

# BETHEL TOWNSHIP

## *Comprehensive Plan*

November 2024





# BETHEL TOWNSHIP

*Delaware County, P.A.*

## COMPREHENSIVE PLAN STEERING COMMITTEE

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*Board of Supervisors Chair*

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*Planning Commission Member*

**STEPHANIE DEROHANNESSIAN**

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**RICH NUTINSKY**

*Bethel Township Resident*

**GEORGE LINCOLN**

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**ED MILES**

*Bethel Township Resident*

**SIMONE COLLINS LANDSCAPE ARCHITECTURE**

*Comprehensive Planning Consultant*



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# INTRODUCTION

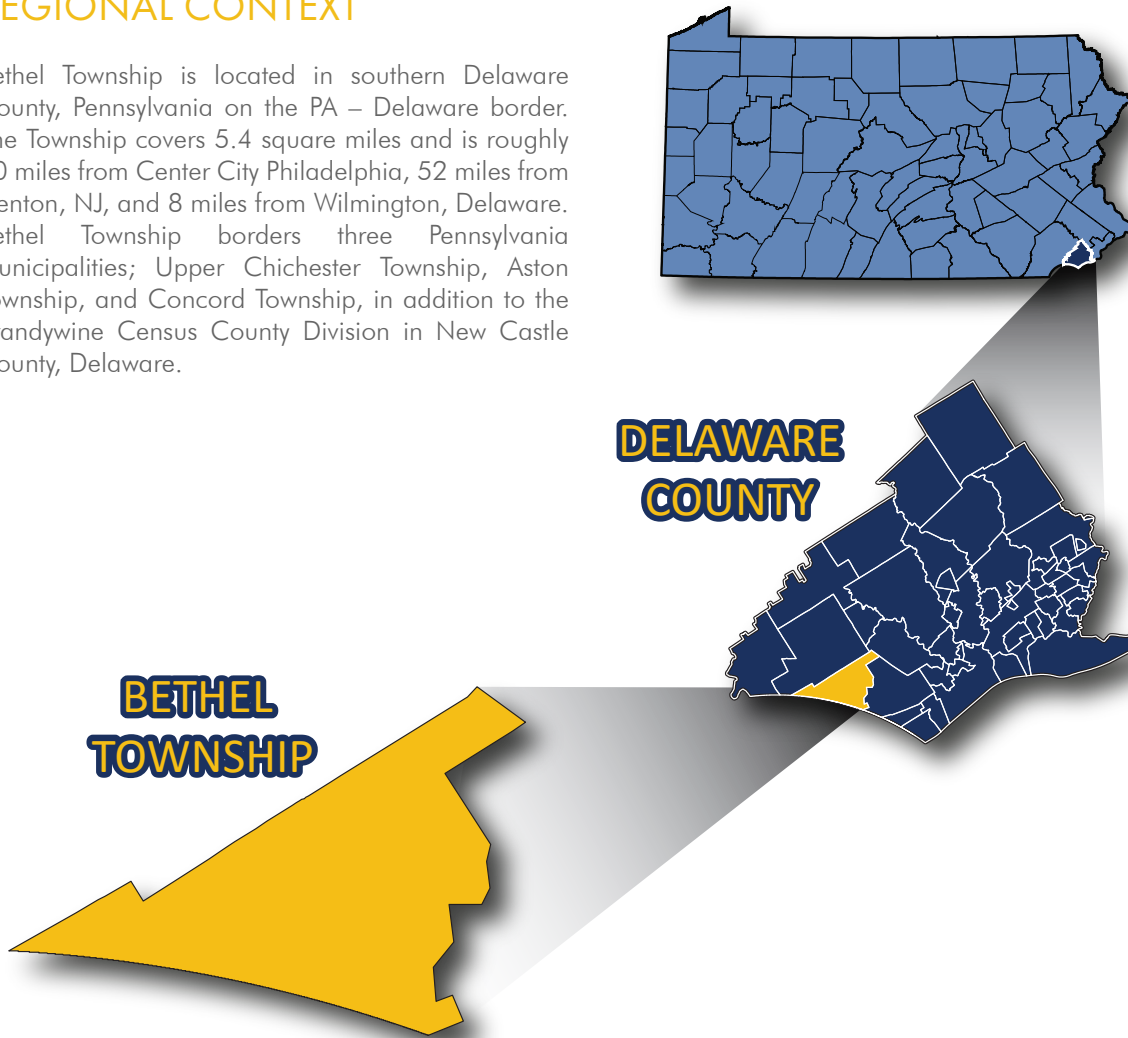
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## REGIONAL CONTEXT

Bethel Township is located in southern Delaware County, Pennsylvania on the PA – Delaware border. The Township covers 5.4 square miles and is roughly 20 miles from Center City Philadelphia, 52 miles from Trenton, NJ, and 8 miles from Wilmington, Delaware. Bethel Township borders three Pennsylvania municipalities; Upper Chichester Township, Aston Township, and Concord Township, in addition to the Brandywine Census County Division in New Castle County, Delaware.



