

Appendix III - Stenographer Minutes for the
Public Hearing on proposed Comprehensive
Plan Update

BEFORE THE TOWNSHIP OF BETHEL
BOARD OF SUPERVISORS
DELAWARE COUNTY, PENNSYLVANIA

- - -

IN RE: Public Hearing on Proposed
Comprehensive Plan Update

- - -

Public hearing in the above matter held
pursuant to notice on Tuesday, December 10, 2024,
at the Bethel Township Municipal Building, 1082
Bethel Road, Garnet Valley, Pennsylvania,
commencing at 7:10 p.m., before Norma Gerrity,
Professional Court Reporter.

- - -

BEFORE: GIOVANNA IACONO, PE, MBA, Chairwoman
MICHAEL D'AGOSTINO, ESQ., Supervisor
CHUCK DENNIE, PE, Supervisor
STEPHANIE DER OHANNESSIAN, Supervisor

MICHAEL MADDREN, ESQ., Solicitor

ALSO PRESENT: WILLIAM ADDISON, Township
Manager
MATTHEW HOUTMANN, Township
Engineer

- - -

NORMA GERRITY
Professional Court Reporter
14 Feters Boulevard
Downingtown, PA 19335
(610) 246-2362

I N D E XEXHIBITS

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<u>AUDIENCE QUESTIONS/COMMENTS</u>	<u>PAGE</u>
James McDaniel, Sr., 1415 Zebley Road	7,16
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Ed Plasha, 1019 Belmont Lane	22

1 THE CHAIRWOMAN: Is there a motion to
2 open the public hearing for the
3 comprehensive plan so we can take public
4 comments?

5 MR. DENNIE: Yes. So I would make
6 that motion to open the hearing on the
7 proposed comprehensive plan update.

8 MS. DER OHANNESSIAN: Second.

9 THE CHAIRWOMAN: Motion was made by
10 Supervisor Dennie, seconded by Supervisor
11 DerOhannessian.

12 All those in favor?

13 - - -

14 (The Board unanimously responds aye.)

15 - - -

16 THE CHAIRWOMAN: The hearing for the
17 comprehensive plan update is now open.

18 I believe we want to enter some
19 exhibits.

20 MR. MADDREN: Yes. We have two board
21 exhibits for this one.

22 One is going to be the advertisement,
23 which is a requirement under the
24 Municipalities Planning Code, and the

1 second will be the draft comprehensive plan
2 update.

3 - - -

4 (Board Exhibits B-1 and B-2 were
5 marked for identification.)

6 - - -

7 THE CHAIRWOMAN: Is there any comment
8 from the -- I believe the board has some
9 comments on the comprehensive plan based on
10 the memo that we prepared after gathering
11 all the comments from the board meetings
12 we've been having, the planning commission
13 comments, the county comments, and the
14 public comments.

15 We had previously developed a memo and
16 sent to it Peter and his team to
17 incorporate the changes.

18 There are a few additional changes
19 which Stephanie has that we'd like to take
20 into consideration for the final plan.

21 MS. DER OHANNESSIAN: Thank you. So
22 in terms of technical corrections, the
23 title page, the date needs to be revised to
24 accurately reflect the adoption date of

1 December 20th, '24.

2 On page 48, there is a survey, and the
3 wording there should be changed from
4 "persevere" to "preserve."

5 On page 19, the township zoning map,
6 it would be better served if it was on its
7 own page so that we can see it more
8 clearly.

9 There is a housing-type figure on page
10 27, and it is unclear what the white on
11 that figure represents.

12 And the township governments and
13 finance on page 41, it says:

14 In 2022 the top five expense sources
15 for the township were, and the list does
16 not include the tract fund, and its absence
17 is misleading.

18 The vision statement on page 44, there
19 was, I think, some confusion between what
20 we asked for and then what wound up being
21 the final version.

22 And so the revised statement, we would
23 like to, and I can provide this to you in
24 full.

1 The residents of Bethel Township value
2 a quiet, suburban character and natural
3 undeveloped open spaces.

4 Residents desire a future in which
5 these characteristics are maintained,
6 enhanced, and not sacrificed for the
7 intensification of residential development.

