



BETHEL TOWNSHIP
DELAWARE COUNTY
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Board of Supervisors

Chuck Dennie, P.E., Chairman
Stephanie DerOhannessian, MB., Vice-Chairwoman
Giovanna Iacono, P.E., MBA.
Michael D'Agostino, Esq.
Michael J. Davey, Esq.

BETHEL TOWNSHIP
RECORD OF VOLUNTARY DEVELOPER PRESENTATION
December 11th, 2025

PRESENT:

Chuck Dennie, P.E Chairman
Stephanie DerOhannessian, MB, Vice-Chairwoman
Giovanna Iacono, P.E., Supervisor
Michael J. Davey, Esq., Supervisor- Zoom

William Addison, Township Manager
Michael Maddren, Esq., Solicitor

ABSENT:

Michael D'Agostino, Esq., Supervisor
Matthew Houtmann, P.E., Township Engineer

OBSERVERS:

Approximately 30 citizens were in attendance.

The December 11th, 2025, Voluntary Developer Presentation convened at 6:32 PM.

Chairman Dennie welcomed residents and called the meeting to order at 6:32 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.

Disclaimer

This was not a meeting of the Bethel Township Board of Supervisors. No official action, deliberation, or decisions were made. Township officials in attendance were present for informational purposes only.

Purpose of Session

The purpose of this voluntary informational session was for the developer to present general information regarding Pyles Walk project.

The Township Solicitor, Michael Maddren, provided a summary of the proposed plans and the land involved. He explained that the application followed Bethel Township’s standard review process and was denied for multiple reasons. The developer has filed an appeal, which is currently ongoing. He also noted that, as this was an informational meeting, the Board was not to make comments.

TRILOGY: PYLE’S WALK FORMERLY KNOWN AS “INDEPENDENCE TOWNS”

The attorney for the developer, John Snyder, provided a general overview of the proposed development, which included:

- Project location and general description
- Conceptual layout and intended use
- Anticipated development timeline (if discussed)
- Infrastructure considerations (traffic, utilities, stormwater, etc.)

Public Comment:

Members of the public were given the opportunity to ask general questions related to the presentation. Responses were provided by the developer’s attorney, John Snyder. No commitments, approvals, or official determinations were made

ADJOURNMENT:

On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian, and carried unanimously, the meeting was adjourned at 8:22 PM.

The Board of Supervisors Reorganization Meeting is scheduled for Monday, January 5th, 2026, at 6:30 PM.

The next Regular Board of Supervisors’ meeting will be held on Tuesday, January 13th, 2026, at 6:30PM.

Respectfully submitted,

Rebecca Crowley