15 FEET.



SUPER SILT FENCE
(PADEF STANDARD CONSTRUCTION DETAIL #4-10)
(NOT TO SCALE)

1. FILTER FABRIC WIDTH SHALL BE 42" MINIMUM.
2. POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.
3. CHAIN LINK SHALL BE GALVANIZED NO. 11 GA. STEEL WIRE WITH 2 1/2" OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-49, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOOK RINGS AT 3" (MAX.) CENTERS.
4. SILT FENCE SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO MAIN BARRIER ALIGNMENT (FIGURE 4.1).
5. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVEGROUND HEIGHT OF THE FENCE.
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.



TREE PROTECTION FENCE
(NOT TO SCALE)

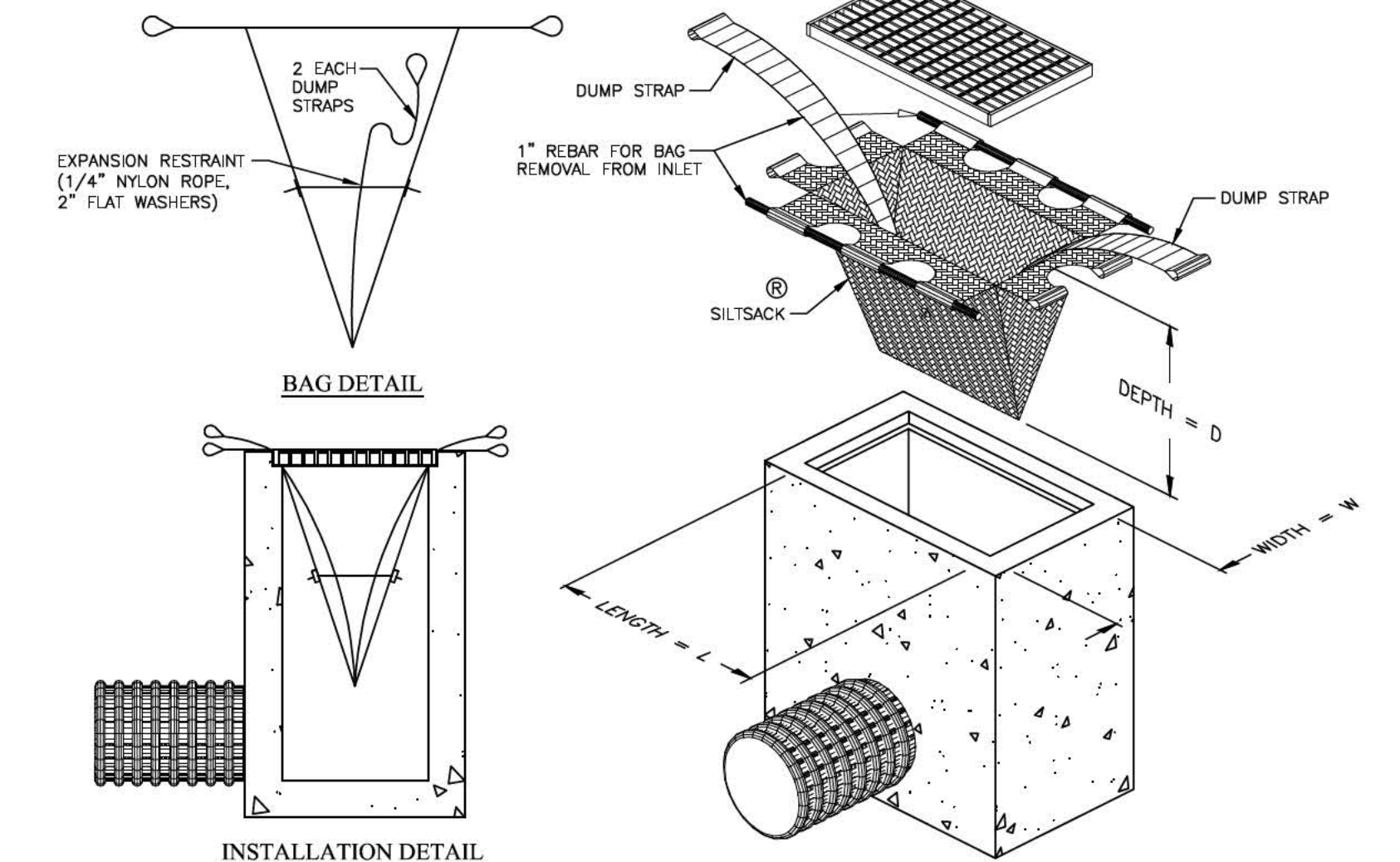
ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING OR OTHER EFFECTIVE BARRIERS APPROVED BY THE TOWNSHIP AGENCIES. FENCING OR BARRIERS SHALL BE PLACED AT THE DEPLINE, UNLESS PRIOR DETERMINATION HAS BEEN MADE BY THE TOWNSHIP AGENCIES REGARDING A MORE APPROPRIATE LOCATION.

DESCRIPTION: TREES ARE OFTEN DAMAGED BY MOVING CONSTRUCTION EQUIPMENT OR BY SEDIMENT BUILDUP AROUND THE ROOTS. ORANGE CONSTRUCTION FENCING, WHEN PLACED ALONG OR AROUND TREES, SERVES AS A BOUNDARY MARKER TO INDICATE THAT CLEARING AND STOCKPILING ARE NOT PERMITTED BEYOND THAT POINT.

WHEN USED, A ORANGE CONSTRUCTION FENCE MAY BE USED WHENEVER THERE ARE SPECIFIC TREES OR WOODED AREAS THAT MUST BE PROTECTED. REQUIREMENTS FOR INSTALLATION: A ORANGE CONSTRUCTION FENCE IS INSTALLED BY HAMMERING WOOD OR METAL STAKES INTO THE GROUND AND WRINGING THE SNOW FENCING SECURELY TO THE POSTS.

