



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
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Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

PLANNING COMMISSION RECORD OF MINUTES December 4, 2019

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, December 4, 2019, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri- Chairman
Ken Laaken, Jr.- Vice Chairman
Dave Tustin
Larry L. Smith, Esq.

Paul Battinieri
Matt Houtmann, PE
Giovanna Iacono, PE, MBA
Michael J. Davey, Esq

APOLOGIES:

Raj Shah

Ed Miles

OBSERVERS:

MEMBERS OF THE PUBLIC, 7

The Regular December 4, 2019 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 congratulated Giovanna Iacono on her recent appointment to the Bethel Township Board of Supervisors. Lou recognized with this change Giovanna will no longer be serving as a member of the Planning Commission. Lou stated that he had received Giovanna's letter of resignation from the Planning Commission and would need a motion to accept the letter.

Motion: On a motion by Ken Laaken, Jr., seconded by Paul Battinieri and carried unanimously Giovanna Iacono's letter of resignation was accepted.

Lou announced that Giovanna Iacono would still be at the Planning Commission meetings as she is also the new Supervisor Liaison for the Planning Commission.

Lou asked for a motion to approve the minutes from the November 6, 2019 regular meeting. Minutes transcribed from recorder.

Motion: On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously the minutes from the November 6, 2019 meeting were approved, as presented.

Lou asked for a motion to approve 3.0 hours of service for the Planning Commission Secretary, Becca Yurkovich, for month of November.

Motion: On a motion by Ken Laaken, Jr., seconded by Paul Battinieri and carried unanimously 3.0 hours were approved for the Planning Commission Secretary for the month of November.

CORRESPONDENCE:

Any correspondence will be addressed during the meeting where applicable.

REPORTS:

SEWER AUTHORITY: Laurence Smith, Esq. requested that the Planning Commission provide a letter to the Sewer Authority for submission as part of a H2O Grant that would help pay for the Pyle Road Conveyance Modification Project. This would help combine and upgrade the Pyle Road and Trotter's Lea pump stations. Last year, the Board of Supervisors approved an amendment to the Act 537 Plan that would allow for the new project. The Grant requires that a letter from the Chairman of the Planning Commission recognize that the grant application project is in conformance with the Act 537 Plan.

Motion: On a motion by Ken Laaken, Jr., seconded by Dave Tustin and carried unanimously the Planning Commission approved the crafting of a compliance letter for the Sewer Authority Grant.

ANNOUNCEMENTS:

Lou stated that the first Wednesday of the next month is New Year's Day, so the meeting day will need to be changed to the following week.

Motion: On a motion by Ken Laaken, Jr. seconded by Paul Battinieri and carried unanimously the January Planning Commission meeting and reorganization were

rescheduled for January 8th. The reorganization will begin at 7:15 PM and the regular meeting will begin at 7:30 PM.

Judy McCleary, Bethel Township Preservation Society, shared that the Bethel Township Preservation Society would not be meeting in December; however, they typically meet in the John L. Myers Building on the third Tuesday of the month at 7:30 PM. Additionally, the Bethel Township Preservation Society will be participating in the Annual Tree Lighting Ceremony on December 7th at 5:00 PM, at the Bethel Community Park.

Lou Torrieri would like to thank the Bethel Township Parks and Recreation Board for decorating the John L. Myers Building for the winter holidays.

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: None.

NEW BUSINESS:

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

Lou Torrieri stated that the Planning Commission would be reviewing plans submitted by Nolan-Fidale Funeral Home for a two-story, 2279 square foot building addition to their existing funeral home. Plans were submitted to the Township Engineer for review in mid-November. The applicant will give an overview of the project, and the Township Engineer will provide a preliminary review for discussion. Before the presentation began, the Planning Commission received the notification cards from all residents, and they were filed.

Jim Burn, the Attorney representing Nolan-Fidale Funeral Home, began by introducing parties in attendance including, Mike Consentino, from Linn Architects; Adam Powell, the Project Engineer; and Ronald Bohenek and Andrea Nolan, the husband and wife owners of the funeral home. Jim Burn turned the floor over to Adam Powell to begin the project presentation.