## PLAN PURPOSE

This Comprehensive Plan is an update to the previous Township plan completed in 2006 and is intended to serve as a guiding document that will help inform future development and land use decisions in Bethel Township. This plan will help the Township appropriately manage future growth and potential change in a manner that enhances and protects established positive community characteristics.

This Comprehensive Plan adheres to Act 247 of The Pennsylvania Municipalities Planning Code (MPC), which requires that comprehensive plans address the following topics:

- Stated goals and objectives for future development
- Plan for future land use
- Plan for current and future housing needs
- Plan for transportation of both people and goods
- Plan for community facilities
- Interrelationships of plan components
- Short- and long-term implementation strategies
- General congruency of development goals with adjacent municipalities and overarching County plans
- Plan for the protection of natural and historic resources



## HISTORIC OVERVIEW

Originally home to Lenni-Lenape Native Americans, Bethel Township was settled by European Quakers in 1683 and was the smallest of the original townships of Chester County. In 1789, the Township was incorporated into Delaware County with a population of approximately 222 as of the 1790 census and grew modestly throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries. The Township attracted industry in 1879 in the form of garnet mines, the genesis of the Garnet Valley region namesake. The Township grew steadily beginning in the early 1900s and would experience its greatest growth between 1990 and 2000, when the population nearly doubled. An 1819 relic of the Township's agrarian past, Booth Farm is listed on the National Register of Historic Places.

## PLAN IMPLEMENTATION

The recommendation priorities described in Chapter 5, as established by the Township and Steering Committee and informed by citizen voices, will determine short- and long-term implementation strategies. The success of these strategies will be dependent upon coordination between the individuals and organizations responsible for their implementation. This plan identifies funding sources and potential partners that can assist the Township in achieving its planning goals and objectives.



Above: Booths Farm

Below: Garnet mining in Bethel Township in the late 1800s.  
Source: Mary and Reece Thomas collection





1959 DVRPC aerial imagery showing the agricultural legacy and rural nature of Bethel, whose population was 1,834 in 1960.

On the next page is a 1990 DVRPC aerial showing several changes in the land use including significant growth in residential development, as the Township population had nearly doubled to 3,330 from 1960 numbers. Agricultural land uses have nearly vanished, the majority of which has reverted to its natural state.







Naamans Creek Road

Bethel Road







# PLANNING CONTEXT: EXISTING CONDITIONS

# 2





## DATA COLLECTION

The data used to inform this comprehensive plan was obtained from various source materials, including:

- Bethel Township,
- United States Census Bureau,
- Previous planning studies from both municipal and county levels,
- Field reconnaissance conducted by the consultant.

Geographic Information System (GIS) mapping software was used to generate field analysis maps using shapefile data made publicly available by various government agencies and planning-oriented organizations.

## PUBLIC PARTICIPATION

Public input is integral to a successful planning process that results in a comprehensive plan that is representative of community interests and needs. The consultant team engaged the local community in a robust public participation process in which the public provided valuable feedback on both existing and desired future conditions.

The public was given several opportunities to voice their thoughts and opinions through both public meetings and an online survey. Information gained from these sources was incorporated into this plan where appropriate.

Steering committee members were appointed by the Township and comprised of residents and members of the Planning Commission and Parks and Recreation Board.

	Meeting Title	Meeting Date	Meeting Time
<b>2023</b>	Comprehensive Plan Committee Meeting #1	Thursday, February 23	7PM-9PM
	Comprehensive Plan Public Meeting #1	Wednesday, May 17	7PM-9PM
	Comprehensive Plan Committee Meeting #2	Thursday, June 15	7PM-9PM
	Comprehensive Plan Committee Meeting #3	Thursday, October 12	7PM-9PM
<b>2024</b>	Comprehensive Plan Committee Meeting #4	Thursday, February 15	7PM-9PM
	Comprehensive Plan Public Meeting #2	Thursday, March 14	7PM-9PM
	Board of Supervisors Meeting #1 - Draft Plan	Tuesday, April 9	7PM-9PM
	Board of Supervisors Meeting #2 - Final Plan	Tuesday, December 10	7PM-9PM



## PROJECT MEETINGS

Brief summaries of all meetings are listed below. Attendance lists, key person interview transcripts, and meeting minutes for all meetings can be found in the Appendix.