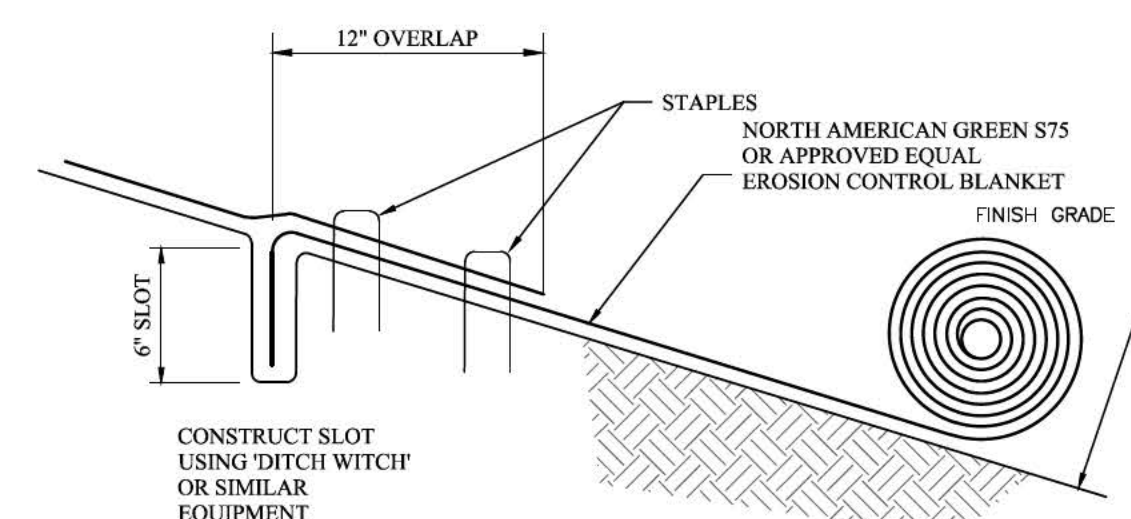
PLACE THE ORANGE CONSTRUCTION FENCE ALONG THE DEPLINE OF TREES. A DEPLINE IS AN IMAGINARY LINE EXTENDING DOWN FROM THE OUTERMOST BRANCHES OF A TREE TO THE GROUND. THIS IS GENERALLY THE OUTER BOUNDARY FOR TREE ROOTS. IF THE ORANGE CONSTRUCTION FENCE IS PLACED ANY CLOSER TO A TREE, ITS PURPOSE MAY BE DEFEATED.

MAINTENANCE: INSPECT ORANGE CONSTRUCTION FENCING PERIODICALLY TO MAKE SURE THAT IT IS POSITIONED SECURELY.



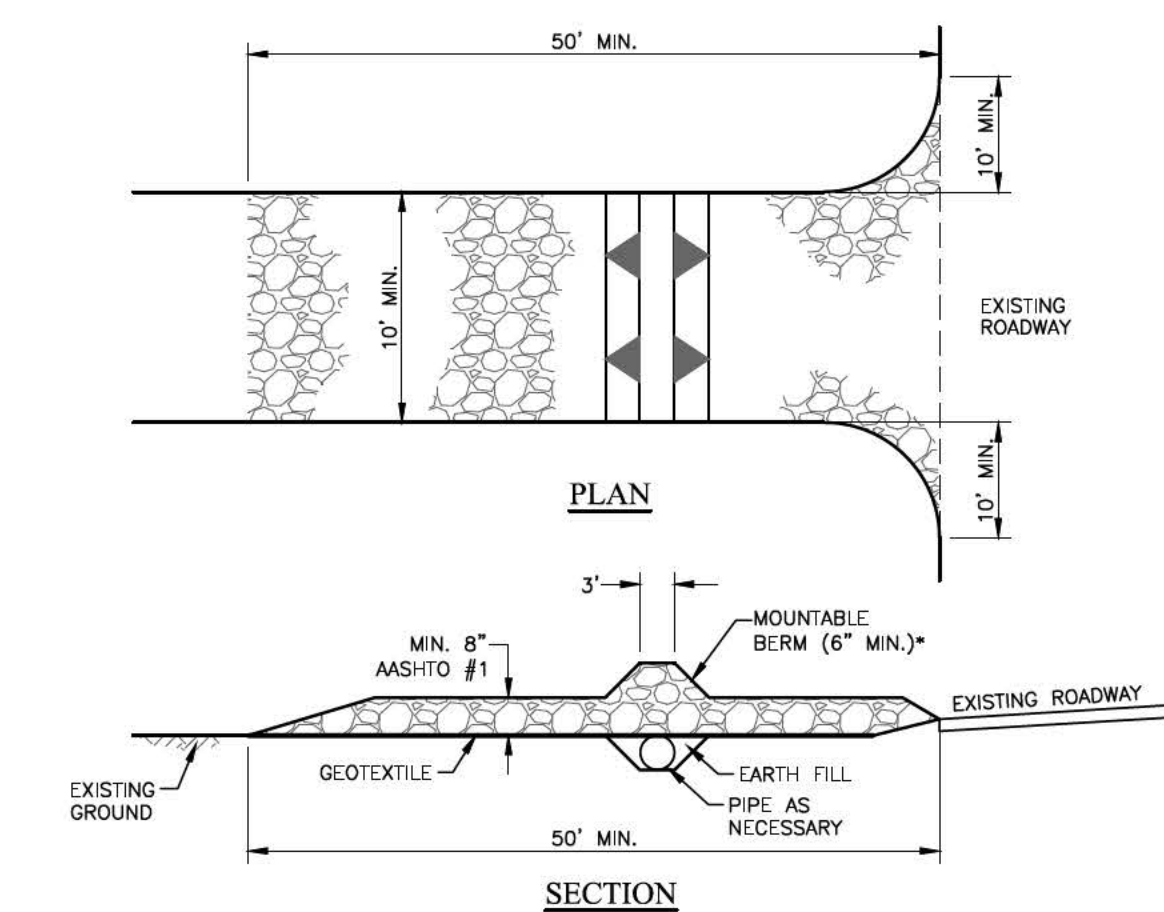
SEDIMENT FILTER BAG INLET PROTECTION DETAIL
(NOT TO SCALE)

1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 20 LBS. AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.



- NOTES:
1. COMPLETE GRADING OF SLOPE.
 2. CULTIVATE THE SOIL TO A DEPTH OF 6 INCHES, INCORPORATING FERTILIZER AND LIME WHERE NECESSARY, PROVIDING AN EVEN SURFACE, FREE FROM EXCESSIVE STONES, CLODS OR TRASH.
 3. SEED AND MULCH THE AREA AS OUTLINED IN SCHEDULING.
 4. UNROLL THE MATTING UP AND DOWN THE SLOPE. THIS IS BEST ACHIEVED BY PLACING A METAL PIPE THROUGH THE CENTER OF THE ROLL THROUGH WHICH IS PASSED A ROPE. BY HOLDING EACH END OF THE ROPE, THE ROLL CAN BE UNWOUND SLOWLY DOWN THE SLOPE. THE MATTING SHOULD NOT BE STRETCHED NOR ALLOWED TO LIE LOOSELY, BUT TO TAKE UP THE CONTOURS OF THE GROUND. THE MANUFACTURER'S RECOMMENDATIONS FOR OVERLAPPING ADJACENT STRIPS SHALL BE FOLLOWED.
 5. UPHILL ENDS OF THE MATTING SHALL BE BURIED IN A 6-INCH DEEP SLOT AND STAPLED, AS SHOWN, AT 12-INCH CENTERS ACROSS THE WIDTH OF THE MAT. AT JOINTS, THE DOWNHILL END SHOULD BE OVERLAPPED (SHINGLE FASHION).
 6. MATTING SHOULD BE STAPLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, BUT GENERALLY STAPLES SHOULD BE INSERTED ON 12-INCH CENTERS DOWN EACH EDGE OF THE MAT AND DOWN ITS CENTERLINE.
 7. FOLLOWING INSTALLATION, MESH MATTINGS SHOULD BE ROLLED WITH A SMOOTH ROLLER TO BRING INTO CLOSE CONTACT WITH THE SOIL AND TO CONSOLIDATE THE SEEDING.

