



# BETHEL TOWNSHIP

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

## Planning Commission

Louis Torrieri-Chairman  
Kenneth Laaken, Jr.-Vice-Chairman  
Rebecca Yurkovich -Secretary  
Paul Battinieri  
Ed Miles  
Rajesh Shah  
David Tustin

Phone: (610) 459-1529  
Fax: (610) 459-2921  
Email: [planning.commission@betheltwp.com](mailto:planning.commission@betheltwp.com)  
[www.twp.bethel.pa.us](http://www.twp.bethel.pa.us)

Matthew Houtmann, P.E.  
Township Engineer

Laurence L. Smith, Esquire  
Planning Commission Solicitor

## **PLANNING COMMISSION RECORD OF MINUTES** **January 8, 2020**

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, January 8, 2020, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### **PRESENT:**

Lou Torrieri- Chairman	Paul Battinieri
Ken Laaken, Jr.- Vice Chairman	Raj Shah
Dave Tustin	Matt Houtmann, PE
Laurence L. Smith, Esq.	

### **APOLOGIES:**

Ed Miles	Giovanna Iacono, PE, MBA
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### **OBSERVERS:**

### **MEMBERS OF THE PUBLIC, 4**

### **The Regular January 8, 2020 Planning Commission Meeting convened at 7:30 pm.**

Chairman requested everyone to please silence all electronic equipment and announced the presence of a recording device for the purpose of minute taking. A copy of the approved minutes will be available on the Bethel Township website.

Lou asked for a motion to approve the minutes from the December 4, 2019 regular meeting. Minutes transcribed from recorder.

**Motion:** On a motion by Ken Laaken Jr., seconded by Dave Tustin and carried unanimously, the December 4, 2019 meeting minutes were approved, as prepared by the Planning Commission Secretary.

Lou asked for a motion to approve 4.0 hours of service for the Planning Commission Secretary, Becca Yurkovich, for month of December.

**Motion:** On a motion by Ken Laaken, Jr., seconded by Raj Shah and carried unanimously 4.0 hours were approved for the Planning Commission Secretary for the month of December.

**CORRESPONDENCE:**

Any correspondence will be addressed during the meeting where applicable.

**REPORTS:**

**SEWER AUTHORITY:** Laurence Smith, Esq. stated that the H2O Grant mentioned in December's meeting was applied for with the Planning Commission Letter. Laurence agreed to update the Commission as soon as he receives a response regarding the Grant. Laurence explained that the project is over \$1 million, and the hope is that the Grant would cover the entire project.

**ANNOUNCEMENTS:**

Lou reminded everyone that effective as of January 2017, the new Board of Supervisors' policy is that the earliest review of approved plans will be at the succeeding month's Board of Supervisors' meeting. In other words, approved Planning Commission plans will not be reviewed or approved by the Board of Supervisors in the same month that the Planning Commission approves them.

**OLD BUSINESS:**

**Project PC 2019-2. Nolan-Fidale Funeral Home – Building Addition, 5980 Chichester Ave, Bethel Township, PA**

Lou Torrieri stated that at the December 4, 2019 meeting, submitted plans were reviewed by the Township Engineer and discussed with the applicant. The applicant has submitted revised final plans and has satisfactorily addressed all previous recommendations/comments by the Commission and the Township Engineer. The applicant is now seeking Final Plan approval recommendation to the Board of Supervisors. An extension request to April 2020 was submitted after the December meeting.

Matt Houtmann, Township Engineer, recognized that the plans were submitted prior to the last meeting. The plans were reviewed during December's Planning Commission meetings and

several comments were generated by the Commission. The applicant did comply with all the comments set forth by the Planning Commission. The Township Engineer expressed that he feels all comments were satisfactorily addressed for the plan.

The Planning Commission did not state further questions or comments; however, Lou recognized that the project would need an extension.

**Motion:** On a motion by Ken Laaken, Jr. seconded by Dave Tustin and carried unanimously, PC 2019-2 Nolan-Fidale Funeral Home Building Addition was extended to April 15, 2020.

**Motion:** On a motion by Ken Laaken, Jr. seconded by Raj Shah and carried unanimously, it was recommended that the Board of Supervisors grant Final Plan approval to PC 2019-2, Nolan-Fidale Funeral Home Building Addition, as supported in the Township Engineer's letter dated January 3, 2020.

The Applicant was advised to contact the Township Manager to be placed on the February 2020 agenda for the Bethel Township Board of Supervisors meeting. Additionally, the applicant was advised that he would need to submit plans to the Board of Supervisors well in advance of the meeting.

### **Project PC 2017-2 Self Storage Facility, Conchester Highway, Bethel Township, PA**

Lou Torrieri explained that a Preliminary Plan for Project 2017-2 was approved at the December 2018 meeting; however, before the applicant could submit a Final Plan, PennDOT completed a Right-of-Way acquisition for a portion of the property, resulting in the applicant losing one building and relocation of the entrance drive. New revised Final Plans have been submitted. Plan comments/recommendation prepared by the Township Engineer will be reviewed and discussed.

The applicant, Brian McFadden recognized that the new building footprint is smaller than the original, around 100 feet wide, as compared to the 300-foot-wide original design. Additionally, this building will have a third floor. The third floor was approved by the Board of Supervisors through the Conditional Use Process. The first story will be built into the hill, the second story will hold the office and will be at grade, the third story will hold storage units. Brian recognized that they would be installing fencing down the westerly side of the property and will have gates about two feet from behind the front of the property.

Planning Commission member, Dave Tustin, asked if there would be a large drop-off due to the PennDOT retention basin. Brian McFadden stated that they would be putting in fencing to block access from the basin. Planning Commission member, Ken Laaken, asked where they would be putting the snow if there is going to be fencing around the whole building. Brian McFadden noted that there will be about 20 feet between the grass and blacktop at the back of the property that they will push the snow into.

Chairman, Lou Torrieri, asked if the number of parking spaces would be enough and if the driveway is wide enough for a car to get around a parked car. Brian noted that the driveway is not currently wide enough due to a small grass island in front of the building. He is working on additional solutions, however. He added that the parking spots in front of the building are typically only used by those who are coming into the office; those who are dropping stuff off will typically go straight back to the units, and there is enough space for a parked car and traffic around the building back near the units.

Ken Laaken inquired where the sign would be for the property. Brian McFadden indicated where the sign was on the plan and recognized that it would be at the front of the property in accordance with PennDOT and Bethel Township standards. Fire equipment clearance, guard rail placement, and the additional of another parking spot were all discussed.

Lou Torrieri and Matt Houtmann asked that the conditions of the development be placed on the first page of the plan, so they are not missed. Dave Tustin concluded the discussion by asking how many units would be in the space. Brian stated that there would be around 555 units; one-third of which are commercial and two-thirds of which are residential. With this mass, there would only be around 20 people per day visiting their units. Brian McFadden informed the Commission that he would also be putting a temporary sign on the property to say, "Coming Soon". This sign will follow the Bethel Township sign ordinance and will have all the property permits.

**NEW BUSINESS:** None.

**ADJOURNMENT:**

**Motion:** On a motion by Paul Battinieri, seconded by Raj Shah and carried unanimously, the meeting adjourned at 8:00 PM.

The next regular Planning Commission Meeting will be held on Wednesday, February 5, 2020, at 7:30 PM in the John L. Myers Building.

Becca Yurkovich / Planning Commission Secretary  
Minutes prepared from recorded device.