### Comprehensive Plan Committee Meeting #1 February 23, 2023

The consultant team gave a brief introductory presentation to the committee before leading a brainstorming session to gather goals, facts, and concepts.

### Comprehensive Plan Public Meeting #1 May 17, 2023

The consultant team introduced the project to the community, provided an overview of the comprehensive plan process, and reviewed preliminary inventory, data, and analysis. The consultants then led a brainstorming session to gather goals, facts, concepts, and potential partners.

### Comprehensive Plan Committee Meeting #2 June 15, 2023

The consultant team presented additional data and analysis, initial responses to the public opinion survey, possible opportunities, and engaged in discussion with the committee.

### Comprehensive Plan Committee Meeting #3 October 12, 2023

The consultant team presented analysis focusing on housing, economic development, community services, transportation, land use, and zoning. Initial recommendations were discussed.



### Comprehensive Plan Committee Meeting #4 February 15, 2024

The consultant team presented updated survey results, additional analysis, a high-level review of the contents of the Draft Plan, a preview of the Draft Plan layout, and an overview of available funding sources.

### Comprehensive Plan Public Meeting #2 March 14, 2024

The consultant team presented updated survey results, additional analysis, and a preview of the Draft Plan.

### Board of Supervisors Meeting #1 (Draft Plan) May 14, 2024

The consultant team presented a draft of the comprehensive plan to the Board and gathered feedback.

### Board of Supervisors Meeting #2 (Final Plan) December 10, 2024

The consultant team presented the final comprehensive plan to the Bethel Township Board of Supervisors.



## KEY PERSON INTERVIEWS

The consultant team conducted interviews with key individuals and organization representatives who have knowledge, experience, and specific interests in advancing Bethel Township comprehensive planning goals.

### Bethel Township

- Marco Agostini, Finance Director
- Peter Barsz, Treasurer
- Matthew Houtman, Engineer
- Steve Wasylszyn, Zoning Officer

### Township Emergency Management

- Bruce Egan, Administrative Director
- Ray Stiles, Emergency Management Coordinator

### Township Police Department

- John Egan, Police Chief
- John McCarthy, Police Lieutenant

### Township Fire Company and Highway Department

- Jeffrey Kane, Fire Chief
- Brett Small, Deputy Fire Chief, Roadmaster

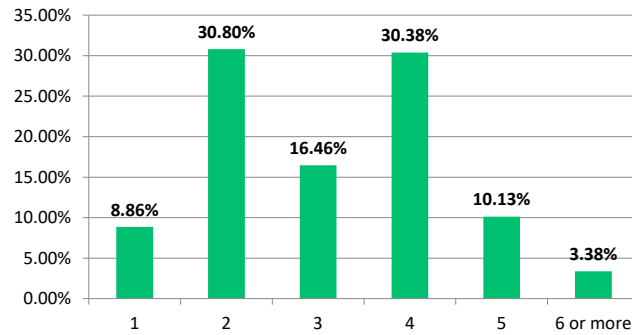
### Delaware County Planning Department

- Rebecca Ross, Principal Planner
- Tom Shaffer, Community and Regional Planning Manager

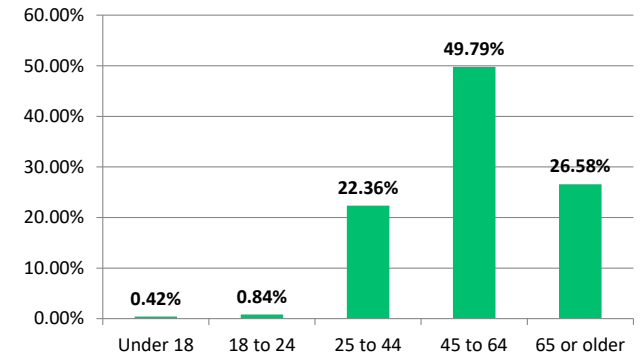
## ONLINE SURVEY

An online survey was developed by the consultant team and distributed to the public to gather opinions and ideas towards the new plan, in addition to supplemental demographic data. The survey was open from March 2023 through February 2024 and received 243 responses. Key questions are presented below, and the complete survey with response data is included in the appendix.