EROSION BLANKET INSTALLATION FOR SLOPES
(NOT TO SCALE)



STANDARD CONSTRUCTION DETAIL #4-3
ROCK CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIRECTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE ZED APPROPRIATELY FOR SIZE OF SLOPE BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITIONS ARE ALLEVIATED OR INSTALL WASH BACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

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Serial Numbers
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PARCELS: 03-00-00456-00, 03-00-00457-00 | D.B. 7088 | PG. 3930

No.	Date	Description
1	1/30/2026	REVISED PER TWP REVIEW LTR DATED 12/23/2025
2	3/2/2026	REVISED PER TWP REVIEW LTR DATED 2/24/2025
3	3/26/2026	REVISED PER TWP REVIEW LTR DATED 3/4/2025

PRELIMINARY/FINAL
3-LOT SUBDIVISION AND LAND DEVELOPMENT PLAN

Date: 12/02/2025
Scale: AS NOTED
Drawn by: SMF
Checked by: CWI
Project No. 12710

EROSION CONTROL DETAILS
FOR
1534 NAAMANS CREEK, LLC
1534 NAAMANS CREEK ROAD
GARNET VALLEY, PA 19060
BETHEL TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
12
OF 12

EXHIBIT "B"

Draft Bethel Township PC March 4, 2026 Minutes



BETHEL TOWNSHIP

DELAWARE COUNTY
1092 BETHEL ROAD
GARNET VALLEY, PA 19060

Phone: (610) 459-1529
Fax: (610) 459-2921
Email: planning.commission@betheltwp.com
www.betheltwp.com

PLANNING COMMISSION

Louis Torrieri - Chairman
Kenneth Laaken, Jr. - Vice Chairman
Jaclyn Borcky- Secretary
Michael Dunn
George Lincoln
Cathy Spahr
David Tustin
Joseph Spadea

Matthew Houtmann, P.E.
Township Engineer
Alex Baumler, Esquire
Planning Commission Solicitor

PLANNING COMMISSION RECORD OF MINUTES March 4, 2026

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, March 4, 2026, in the John L. Myers Building (1092 Bethel Road, Garnet Valley, PA 19060).

PRESENT:

Lou Torrieri - Chairman
Ken Laaken, Jr., - Vice-Chairman
Mike Dunn
Joseph Spadea
Dave Tustin

Alex Baumler, Esq., Planning Commission Solicitor
Matt Houtmann, PE, Township Engineer

APOLOGIES:

Cathy Spahr
Giovanna Iacono, PE, MBA, Supervisor Liaison

OBSERVERS:

Approximately 6 citizens in attendance.

The Regular March 4, 2026, Planning Commission Meeting convened at 7:00 PM.

Chairman Torrieri 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 will be available on the Bethel Township website. The Pledge of Allegiance was recited. Mr. Torrieri explained there was an executive session that took place immediately prior to the meeting to discuss legal issues

and procedures. He announced that Cathy Spahr and Supervisor liaison Giovanna Iacono were absent. A moment of silence was held in honor of Planning Commission member Paul Battinieri, who sadly passed away.

Mr. Torrieri asked for a motion to approve the minutes from February 4, 2026, regular meeting minutes transcribed from recorder.

Motion: On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously, the regular February 4, 2026, meeting minutes were approved.

REPORTS:

PRESERVATION SOCIETY: No Report.

OLD BUSINESS:

Project PC 2024-02 – 1420 Conchester Day Care, 1420 Conchester Highway, Garnet Valley, PA Preliminary Plans. Conchester Holdings LLC.

The applicant submitted preliminary plans for a daycare center. Special exception was granted by the Zoning Hearing Board on June 28, 2023, with conditions.

The Committee is waiting for the applicant to provide responses to the Township Engineer's plan review and recommendation letter dated October 31, 2025.

There was no discussion on Project PC 2024-02.

Project PC 2025-01 – 1257 Zebley Road, Garnet Valley, PA. Preliminary/Final Two Lot Subdivision. Applicant – Yilka Goci.

This is a plan for a subdivision on an existing lot into 2 lots that will contain single family residents, driveways, and other associated improvements.

Waiting for applicant to provide responses to Township Engineer's plan review/recommendation letter dated November 24, 2025.

There was no discussion of Project PC 2025-01.

Township Engineer, Matt Houtmann, explained that they are updating their plans.

Motion: On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously, the committee approved the extension of Project PC 2025-1 to June 15, 2026.

NEW BUSINESS:

Project 2026-01 – 1534 Naamans Creek Road, Garnet Valley, PA. 3 Lot Subdivision. Preliminary/Final Subdivision Plan. Owners- Charles and Christine Nickles.

Engineer for the applicant, Chadd Ingram, explained that they received Matt Houtmann's most recent review letter and will comply with all comments. The DEP planning module exemption letter was also received, BTSA approval, and PennDOT approval is pending on 2 minor issues. Mr. Ingram is asking the PC solicitor, Alex Baumler, to review.

Mr. Houtmann reviewed all the issues outlined in his recent letter. He requested that the driveway be stoned and a binder applied after the stormwater management systems beneath the driveway are installed, prior to general construction. These details will be included in the plan. He also noted that the existing house will be connected to public water, which must also be reflected in the plan. Additionally, the plan should provide specific guidance for future property owners on stormwater management, including the cleaning of sediment from inlets and addressing any standing water in the stormwater beds. Mr. Houtmann asked Mr. Baumler to help the applicant address the plan note for the removal of the zoning variance.

Mr. Baumler added that he reviewed the common driveway agreement and it was satisfactory.

A simplified developer's agreement may be required by the Board of Supervisors post approval.

Ken Laaken, Jr., asked for a 5-foot separation between the existing driveway and the proposed driveway to the new homes. He would like to see some shrubs added. Mr. Ingram agreed to the idea. The applicants have no desire to connect the driveways.

Community Comment

Zach Bascelli, 3454 Dorothy Drive mentioned his concerns about stormwater management and water runoff.