8 Residents desire a future of improved
9 connectivity, more open space, and
10 necessary county services delivered
11 transparently and cost effectively to
12 ensure that planning decisions are
13 representative of community interests.

14 And then lastly in the community
15 facilities where the police, fire, and EMS
16 are addressed on page 59, I would like to
17 include reference information about the
18 FR-6 regional plans for fire and EMS, which
19 calls for working with our neighboring fire
20 and EMS to provide better services.

21 THE CHAIRWOMAN: And we'll get them
22 over to you.

23 MR. MADDREN: You've provided me a
24 copy of those changes prior to the meeting,

1 and I didn't think any of them rose to a
2 level of substantial that would prohibit
3 you from acting on this plan should you
4 choose to do so.

5 THE CHAIRWOMAN: Any other board
6 comments on the comprehensive plan?

7 - - -

8 (No response.)

9 - - -

10 THE CHAIRWOMAN: Are there any public
11 comments on the comprehensive plan?

12 MR. MC DANIEL: Oh, yeah.

13 - - -

14 JAMES MC DANIEL, SR.,
15 having been first duly sworn, was examined and
16 testified as follows:

17 - - -

18 MR. MC DANIEL: James McDaniel, Sr.,
19 M-C D-A-N-I-E-L, 1415 Zebley Road.

20 First of all, how much does that
21 presentation cost us?

22 MR. DENNIE: This presentation or the
23 entire service?

24 MR. MC DANIEL: Either one or both.

1 MR. DENNIE: I don't think we have --
2 I wouldn't have the accurate amount.

3 MR. MC DANIEL: You've got a guess;
4 right?

5 MR. DENNIE: For the overall service?

6 THE CHAIRWOMAN: I have the overall
7 cost of the comprehensive plan of \$57,845.

8 MR. MC DANIEL: For that presentation?

9 THE CHAIRWOMAN: For the entire
10 year-and-a-half-plus that Peter's been
11 working on it.

12 MR. MC DANIEL: Okay. \$57,000. All
13 right. One comment I had. I heard about
14 basketball hoops. Okay?

15 What happened to the basketball hoops
16 that were on Ebright Road? They're gone.
17 Somebody steel them? Somebody cut them
18 down?

19 We only had them once, and now we're
20 going to pay somewhere else?

21 MR. DENNIE: For the exact same park?

22 MR. MC DANIEL: Yes.

23 MR. DENNIE: I don't recall.

24 MR. MC DANIEL: And now we're going to

1 pay to put them somewhere else.

2 They didn't work there, so why would
3 they work somewhere else?

4 MR. DENNIE: Well, that's not
5 necessarily the intent.

6 MR. MC DANIEL: But they're gone.

7 MR. DENNIE: I don't remember there
8 being --

9 MR. MC DANIEL: There was. They were
10 there.

11 MR. DENNIE: I'm not saying that they
12 weren't, but they were in the parking lot
13 there, the exact same --

14 MR. MC DANIEL: Um-hum.

15 MR. DENNIE: Yeah, I don't know about
16 that.

17 MR. MC DANIEL: Then I hear about
18 the -- I'm at a disadvantage. Atkinson
19 Park, I hear about putting playground
20 equipment in.

21 You know, maybe you want to check with
22 the insurance company first before you
23 spend any money on that.

24 But what stops the kids in the

1 wintertime from falling through the ice? I
2 heard that pond is 12 feet deep.

3 Is there any precautions to keep them
4 from falling through the ice? What's the
5 insurance?

6 Because when you're doing the Shaffer
7 project, all I hear about is the insurance
8 company, insurance company, insurance
9 company says this, they say this, they say
10 this.

11 What do they say about kids falling
12 through the ice at Atkinson Park? That's a
13 big liability. All right?

14 There's probably more that I can think
15 about. I have comments about the fire
16 company in a good way. I guess that's for
17 another time; right?