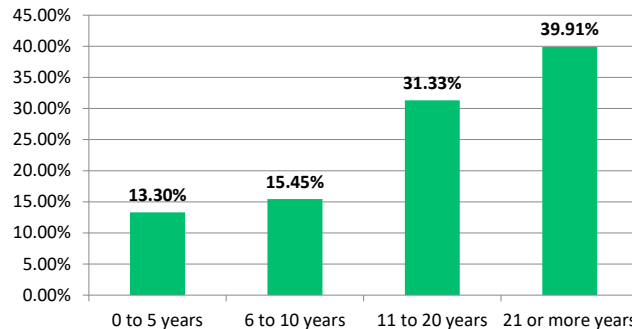
How many people currently live in your household?



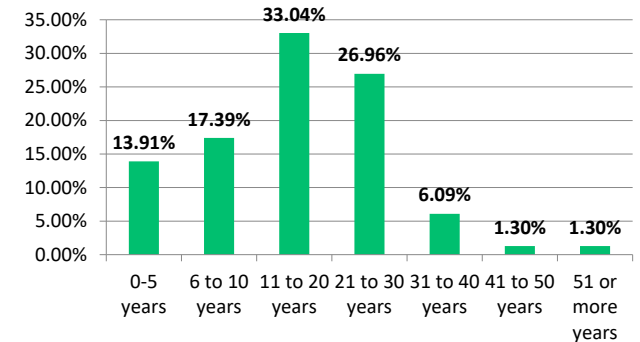
What is your age?



If you live in Bethel, how long have you lived in the Township?

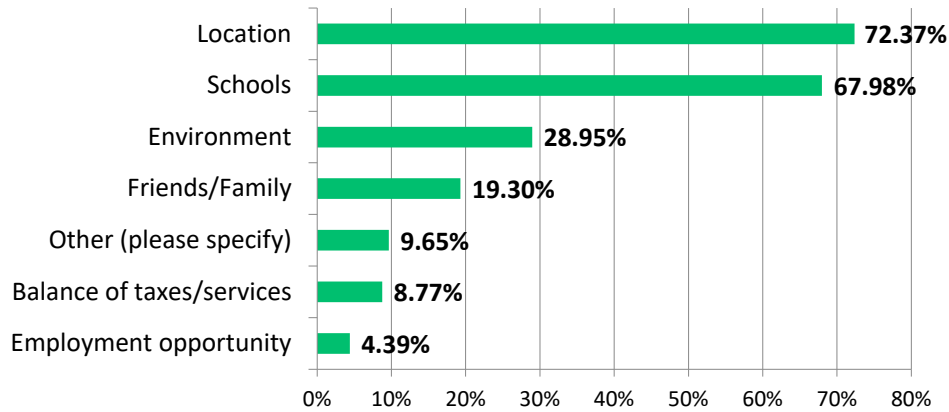


How long have you lived at your place of residence?



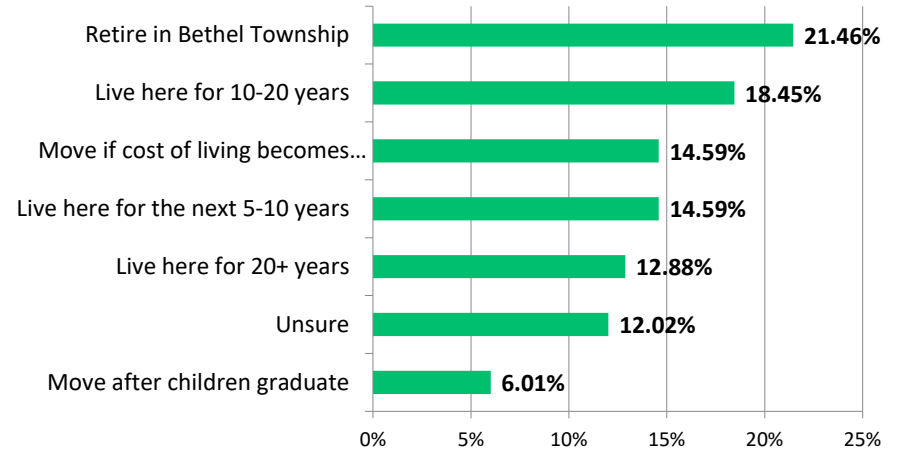


If you are a resident of Bethel Township, which of these influenced your decision to move here? (Please check all that apply.)