Mr. Baumler explained that the applicant will have to record a stormwater management plan with the county. If at any point they do not maintain it then the Township has a legal right to go to the property, fix it and lien the property.

Mr. Ingram explained that there will be no grading and minimal disturbance on the rear lot.

Motion: On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously, the committee approved the extension of Project PC 2026-1 to June 15, 2026.

Motion: On a motion by Ken Laaken, Jr., seconded by Mike Dunn and carried unanimously, the committee recommended Project PC 2026-1 Preliminary/Final Plan-1534 Naamans Creek Road to the Board of Supervisors provided the applicant complete all outstanding recommendations from the Township Engineer, planting of the required evergreen trees, and addressing all outstanding PennDOT issues and necessary easements recorded.

ADJOURNMENT

The next Planning Commission meeting will be on April 1, 2026.

Motion: On a motion by Ken Laaken, seconded by Dave Tustin, and carried unanimously, the July 2025 regular meeting was adjourned at 8:16 PM.

Minutes prepared from recording device. (JB)

DRAFT

EXHIBIT "C"

Township Engineer March 4, 2026 Review Letter

EDOUARD N. HOUTMANN, C. E.
1928-1994

MATTHEW R. HOUTMANN, P. E.
GUSTAVE N. HOUTMANN, P. E.
REGISTERED PROFESSIONAL
ENGINEERS

G. D. HOUTMAN & SON, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS

139 E. BALTIMORE PIKE
MEDIA, PENNSYLVANIA 19063

610-565-6363
FAX 610-565-6976

STEPHEN J. WASYLYSZYN
REGISTERED PROFESSIONAL
SURVEYORS

Mr. Lou Torrieri, Chairman
Bethel Township Planning Commission
1092 Bethel Road
Garnet Valley, PA 19060

March 4, 2026

Re: 1534 Naamans Creek Road, LLC
Nickles Tract

Dear Lou,

1534 Naamans Creek Road, LLC has submitted revised Preliminary/Final Subdivision and Land Development Plans for the subdivision of the former Nickles Property. The Plans were prepared by Inland Design and are dated December 2, 2025 and last revised March 2, 2026.

BACKGROUND

The purpose of this subdivision is to combine two existing tracts into one larger tract and then subdivide the composite parcel into three Lots. The existing improvements will be located on the front lot, and new single family detached residential dwellings will be constructed on each of the remaining two Lots. The site is located on the north side of Naamans Creek Road, approximately 350 feet west of Goodley Road. The site is Zoned R-1 Residential. The previous use was residential with seasonal vegetable/fruit stand accessory use, which was a court ordered use.

COMMENTS

All of the comments contained in our previous two reviews for this Project have been satisfactorily resolved with the following clarifications:

1. Step #10 of the Construction Sequence shall state that the stone base and binder course shall be completed prior to house construction.
2. A public water service connection to the main in Naamans Creek Road was previously installed for the existing house – which is not connected to the public water. The plan notes state that “water service to remain inactive for future connection to proposed Lot #1”. The above plan note is inconsistent with the comments presented to the PC by the Applicant at the February meeting. The existing house shall connect to public water, and it makes sense that the connection occurs at the time when public water installation is occurring for lots #2 and #3.
3. The proposed driveway and the house on lot #2 provide the large majority of the run-off to SCM #2. The Time of concentration for the drainage area shall reflect the corresponding

relatively short and quick travel path from the impervious surfaces to the BMP. If the Design Engineer is insistent on using a travel path from the north side of the dwelling, then two sub-watersheds can be provided – one for the driveway and immediate area around the house, and a second drainage area for the yard area at the north side of the dwelling.

4. The Long Term O& M Notes shall state the inspection measures that are to be implemented by the future property owner. For example, accumulated sediment shall be cleaned out from the inlets if observed, and the homeowner shall inform the Township and proceed with maintenance on the infiltration beds if standing water is observed in the beds 48 hours after the cessation of a storm event.
5. We will assist the Applicant with the appropriate wording for the “withdrawal” of the previously granted Zoning Variance.

OTHER


1. The Applicant is reminded of the following:
 - a. This subdivision will be subject to Ordinance 232 – fee in lieu of park/recreation area.
 - b. Prior to the recording of the Subdivision Plans a Stormwater Management Operations and Maintenance Agreement (O & M) shall be signed and recorded.
 - c. Cross Easement Agreement for the private road is required.
 - d. A modified Developers Agreement may be required at the discretion of the Township Solicitor.

THIRD PARTY PERMITS

1. Sewage Facilities Planning Modules have been approved.
2. Based on the initial comments from PennDOT, our Site Investigations, and reviewing the PennDOT electronic permitting system, the applicant should have the PennDOT Permit for the minimum use driveway within a few days.

We have no objection to the Planning Commission recommending Final Subdivision Plan Approval conditioned upon resolution of the above five items to the satisfaction of the Township Engineer. Please do not hesitate to call if you have any questions concerning this review.

Sincerely,



Matthew R. Houtmann, P.E.

Cc: Bethel Township
1534 Naamans Creek Road
Inland Design
Alex Baumler

EXHIBIT "D"
DCPD FEBRUARY 20, 2026 REVIEW LETTER



DELAWARE COUNTY PLANNING COMMISSION

2 W. Baltimore Avenue – Suite 202

Media, PA 19063

(610) 891-5200

Email: planning_department@co.delaware.pa.us

GINA BURRITT

DIRECTOR

Planning Department

February 20, 2026

Mr. William Addison
Bethel Township
1092 Bethel Road
Garnet Valley, PA 19060

RE: Name of Dev't: 1534 Naamans Creek Road
DCPD File No.: 03-8240-26
Developer: 1534 Naamans Creek Road, LLC
Location: North side of Naamans Creek Road,
approximately 300' west of Goodley Road
Recv'd in DCPD: January 15, 2026

Dear Mr. Addison:

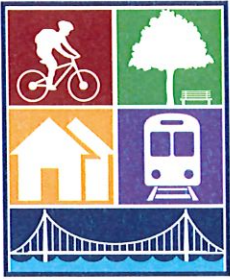
In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on February 19, 2026, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Gina Burritt
Director

cc: 1534 Naamans Creek Road, LLC
InLand Design



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063-3740

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

Date: February 20, 2026

File No.: 03-8240-26

PLAN TITLE: 1534 Naamans Creek Road

DATE OF PLAN: December 2, 2025

OWNER OR AGENT: 1534 Naamans Creek Road, LLC

LOCATION: North side of Naamans Creek Road,
approximately 300' west of Goodley
Road

MUNICIPALITY: Bethel Township

TYPE OF REVIEW: Preliminary/Final Subdivision &
Land Development

ZONING DISTRICT: R-1 Residential

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivide 3.87 acres into 3 lots;
Develop 2 single-family detached
dwellings

UTILITIES: Public Water & Sewer

RECOMMENDATIONS: Proceed to final plan submission,
contingent upon addressing
accessory structure code
requirement and with consideration
given to staff comments

STAFF REVIEW BY: Kelsey Stanton Murphy

Date: February 20, 2026
File No.: 03-8240-26

REMARKS:

CURRENT PROPOSAL

The plan proposes to combine two lots totaling 3.87 acres and to re-subdivide the resulting lot into three lots. An existing single-family detached dwelling and accessory structures would remain on one lot ("Lot A"), and the remaining lots would each be developed with a 2,604 sq. ft. single-family detached dwelling. All three dwellings would access Naamans Creek Road (S.R. 0491) via a shared driveway with access easement.