Adam Powell shared that the building is located at the intersection of Chichester Avenue and Concord Road. The expansion will include two-stories and will be 2279 square feet. The first floor will consist of a couple of offices and garage space while the second floor will be an office and a small locker room for employees. There will be no expansion of parlors or public areas, this is merely for the employees. The garage will allow the unloading of the deceased to have more privacy, as it currently is done outside. The addition will be built over existing pavement. Once completed there will be a reduction of impervious cover by 1800 square feet. The project

will still include storm water management, though. The parking lot will be neutral as no spots will be removed or added. All utilities for the proposed addition will be pulled from the existing building so further construction in PennDOT's right of way will not be required.

Lou Torrieri noted that Nolan-Fidale did have a public meeting on their own account for members of the public to attend back in July. Jim Burn added that there were only a couple of residents in attendance at that meeting and there was not objection to the project.

With his overview of the project complete, Adam Powell began addressing the Engineer's letter.

First, the letter states that the Zoning Data Chart should be revised to indicate the required minimum setback for the side yard is 25' with a minimum aggregate of 60'. The applicant recognized they will comply. Second, the letter recognized the maximum permitted height is 35'. The applicant stated that the plan has the building at 34', so they will comply. The third comment was regarding the required number of parking spaces on the site. The not states that the calculation site should be revised to state 43 spots are required, as the site has 87, the applicant will reply.

Next, comment four stated that any building erected shall provide for loading and unloading and commercial parking. The applicant stated that they can stripe an area of the parking lot for loading and unloading, if the Board wishes; however, the facility currently schedules when deliveries come and go, so it is very controlled and during off hours. Township Engineer, Matt Houtmann stated that they should indicate where loading and unloading will occur on the plan, but they will not be required striping in the parking lot.

Comment five was regarding a landscape buffer strip between the funeral home's property and the neighboring residential property. The applicant recognized that there is an existing mature evergreen buffer that will not touched during construction. The Township Engineer stated that the applicant should add a note to the plan to ensure that if trees are damaged during construction they would be replaced. The applicant stated that this note should not be a problem. Other notes requested changes in the drawings and notes changing page numbers. The applicant stated that they will comply with all the requests.

Lastly, the letter noted that the applicant should be performing a percolation test of the site for stormwater management. The applicant recognized that they would be completing this test during the construction of the stormwater bed as that area is currently covered with asphalt. The applicant further summarized that all the items in the December 2, 2019, Engineer's letter is a "will comply".

Adam Powell then further presented the Commission with the floor plan for the addition. Chairman Lou requested that the applicant put the floor plan on the plan with notes of the intended use for the addition. The applicant stated that this should not be a problem. The Township Engineer asked the applicant if the second floor was covering the entire footprint of the first floor. The applicant stated that the second floor was only about 2/3 of the footprint of the

first floor. With no further questions from the Board or the audience, the applicant asked that the application be considered for preliminary/final approval. He recognized that given the scope of this project, they feel that the project may be resolved in one step rather than two. The Board and the Township Engineer agreed with the applicant. Lou stated that when the applicant submits plans with their amendments to the Engineer's letter, they should label them as preliminary/final plans.

Community Comments:

Resident, Sridhar Shrinivasam, 51 Venuti Drive, asked if this agreement means that the plan was approved. The Board explained that the plan was not yet approved, and further explained the remaining steps in the process. Sridhar Shrinivasam further asked what would be in the storage area in the addition. The applicant stated that it would be general storage for caskets and equipment. Shrinivasam asked what the main driver was for this change. Adam Powell explained that the funeral home needed more storage space and needed place to unload in private. Currently, all operations take place in the same portion of the parlor, so if there is a viewing going on, those performing general work must walk thorough the same area. In building this addition, general operations would be in a separate space allowing for more privacy and respect to those hosting events.

CLOSING COMMENTS:

Lou thanked the Board members and members of the public for attending the meeting. He wished all attendees Happy Holidays.

The next regular Planning Commission meeting will meet on Wednesday, January 8th, 2020 at 7:30 pm.

ADJOURNMENT: The meeting adjourned at 8:06 PM on a motion by Ken Laaken, Jr. and seconded by Paul Battinieri. The motion carried unanimously.

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