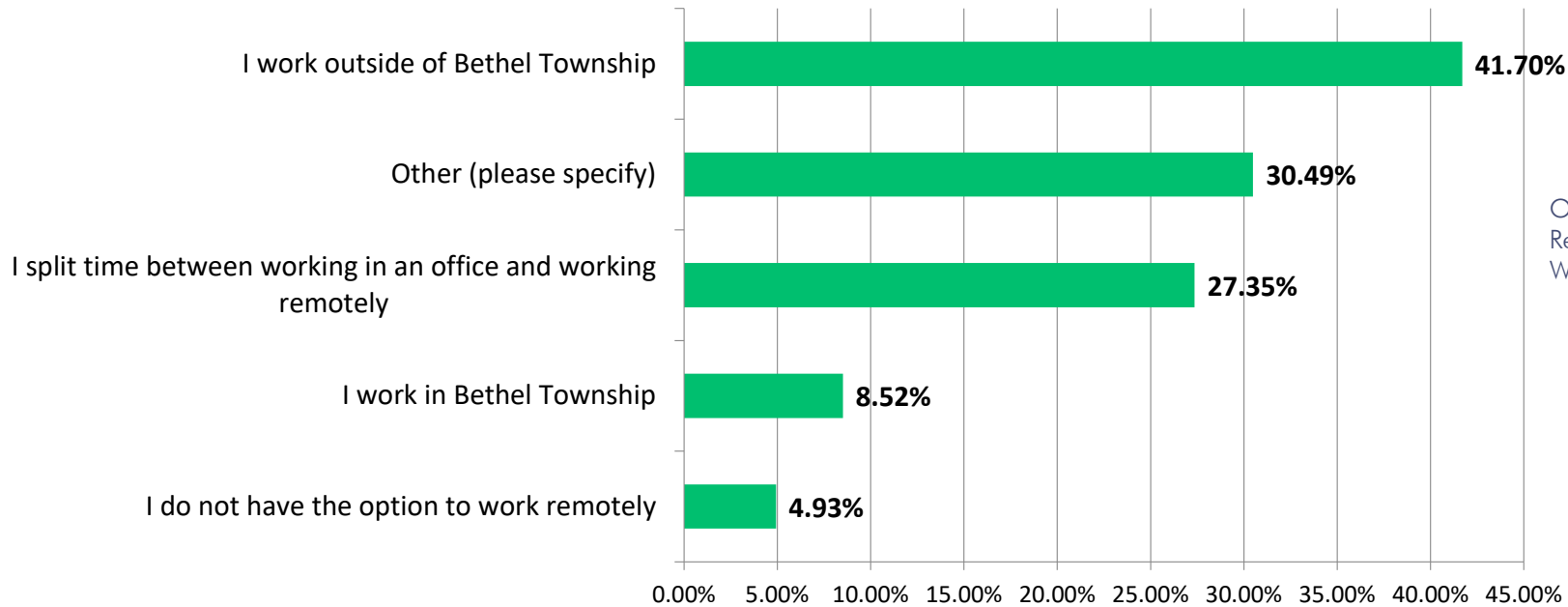


Other options include: 55+ Community, Lifelong resident, Open space

If you are a resident of Bethel Township, what are your long-term plans?