SITE CHARACTERISTICS

The site's existing conditions include a single-family detached dwelling, detached garage accessory structure, and three shed accessory structures. Additionally, a driveway from adjacent parcel 03-00-00455-03 connects to the site's existing driveway.

APPLICABLE ZONING

The proposal is located within the R-1 district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

Zoning - Proposed Unaddressed Nonconformities:

- Number of Accessory Buildings: The project's proposed accessory buildings do not appear to comply with the regulations as established within the Municipal zoning code. Where Section 480-136G(2) permits no more than two accessory buildings on lots between 30,000 and 65,340 sq. ft., the proposal has four accessory buildings on Lot A, which would be 48,886 sq. ft.

Date: February 20, 2026
File No.: 03-8240-26

REMARKS (continued):

COMPLIANCE

The proposal appears to comply with the SALDO code; however, the proposal must address or obtain code relief for the above listed zoning nonconformity.

SHARED ACCESS MAINTENANCE AGREEMENT

The applicant should indicate whether the existing driveway entering the site from parcel 03-00-00455-03 is to remain.

Additionally, proactive effort is recommended to address long-term maintenance of the shared portion of driveway. A maintenance agreement should be provided for the shared portion of the driveway and its language should require basic maintenance such as surface repair and sealing. It should also define hazards such as 'pothole' and 'uneven cracks' that warrant immediate attention as well as address the shared responsibility of cost for repair by the owners/users.

TREE REMOVAL/REPLACEMENT

Section 395-45C of the Municipal SALDO code states that the Township may require the applicant to plant one tree of not less than three inches in caliper for each tree of 12 inches DBH or more to be removed, and two trees of not less than three inches in caliper for each tree of 24 inches DBH or more to be removed.

The plan proposes some tree removal in order to construct the driveway and dwellings on Lots B and C but does not indicate the sizes of trees to be removed. Staff recommends that the plan be revised to indicate whether any trees of at least 12 inches DBH are proposed to be removed. Additionally, the Township should provide guidance to the applicant as to whether replacement trees are required.

Date: February 20, 2026
File No.: 03-8240-26

REMARKS (continued):

HISTORIC SIGNIFICANCE

The site has a mixture of moderate-high potential for underground resources, with higher potential closer to Naamans Creek Road. If any artifacts are found during excavation, please contact the Planning Department for a short documentation process.

SCREENING

The plan proposes new residences overlooking each other's backyards as well as the backyard of the existing house on Lot A. Whereas existing trees would screen the proposed Lot B residence from Lot C, the existing house on Lot A would have limited screening. In much of the surrounding neighborhood, trees and shrubs provide some screening between properties. Staff recommends that the applicant consider providing vegetative screening between Lots A and B.

HIGHWAY OCCUPANCY PERMIT

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the plan will need a highway occupancy permit(s) for access onto Naamans Creek Road (S.R. 0491).

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

Date: February 20, 2026
File No.: 03-8240-26

REMARKS (continued):

STORMWATER MANAGEMENT

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

EXHIBIT "E"
DECLARATION OF DRIVEWAY AND UTILITY EASEMENT

Prepared by: Gregg I. Adelman, Esquire
Kaplin Stewart
Union Meeting Corporate Center
910 Harvest Drive
PO Box 3037
Blue Bell, PA 19422
(610) 260-6000

Return to: Gregg I. Adelman, Esquire

TMP Nos.: 03-00-00456-00; 03-00-00457-00 (1534 Namaans Creek Road)

DECLARATION OF DRIVEWAY AND UTILITY EASEMENT

THIS DECLARATION OF DRIVEWAY AND UTILITY EASEMENT (“**Declaration**”) is made and entered into this ___ day of _____, 202__ by 1534 Naamans Creek Road, LLC, a Pennsylvania limited liability company (“**Declarant**”).

BACKGROUND

A. Declarant is the owner of those certain parcels of ground known as Tax Map Parcel Numbers 03-00-00456-00 and 03-00-00457-00 located at 1534 Namaans Creek Road, Garnet Valley, Pennsylvania 19060 (“**Property**”).

B. The Property is approximately 3.878 acres and has an existing single-family home.

C. Declarant has subdivided the Property into three (3) lots (“**Lots**”), with the existing single-family home to remain on proposed Lot “A” and two (2) newly constructed single-family home on proposed Lots “B” and “C”.

D. The Lots are accessed from Namaans Creek Road via a shared driveway.

E. The driveway access to/from Ivy Mills Road for the Lots requires an easement over and through Lots “A” and “B” as depicted on the plan entitled “3-Lot Subdivision and Land Development Plan”, prepared by InLand Design dated [REDACTED] (“**Plan**”), a copy of which is attached as **Exhibit “A”**, and as is further described in attached **Exhibit “B”** (“**Driveway Easement Area**”).

F. The proposed water, sewer and stormwater utilities for Lots “B” and “C” will be located within the Driveway Easement Area and will also require easements over, under and through Lots “A” and “B” as is depicted on the Plan and as is further described in attached **Exhibit “C”** (“**Utility Easement Area**”).

G. Declarant has agreed to create and establish the Driveway Easement Area and Utility Easement Area over, under and through the Lots in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, the Declarant agrees as follows:

1. Background. The Background of this Declaration is incorporated by reference as if fully set forth herein at length.

2. Driveway Easement. The owners of Lots B and C shall have a permanent easement over and through the Driveway Easement Area on the Lots for the purposes of ingress and egress to and from Namaans Creek Road. The Driveway Easement shall include the right to maintain, repair and replace any driveway improvements on the Lots. The Lots owners shall be jointly responsible for the maintenance, repair and replacement of the driveway improvements and shall proportionately pay for the costs to maintain, repair and replace the driveway.

No Lot owner shall not construct or install any improvements or obstructions, including, without limitation, landscaping, within the Driveway Easement Area that would adversely impact the other Lots' access to and from Namaans Creek Road.