18 THE CHAIRWOMAN: Correct.

19 MR. MC DANIEL: All right. Once you
20 spend tax money, that gives people like me
21 a chance to say something. That's all I
22 have for now.

23 THE CHAIRWOMAN: All right. Thank
24 you.

1 Is there any other public comment on
2 the comprehensive plan?

3 - - -

4 JOHN NEVY,
5 having been first duly sworn, was examined and
6 testified as follows:

7 - - -

8 MR. NEVY: John Nevy, N-E-V-Y, 3213
9 Sarum Farm Lane.

10 Again, I appreciate the overview that
11 the plan actually goes through. Some of
12 the things, I think, are more radical and
13 should be discussed much earlier, and
14 things could certainly have been tempered.

15 And certainly I understand from the
16 other discussions we've had over the last
17 18 months that this is a blue sky, involves
18 blue-sky ideas.

19 I just want to get on the record
20 though that much of what is proposed in
21 here is expensive both in terms of
22 construction and implementation and very
23 expensive in terms of upkeep and
24 maintenance and costs that, you know, given

1 the park, structures that we have right
2 now, we don't really have the money to be
3 able to afford it.

4 We're having difficulty, we can't even
5 replace signs for the four or five parks
6 that we have right now, and we're talking
7 about looking at pickle ball and frisbee
8 golf and, you know, miles worth of trails.

9 All of those will require significant
10 maintenance, significant support, and
11 significant insurance, things of that sort.
12 So I just -- it just needs to be kept in
13 mind.

14 In addition, I think there were
15 proposals in the plan to purchase
16 significant tracts of land around this
17 township.

18 My rough count was somewhere north of
19 80 or 90 acres of open tracts or
20 potentially open tracts within the
21 township.

22 Again, this is very expensive.
23 There's a lot of costs involved in that.

24 And given the nature of where we are,

1 I hope that the township, the committee
2 keeps that in mind, that this is blue-sky,
3 long-term thinking potentially.

4 The last thing -- I'm sorry. The last
5 part blanked out of my head.

6 And so, you know, again, the final
7 piece again, I think, is assurance to the
8 residents who are going to be directly
9 impacted by all of these proposals.

10 Again, I'm one of them. I live
11 virtually directly behind Shaffer Park,
12 Shaffer Preserve.

13 And to give you an idea of where we
14 are right now with what I'm seeing on a
15 daily basis, given even the limited access
16 that preserve has right now, I've woken up
17 to at least two different dogfights.

18 I have now run over or thrown out at
19 least half a dozen dog toys, dog balls,
20 tennis balls, things of that sort that have
21 come over the fence.

22 We have strangers walking feet off of
23 my property on a routine, daily basis.

24 As we move forward with these plans

1 for all of those properties in the
2 township, I ask the township council to
3 bear in mind that there are residents who
4 live along all of these things, that live
5 around all of these things, and they are
6 the most impacted by it.

7 And before we move forward with any
8 plans, the first and primary goal for this
9 council, I hope, is to ensure that the
10 impacts on those residents are minimized
11 and that we design everything that we put
12 into infrastructure to the township in such
13 a way that they're not losing concerns
14 about safety, that the issues that they
15 have are being given the appropriate, more
16 significant weight, given they have to deal
17 with the consequences on a daily basis.

18 So I hope that, you know, put that
19 into the record as we move forward with
20 these plans together, and I hope that's
21 considered by the township council.

22 Thank you very much.

23 THE CHAIRWOMAN: Thank you. And I
24 just will say, you are correct, this is a

1 future planning document. Some of these
2 thoughts and ideas are very aspirational.

3 The comprehensive plan we're required
4 to do by the Municipalities Planning Code,
5 to update it every ten years, and ours was
6 2006, so it was quite a bit outdated.

7 But the goal is to have both the
8 comprehensive plan and the open space plan
9 as a tool to help us obtain funding if we
10 were to do improvements or desire to
11 purchase more property.

12 When applying for grants, they look
13 for documentation that the township has
14 considered this in the past, so these will
15 be used for future planning tools for the
16 township in a variety of different ways.
17 We just like to make sure everybody is
18 aware of that.