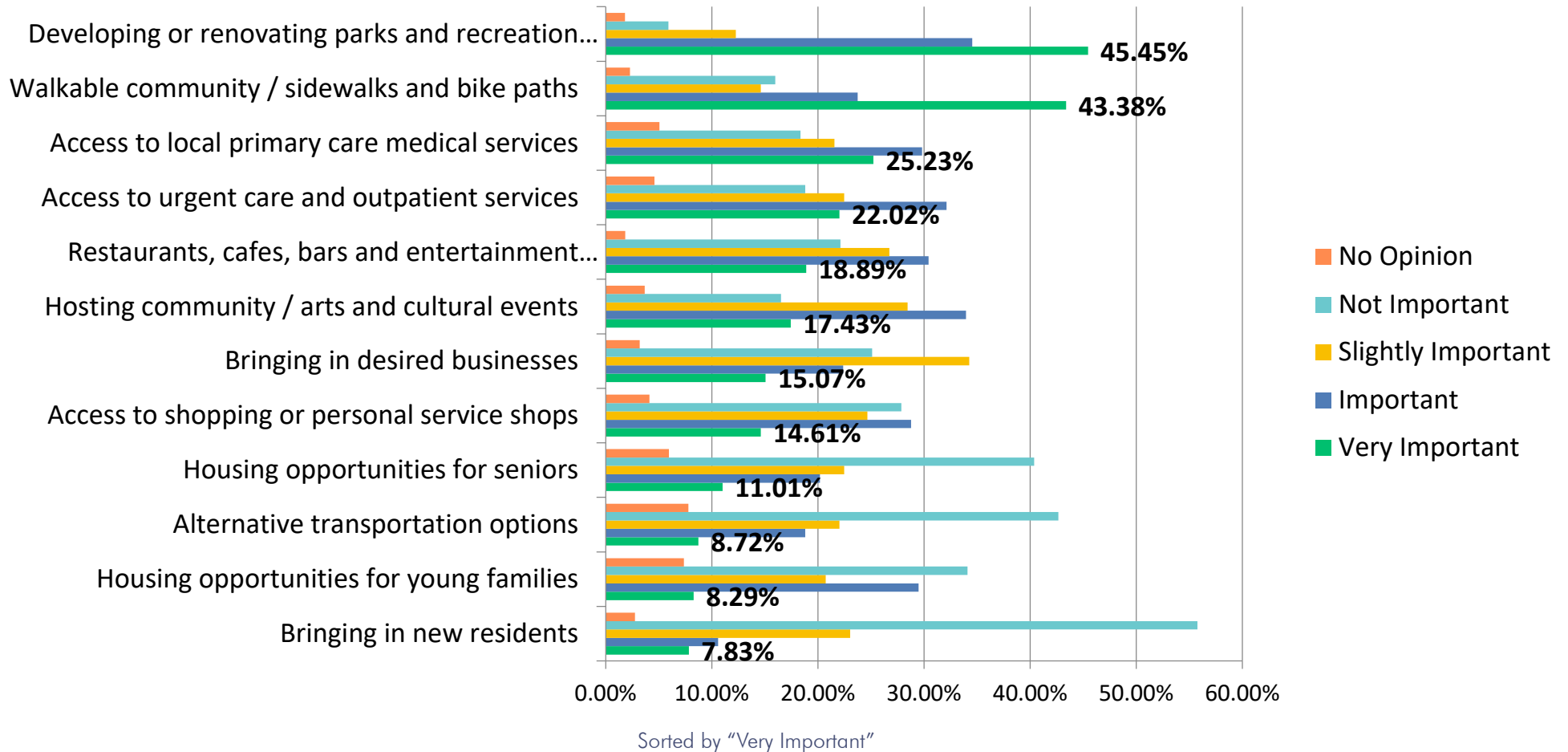
Where do you currently work from? (Please check all that apply.)