3. Utility Easement. The owners of Lots B and C shall have a permanent easement over, under and through the Utility Easement Area on the Lots for the purpose of installing, maintaining and operating such utilities as are needed to use the Lots for residential purposes, including but not limited to, water, sewer and stormwater utilities.

Each Lot owner shall be responsible for the maintenance and repair of any individual or separate utility installed in the Utility Easement Area to service the residential dwelling on the respective Lot. Any common utility installed in the Utility Easement Area shall be jointly maintained and repaired by the Lot owners who use the common utility. The obligation to maintain and repair shall also require restoration of any areas disturbed by such maintenance or repairs.

4. Miscellaneous. This Declaration shall be a covenant running with the land and shall be binding upon and inure to the owners of the Lots, their respective heirs, successors and assigns. This Declaration constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Declaration shall be binding unless it is in writing and signed by the owners of the Lots.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Declarant has executed this Declaration as of the date first above written.

Witness/Attest:

DECLARANT:

1534 Naamans Creek Road, LLC

By: _____
Name: _____
Title: _____

COMMONWEALTH OF PENNSYLVANIA :
: SS.

COUNTY OF _____ :

On this, the ____ day of _____, 2025 before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned personally appeared _____ known to me or satisfactorily proven to be the _____ of 1534 Naamans Creek Road, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and as such officer acknowledged to me that he executed the same on behalf of the owner for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires:

EXHIBIT "A"

SUBDIVISION PLAN (DEPICTING EASEMENT AREAS)

EXHIBIT "B"

DRIVEWAY EASEMENT AREA LEGAL DESCRIPTION

EXHIBIT "C"

UTILITY EASEMENT AREA DESCRIPTION



Legal Description

Driveway & Utility Easement – 1534 Naamans Creek Road Subdivision
Bethel Township, Delaware County, Pennsylvania
Inland Project No. 12710
January 30, 2026

ALL THAT CERTAIN parcel of land **SITUATE** in Bethel Township, Delaware County, Pennsylvania, bounded and described according to a Title Plan for 1534 Naamans Creek Road, dated December 2, 2025, and last revised January 30, 2026, prepared by Inland Design, West Chester, Pennsylvania, and being more fully described as follows:

BEGINNING at a point on the northeasterly side of Naamans Creek Road (60.0 feet wide ultimate right of way), said point being the common line with Lot 3, continuing along Lot 3 the 1 following course; thence North 29 degrees 2 minutes 10 seconds East 497.22 Feet to a point and common line with Lot 3, continuing through Lot 3 the 1 following course; thence South 60 degrees 57 minutes 50 seconds East 40.00 Feet to a point and common line with Lot 2, continuing partly along said lands, and partly along Lot 1, the 1 following course; thence South 29 degrees 2 minutes 10 seconds West 483.44 Feet to a point on the northeasterly side of Naamans Creek Road (60.0 feet wide ultimate right of way), continuing along the northeasterly side of Naamans Creek Road the 1 following course; thence North 79 degrees 58 minutes 35 seconds West 42.31 Feet to a point and place of beginning.

CONTAINING 19,613 Square Feet of land, more or less.

BEING Driveway & Utility Easement on the aforementioned plan.



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanie DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

**PROCLAMATION NO. 2026-04
DECLARING APRIL 19 THROUGH APRIL 25, 2026, AS**

ADMINISTRATIVE PROFESSIONALS' WEEK

WHEREAS, Administrative Professionals Week is observed annually during the last full week of April to recognize the contributions of administrative professionals in workplaces throughout the nation; and

WHEREAS, administrative professionals—including receptionists, secretaries, administrative assistants, executive assistants, and customer support personnel—are essential to the efficient operation of local government and organizations; and

WHEREAS, these individuals provide key organizational, technical, and communication support that enables Bethel Township to effectively serve its residents; and

WHEREAS, this week provides an opportunity to recognize and express appreciation for the professionalism, dedication, and service demonstrated by administrative personnel;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Bethel Township hereby proclaims April 19 through April 25, 2026, as Administrative Professionals Week, and encourages all residents, businesses, and organizations to recognize the contributions of administrative professionals within our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of Bethel Township to be affixed this 14th day of April, 2026.

BETHEL TOWNSHIP BOARD OF SUPERVISORS

Attest:

Dr. William Addison
Township Manager

Chuck Dennie, PE.
Chair



ESTABLISHED 1683

Chuck Dennie, PE
CHAIRMAN

Stephanic DerOhannessian, MB
VICE-CHAIR

Eileen Ming, MPH, Sc.D.
SUPERVISOR

Michael Davey, Esq.
SUPERVISOR

Giovanna Iacono, PE, MBA
SUPERVISOR

Wednesday, April 1st, 2026

Amber Seamen



RE: Bethel Township Community and Communications Administrator

Dear Amber,

On behalf of the Bethel Township Board of Supervisors, I am pleased to formally offer you the position of Township Community and Communications Administrator. This position offers an annual salary of \$45,000.00. Your anticipated start date is Wednesday, April 15th, 2026, unless otherwise agreed upon.

As part of your employment, you will receive seven (7) prorated paid personal days for the remainder of the 2026 calendar year, in addition to all Township-designated holidays. After 90 days of employment and successful evaluation you will also be eligible for enrollment in the Township's healthcare and pension plans.

In your capacity as Township Community and Communications Administrator, you will report directly to the Township Manager and the Board of Supervisors.

We are excited to welcome you to the team and look forward to your contributions. Should you have any questions or require further clarification, please do not hesitate to reach out to me directly.

Sincerely,

William Addison
Township Manager



Position Description

TITLE: Community and Communications Administrator

DEPARTMENT: Administration / Community Relations

REPORTS TO: Township Manager / Board of Supervisors

FLSA STATUS: Exempt

EMPLOYMENT STATUS: Full-Time

DATE: January 2026

SALARY: Commensurate with experience and qualifications

GENERAL SUMMARY

The Community and Communications Administrator provides professional-level administrative, communications, and community engagement services to the Township Board of Supervisors and Township Manager. This position serves as the Township's primary coordinator for public communications, media relations, community outreach, and parks and recreation-related coordination.

The Community and Communications Administrator is responsible for managing the Township's public-facing communications, including the website, social media platforms, newsletters, and official notices, ensuring accurate, timely, and transparent dissemination of information. The position also performs coordination functions similar to a Parks and Recreation Director, including organizing meetings, working with volunteer committees and community organizations, assisting with the planning and promotion of programs and events, and serving as a liaison between the Township and the public regarding parks, facilities, and community use.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Administrative & Organizational Support

- Provide administrative support to the Township Manager and Board of Supervisors, including preparation of correspondence, reports, agendas, resolutions, and official records.
- Serve as a professional point of contact for residents, elected officials, staff, and visitors.
- Attend and support public meetings; prepare agendas, supporting materials, and accurate meeting minutes. Evening meetings may be required.
- Assist with preparation, organization, and distribution of Board of Supervisors meeting packets.
- Maintain organized records and filing systems in accordance with records retention requirements.
- Assist with Right-to-Know requests and records management.
- Support Township initiatives, interdepartmental coordination, and special projects as assigned.