19 Any other comments from the public on
20 the comprehensive plan?

21 MR. MC DANIEL: I do.

22 THE CHAIRWOMAN: You'll need to come
23 back up.

24 - - -

1 JAMES MC DANIEL, SR.,
2 having been previously duly sworn, was examined
3 and testified as follows:

4 - - -

5 MR. MC DANIEL: I lived in this
6 township 48 years. A few years I spent in
7 an apartment in Linwood when I was 18. I
8 tend to remember stuff.

9 I called on Zebley Road, Zebley Road
10 east, and the police department does a very
11 good job, but they can't be everywhere at
12 one time.

13 So tonight a contractor was working
14 next door, and I don't know how it
15 happened, it happened years ago, this
16 gentleman said about renting stuff out, the
17 house turned into Apartment A and B.
18 Somewhere in the past 40-some years, that's
19 what happened.

20 I live in R-1. I have guys banging
21 across the street and cutting firewood. He
22 wants to chop firewood and all that
23 nonsense, tractor and trailers coming.

24 But the generator was stolen, trying

1 to do some work over there. They were
2 friendly. I wave to them over the fence.

3 I told them, don't leave nothing out
4 in this neighborhood, it will be gone.
5 So I don't know what happened to it.

6 He said it was in the house. He
7 wanted to know if my (inaudible) reached
8 there, and I said no. He stopped at the
9 fence.

10 The other night, I forget what night
11 it was, Pete probably remembers, 1:56 a.m.
12 in the morning, a car stops out front.

13 I am down in my cellar. I got a TV
14 with a 32-inch monitor, 16 cameras. One
15 camera out front shadows the road.
16 Something shiny.

17 I couldn't see what it was. I went to
18 look out the window. You can't see at all.
19 I go back down the cellar and wait for the
20 car to pass.

21 There's a car with a guy sitting in
22 it. All routine. In '19, somebody tried
23 to beat the hell out of my side door.

24 I got everybody up, got everybody

1 dressed. I says, shake down. I had a
2 handgun.

3 My granddaughter is a whiz with the
4 cameras. There's still cameras that she
5 zooms in.

6 The guy opens the door, no dome light.
7 That's a signal right there for me. He
8 gets out, urinates in front of his car, not
9 facing the car.

10 He must be good at it, comfortable.
11 Don't face the car when he pisses. This,
12 to me, this is a zoning rush.

13 I went from a pistol to a shotgun and
14 three shells. This is what you're going to
15 release. The police are called, but they
16 can't be everywhere at one time. Okay?

17 Personally, I think there was more
18 than one, 'cause when I saw it, it was
19 2:30. He parked there at 1:56 when my
20 granddaughter played the camera back.

21 The police got there at 3:05. This is
22 what rides around our township. You people
23 want sidewalks? Not me.

24 In my house, I don't go to the mailbox

1 without a pistol in my pocket. I want my
2 wallet to stay in my pocket. This is the
3 Bethel Township that's for real.

4 The other night, just a regular night,
5 I go down to the mailbox. There's an
6 Amazon package.

7 Oh, the other thing is, my wife don't
8 go down the road. She don't go down the
9 driveway to the mailbox.

10 She don't do the trash, naturally,
11 'cause I got a rapist across the street,
12 two or three, because there's another
13 rapist at the other end.

14 This is what's in Bethel Township.
15 It's not you guys' fault, not the police
16 department's fault, but it's there. It's
17 stuff nobody wants to talk about.

18 Pier 3, across the street from us,
19 that's why we got 16 cameras. I lost my
20 thought now. Oh, the other night I went
21 out, a regular work night, nobody's fault.

22 I got cars on Zebley Road all the way
23 down to Link's Drive, from the intersection
24 all the way down to Delaware, bumper to

1 bumper, from the intersection all the way
2 to the firehouse, bumper to bumper.

3 You people want to spend money on
4 parks? To me, that's okay. It will drive
5 us upstate. I can't get enough money out
6 of my property to buy a place upstate.