Other options include:  
Retired  
Work remotely part-time

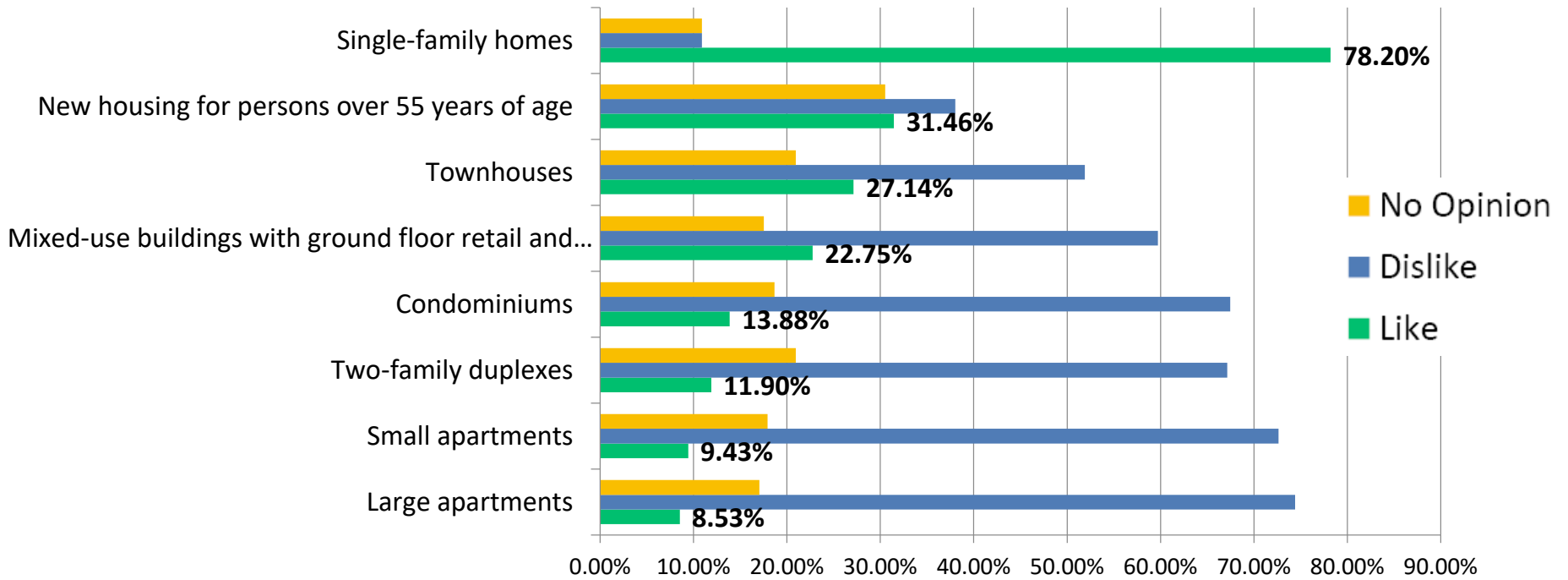


## Thinking about land use planning in Bethel Township, how important to you is each of the following issues?





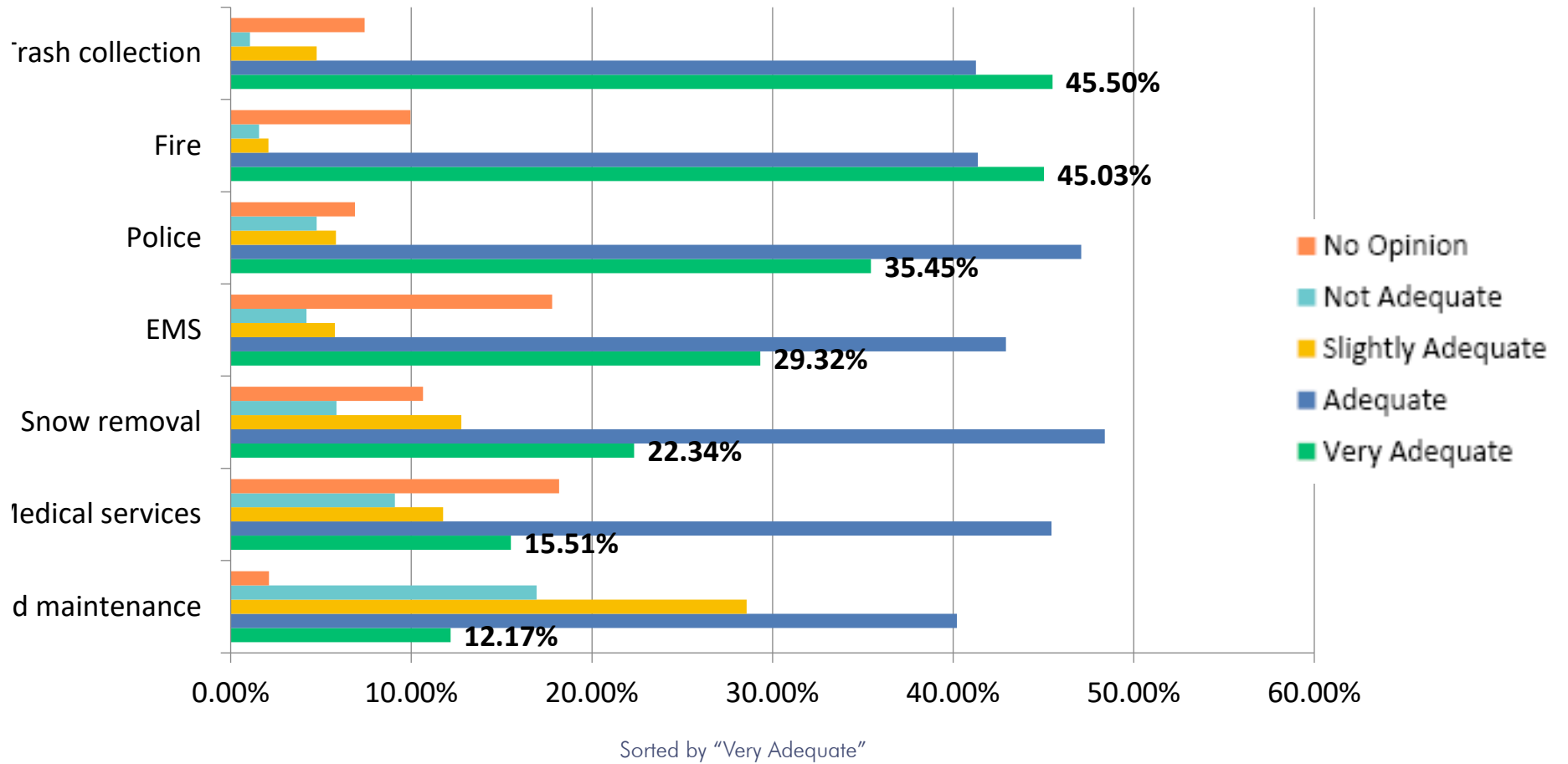
## Which of the following specific types of housing would you like to see in Bethel Township?