Community, Communications & Media Relations

- Serve as the Township's primary communications and public information liaison.
- Manage, update, and maintain the Township website, social media platforms, newsletters, and other public-facing communication tools.
- Draft and distribute public announcements, meeting notices, press releases, emergency notifications, and informational materials.
- Coordinate messaging with Township leadership, staff, consultants, and emergency services to ensure consistency and accuracy.
- Monitor public engagement, respond to inquiries, and route requests to appropriate departments.

- Ensure compliance with the Pennsylvania Right-to-Know Law, Sunshine Act, and other applicable public information requirements.

Parks, Recreation & Volunteer Coordination

- Perform coordination functions similar to a Parks and Recreation Director.
- Organize and facilitate parks, recreation, and community-related meetings.
- Serve as a liaison to volunteer boards, committees, and community organizations.
- Assist with the planning, scheduling, promotion, and communication of community programs, events, and activities.
- Coordinate public use of Township parks, facilities, and community spaces.
- Assist with grant research, applications, documentation, and reporting related to parks, recreation, and community initiatives.

KNOWLEDGE, SKILLS, AND ABILITIES

- Excellent written, verbal, and interpersonal communication skills.
- Strong organizational, time management, and problem-solving abilities.
- Ability to exercise sound judgment, discretion, and professionalism.
- Proficiency in Microsoft Office Suite and digital communication tools.
- Experience with website content management systems and social media platforms.
- Ability to maintain confidentiality and handle sensitive information appropriately.
- Ability to cross-train and be cross-trained in Township operations and administrative functions.

MINIMUM EDUCATION, TRAINING, AND EXPERIENCE REQUIREMENTS

- Bachelor's degree preferred and/or a minimum of five (5) years of progressively responsible related experience.
- Municipal, government, nonprofit, or public-sector experience preferred.

- Equivalent combinations of education, training, and experience will be considered.

PHYSICAL DEMANDS & WORK ENVIRONMENT

- Frequent sitting, talking, and hearing; occasional standing and walking.
- Regular use of office equipment and digital communication technology.
- Ability to lift up to twenty-five (25) pounds.
- Office-based environment with occasional site visits and evening meetings.

GENERAL SIGN-OFF

Bethel Township seeks a candidate with a strong work ethic, professional demeanor, and demonstrated commitment to public service. This is a full-time, at-will position with competitive benefits. Salary is commensurate with experience and qualifications.

ACKNOWLEDGMENT

I have read and understand this job description and certify that I am able to perform the duties described herein.

Applicant's Signature: Amber Samer Date: 4/1/26

EMPLOYMENT BACKGROUND INFORMATION

Any offer of employment is contingent upon the successful completion of a criminal background check, drug and alcohol screening, FBI background check, and physical examination. Applicants must provide all required identification and information in accordance with applicable laws.

Bethel Township Manager,

I wanted to take a moment to share how much I have truly enjoyed my time working part time with Bethel Township and to express my interest in being considered for the full-time position. From the very beginning, I have felt welcomed and supported. The office morale is outstanding, and the team has been nothing but helpful and encouraging. It is clear that everyone in the office cares about the work being done for the community, and that positive environment has made coming to work each day something I look forward to.

During my time here, I have been trusted with a wide range of responsibilities. I have uploaded and properly named over 4,500 scanned files into Permit Manager and have been actively learning the permit system, including the different types of permits and where each permit applies. I have assisted Donna with year-end filing, completed training modules for the Township website, and regularly posted meeting notices, events, and Township announcements. I have also worked on developing new event ideas and content to help increase community engagement.

In addition, I have assisted in preparing agendas and official Township documents, helped prepare and maintain official records, reviewed Permit Manager training videos to further strengthen my understanding of the system, responded to resident inquiries, assisted community members who visit the building, and documented, filed, and emailed escrow information as needed. I have also completed three training modules related to the Right-to-Know Law and the Sunshine Act to further expand my knowledge of the legal and transparency requirements involved in the municipal government.

I am actively participating in the monthly Zoning Hearing Board meetings, which has given me valuable insight into the Township's procedures, zoning matters, and the overall decision-making process. Each of these assignments has allowed me to grow while contributing to the Township's daily operations.

I am very grateful for the opportunity to be part of this office and would be honored to continue growing within Bethel Township. Thank you for your consideration and for the opportunity to contribute my skills to such a hardworking team.

Sincerely,

Amber Seamen

Amber Seamen



Authorized to work in the US for any employer.

Career Objective

Hardworking, motivated individual with strong communication and customer service skills. Seeking a challenging position in a company where I can leverage these skills while learning new ones, to build a successful career.

Work Experience

Emergency Medical Technician

Claymont EMS - Wilmington, DE October

2023 to June 2025

- Provide emergency medical care to patients in various settings, including homes, businesses, and public areas
- Assess patient conditions and determine appropriate treatment plans based on symptoms and injuries
- Administer medications, perform CPR, and utilize advanced life support techniques to stabilize patients
- Collaborate with other healthcare professionals to ensure seamless patient care and transfer of information
- Respond quickly to emergency calls within designated service area to provide immediate medical assistance
- Transport patients safely using defensive driving techniques, while maintaining constant communication with dispatch center
- Coordinate with law enforcement agencies, fire department personnel, and hospital staff daily
- Communicate effectively with patients' family members or bystanders during high-stress situations
- Provide emotional support to distressed patients or their family members during emergencies
- Maintain a calm and composed demeanor while working in high-pressure situations
- Demonstrate excellent interpersonal skills by effectively communicating with patients from diverse backgrounds
- Fast Paced environment on a daily basis.
- Operate and maintain emergency medical equipment, such as defibrillators, oxygen tanks, and stretchers
- Document accurate patient information, vital signs, treatments provided, and response to interventions
- Maintain strict adherence to protocols and procedures for infection control and patient privacy regulations
- Demonstrate strong decision-making skills under pressure by assessing risks versus benefits of different treatment options
- Participate in ongoing training programs to stay updated on the latest advancements in emergency medicine practices
- I am a FTO currently. I train candidates and get them ready to be the best providers they can be.
- Mentor new EMTs by providing guidance on proper procedures and protocols

Emergency Medical Technician

Saint Francis Hospital & Medical Center - Wilmington, DE February

2023 to February 2025

- Fast Paced environment in the busy city of Wilmington
- Able to help people when they are extremely vulnerable

Medical Receptionist

Delaware Orthopedic Specialists - Wilmington, DE September 2021 to November 2021

- Managed front desk operations, including greeting & checking in patients, scheduling appointments, answering phone calls, filing, etc.
- Manage patient records while ensuring confidentiality.
- Collaborated with medical billing department to resolve any issues related to insurance claims or billing discrepancies.

