



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 J. Davey, Esq.
Dr. Eileen Ming, MPH, Sc.D.

BETHEL TOWNSHIP BOARD OF SUPERVISORS
January 27th, 2026

PRESENT:

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

William Addison, Township Manager
Michael Maddren, Esq., Solicitor – Zoom
Matthew Houtmann, P.E., Engineer

ABSENT:

OBSERVERS: Approximately 8 citizens were in attendance.

The Special January 27th, 2026, Board of Supervisors meeting convened at 6:34 PM.

Chairman Dennie welcomed residents and called the meeting to order at 6:34 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.

Matt Houtmann, Township Engineer, provided a brief summary on Pyles Walk, including its history and prior development plans. He noted that the property had previously been owned by several companies before being purchased by Trilogy, which subsequently revised the development plans.

John Snyder, attorney for Trilogy, stated that the development plans were revised to incorporate specifications and address resident input. He noted that changes were made in accordance with stipulations, including modifications to stormwater management, an adjustment to the driveway to 24 feet, and a discussion of the right-of-way for emergency access. He further stated that the development will be condominium-style, and sidewalks will be maintained by the Homeowners Association (HOA).

Michael Maddren, Township Solicitor, stated that any actions taken at the meeting would not affect roadways in Delaware, as the Township does not have jurisdiction.

PUBLIC COMMENT - BETHEL RESIDENTS:

Dr. Chris Polzer, 3751 Rotherfield Lane, expressed concerns regarding the bus stop, noting that identifying numbers are not present and that the location is dangerous. He also stated that a decision on the matter does not need to be made at this meeting and could be tabled.

Lori Hallahan, 166 Trotters Lea Lane, expressed concerns regarding traffic and the safety of children. She also commented on the cost of living and stated that she does not view the proposed development as beneficial for the Township. Additionally, she noted her disappointment that a decision could be made at the meeting with limited resident attendance.

Supervisor Ming asked Township Solicitor Michael Maddren about the timeframe for making a decision and the level of urgency.

Michael Maddren, Township Solicitor, stated that if a decision is not made tonight, he would need to immediately begin briefing the case. He noted that addressing the matter at this meeting could reduce potential future litigation costs. He also clarified that this is not the sole factor in the Board's consideration but reflects the current status of the matter. If a stipulation is reached, then it'll put future litigation on hold.

Supervisor Davey stated that litigation is not guaranteed to produce a particular outcome. He noted that if both parties cannot reach an agreement, control of the matter would be transferred to the court. Supervisor Davey also stated that compromise in litigation is generally the preferred approach.

PUBLIC COMMENT – NON-BETHEL RESIDENT:

David Perrino, 204 State Line Road, expressed concerns regarding traffic and safety. He noted that the plan could affect Delaware residents as well as homes on State Line Road and mentioned potential environmental impacts. He also stated that the Garnet Valley School District has not yet made a decision regarding the bus stop.

Lisa Graybeal, 102 Husbands Drive, stated that State Line Road is private and was previously paved by a private contractor. She noted that liability insurance with the school district could be costly for the Township and commented that the road is designed for a single vehicle and should not serve as a bus stop.

BOARD COMMENTS:

Supervisor Davey stated that any motion or stipulation resolving the litigation should include final plan approval. He further stated that written confirmation from the Garnet Valley School District confirming that a bus stop at the proposed location is feasible and acceptable to the School District should be required.

Chairman Dennie stated that the Board is not taking a position regarding ownership of the road. He noted that the Township's role is to ensure the developer complies with applicable Township ordinances and that access is part of the Board's stipulations. He further stated that if the proposed access is not feasible, the plans would need to be revised.

Supervisor Davey stated that the property is zoned R-4 and that, under Pennsylvania law, a property owner has the right to develop the parcel in accordance with the applicable zoning ordinances. He noted that the developer has submitted a proposed plan consistent with the zoning designation. He further stated that the Township does not have jurisdiction over road rights in Delaware or authority to determine access issues located outside the Township.

Supervisor Ming stated that she is struggling with the decision on the matter and acknowledged that the concerns raised by residents are important to her. She further stated that, to her understanding, if the developer is complying with applicable laws and ordinances, the Township cannot prevent a legally permitted development.

Vice-Chair DerOhannessian stated that she and Chairman Dennie attended a meeting held by the School District, during which it was indicated that the district's current space and staffing levels would accommodate the proposed development and would not result in exceeding capacity.

Consideration of proposed litigation settlement with Trilogy Investments, LLC regarding the Pyle's Walk development, subject to Solicitor approval.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian, and carried unanimously, the Board approved the consideration of litigation settlement with Trilogy Investments, LLC regarding the Pyle's Walk development, subject to Solicitor approval.

Motion to advertise the Public Works Director and Communications & Community Coordinator positions in the Daily Times.

Motion: On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian, Supervisor Davey opposed, the Board approved the

advertisement of the Public Works Director and Communications & Community Coordinator positions in the Daily Times.

ADJOURNMENT:

On a motion by Chairman Dennie, seconded by Vice-Chair DerOhannessian, and carried unanimously, the meeting was adjourned at 7:40 PM.

The next Regular Board of Supervisors' meeting will be held on Tuesday, February 10th, 2026, at 6:30 PM.

Respectfully submitted,

Rebecca Crowley