7 They call us flat landers, and their
8 first comment is, oh, that's just a mess
9 down there.

10 So when I took all this into
11 consideration the other night, there's only
12 one way I can describe Bethel Township now.

13 I've seen the best years of it. Now
14 it's like putting pigs and -- lipstick on a
15 pig. When you're done, you still got a
16 pig.

17 And you people are spending money like
18 it's going out of style on nothing. We
19 don't need all this nonsense.

20 This guy says about putting apartments
21 in people's houses. I don't want somebody
22 putting an apartment in their freaking
23 garage. That's why we pay for R-1.

24 Maybe in Trainer they do it. Maybe in

1 Linwood they do it.

2 The board of directors before, John
3 Atkinson stood right there in that chair
4 and he said, we don't want playgrounds
5 because of the maintenance cost.

6 You people, you don't care about
7 maintenance cost. You pay your taxes yet?
8 You pay the Bethel Township taxes yet?

9 THE CHAIRWOMAN: I did not, because I
10 don't --

11 MR. MC DANIEL: Well, 'cause you don't
12 pay them. I pay mine. These people,
13 everybody in here is going to pay a lot
14 more. You got Delaware County coming at
15 you, too.

16 We don't need playgrounds, trust me.
17 They want a playground, go to the high
18 school. Go to the elementary school. They
19 got them. That's where my kids went.

20 I think I'm done this time though, I
21 think.

22 THE CHAIRWOMAN: Any other comments
23 from the public?

24 Yes? Come on up.

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- - -

ED PLASHA,

having been first duly sworn, was examined and testified as follows:

- - -

MR. PLASHA: Ed Plasha, P-L-A-S-H-A, 1019 Belmont Lane. Just a couple things.

I certainly understand this is just a plan and you're not advocating for all the stuff in the plan.

I know you're going to go through the right process to find out what's right for Bethel.

I'm here just to point out, the main reason all of us, or most of us, came to Bethel, we bought homes that would retain and improve in value, and we all know that's driven by (a) the school district. We all know the school district Bethel was in when we purchased it.

And two is the location. It's quick to the shore, to the Poconos, Baltimore, New York, west. You can get anywhere.

I think parks and trails and all that,

1 pickle ball, all that stuff is way down the
2 list.

3 I don't think you can get past those
4 first two before putting a lot of value on
5 the others. I think it's important but
6 it's not critical.

7 In our society, we all seem to be, you
8 know, more, bigger, better, fancier home
9 style.

10 I moved to Bethel because it was
11 simple, it was dopy, it was sleepy, it was
12 quiet, and I would just ask you to consider
13 that going forward. That's what we love
14 about it.

15 Concord went nuts with commercial.
16 They have lower tax bills because they have
17 so much commercial, but so much congestion.

18 We don't, and I value that. I think
19 all of us value it. Less is more
20 sometimes. Just remember that when you're
21 looking to grow.

22 Let's grow our neighborhoods by our
23 camaraderie and fellowship and simplicity.

24 Thank you.

1 THE CHAIRWOMAN: Any other comments?

2 - - -

3 (No response.)

4 - - -

5 THE CHAIRWOMAN: All right. With
6 that, I will make a motion to close the
7 public hearing on the comprehensive plan.

8 MS. DER OHANNESSIAN: Second.

9 THE CHAIRWOMAN: Motion made by the
10 chair, seconded by Supervisor
11 DerOhanessian.

12 All those in favor?

13 - - -

14 (The Board unanimously responds aye.)

15 - - -

16 THE CHAIRWOMAN: Any opposed?

17 - - -

18 (No response.)

19 - - -

20 THE CHAIRWOMAN: Motion carries.

21 - - -

22 (Proceedings concluded at 7:30 p.m.)

23 - - -

24

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2
3 CERTIFICATE OF REPORTER
4
5

6 I, Norma Gerrity, a Professional Court
7 Reporter, do hereby certify that the foregoing
8 record is a true and accurate transcript of my
9 stenographic notes in the above-captioned matter.

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13 Norma Gerrity
14 Professional Court Reporter
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