Waitress / Hostess / Cashier HOT

SPOT-Wildwood, NJ

June 2018 to September 2020

- Server, host, and cashier
- Greet customers, take orders, serve food/beverages, manage financial transactions, etc.
- Communicate with customers and engage in many ways
- Trained new employees and made sure they were able to succeed
- I had to multitask and be able to assist in any area possible in the restaurant
- Promoted to a manager

Sales Associate

PLAYFUL PETS-Conshohocken, PA September

2018 to September 2019

- Responsible for selling puppies.
- Interact with customers and supply them with the necessary information they need to know about the puppy.
- Needed to be well versed in dog breeds, medical records, and information specific to each individual dog.
- Document essential information in the computer while completing the sale of the dog.

Education

Bachelor's degree in psychology

Cabrini College - Radnor, PA

September 2017 to May 2021

High school diploma or GED in General Studies

Interboro High School - Delaware County, PA September

2013 to June 2017

Certifications and Licenses

EMT Certification

BLS Certification

Skills

- Excellent customer service
- Effective communication skills
- Problem solving
- Organization / Time management
- Computer skills
- Personable
- Driven / Hardworking
- Detail oriented
- Collaboration / Teamwork
- Administrative skills supporting daily township operations.
- Organized and maintained administrative files and records for accuracy and efficiency.
- Assisted with document management and record retention.
- Operated and updated the township website, ensuring timely and accurate public information.
- Managed social media and public communications for Township announcements and updates.
- Created clear, professional, and resident-friendly messaging.
- Supported community engagement through consistent and timely postings.
- Scanned and archived documents, converting physical records into organized digital files.
- Ensured accuracy, confidentiality, and proper categorization of records.
- Assisted with reorganization of administrative files to improve accessibility and efficiency.
- Assisted Township residents with inquiries and requests.
- Answered and directed incoming calls professionally.
- Interpreted and summarized information from Township meetings
- Confidential document handling and compliance awareness
- Assisting event planning and coordination for Township activities

Bethel Township Manager

From: Rudolph, Brad E <brrudolph@pa.gov>
Sent: Thursday, March 19, 2026 1:01 PM
Subject: PennDOT to Begin Construction on U.S. 322 Bridge Replacement and Improvement Project in Upper Chichester Township



Pennsylvania
Department of Transportation

FOR IMMEDIATE RELEASE
March 19, 2026

MEDIA CONTACT: Brad Rudolph, bradrudolph@pa.gov

PennDOT to Begin Construction on U.S. 322 Bridge Replacement and Improvement Project in Upper Chichester Township

King of Prussia, PA – The Pennsylvania Department of Transportation announced today that construction is scheduled to begin on Monday, March 30, on a \$63.4 million contract to replace the U.S. 322 (Conchester Highway) bridge over the CSX Railroad and improve a one-mile section of U.S. 322 (Conchester Highway), including the adjacent Bethel Road Interchange in Upper Chichester Township, Delaware County.

Early construction activities in 2026 will focus on extensive work to relocate or replace numerous underground and aerial utility lines, water and sewer mains, fiber optic lines, and related communications facilities within the work area. No Section CSX travel restrictions are planned at this time.

In mid-2026, Stage 1 construction is expected to begin on foundations for the new bridge and improvements to Bethel Road. Roadway and bridge demolition beginning in spring 2027 will impact the westbound side U.S. 322 and the bridge over the CSX railroad tracks. Stage 1 work is expected to take approximately two years to complete.

During construction, U.S. 322 will remain open to a minimum of one lane of traffic in each direction, though there will be additional off-peak restrictions and detours during various stages of the anticipated five years of construction to finish the entire project.

The Section CSX contract also includes reconstructing and widening of approximately one mile of U.S. 322 to improve vertical clearance over Bethel Road and the CSX tracks; reconfiguring the Bethel Road Interchange to improve safety and access for large vehicles; and performing slight adjustments to the U.S. 322/Interstate 95 ramps to support future interchange reconstruction.

J.D. Eckman, Inc., of Atglen, PA is the general contractor on the project, which is financed with 100 percent federal funds.

Section CSX is the third of four construction contracts under PennDOT's U.S. 322 Improvement Project to improve travel and safety on a 6.7-mile section of the highway in Concord, Bethel, and Upper Chichester townships.

Section 103 began in late 2024 and will reconstruct and widen U.S. 322 from Bethel Avenue to Route 452 (Market Street).

Section 101 widening and intersection improvements were completed in 2020 between U.S. 1 (Baltimore Pike) and Clayton Park Drive.

Section 102 construction is anticipated to start in late 2028 and will wrap-up PennDOT's improvements to U.S. 322 between U.S. 1 (Baltimore Pike) and the CSX Bridge and Bethel Road.

For more information on this project and PennDOT's U.S. 322 Improvement Program in Delaware County, visit www.us322conchester.com.

Motorists can check conditions on major roadways by [visiting www.511PA.com](http://www.511PA.com). 511PA, which is free and available 24 hours a day, provides traffic delay warnings, weather forecasts, traffic speed information and access to more than 1,200 traffic cameras. 511PA is also available through a smartphone application for iPhone and Android devices, by calling 5-1-1, or by [following regional X alerts](#).

Find PennDOT's planned and active construction projects at www.pa.gov/DOTprojects. Subscribe to PennDOT news and find [transportation results](#) in Bucks, Chester, Delaware, Montgomery, and Philadelphia counties at www.penndot.pa.gov/District6.

Find PennDOT news on [X](#), [Facebook](#), [Instagram](#), and [LinkedIn](#).

###



SPRING YARD WASTE COLLECTION

Monday, May 11th

Opdenaker will be in the area on
Monday, May 11th
to collect **yard waste** along with the regular
Monday trash collection.



YARD WASTE GUIDELINES

- ✓ All branches and trimmings must be cut into 3 foot lengths and tied up.
- ✓ Larger yard waste or a large amount is considered bulk.



Please Note:

- ✓ Do not mix yard waste with regular trash.
- ✓ Follow local size and weight limits, if applicable

ACCEPTED YARD WASTE



Leaves



Grass Clippings



Small Branches & Twigs



Garden Debris

Let's clean up and get ready for spring!

A decorative border at the bottom of the page featuring various colorful spring flowers like daisies and tulips in shades of pink, yellow, and white, set against green foliage.