Sorted by "Like"

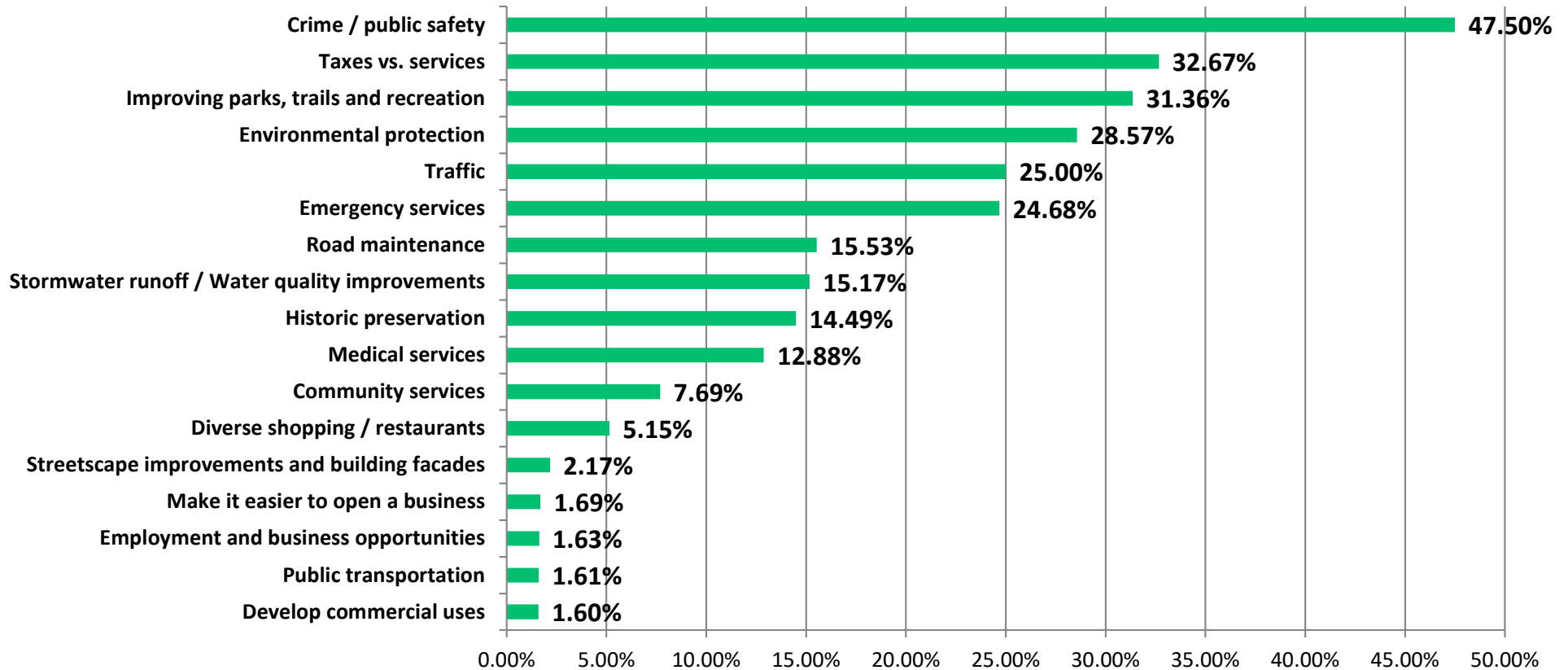


## How adequate do you find the following services in the Township?





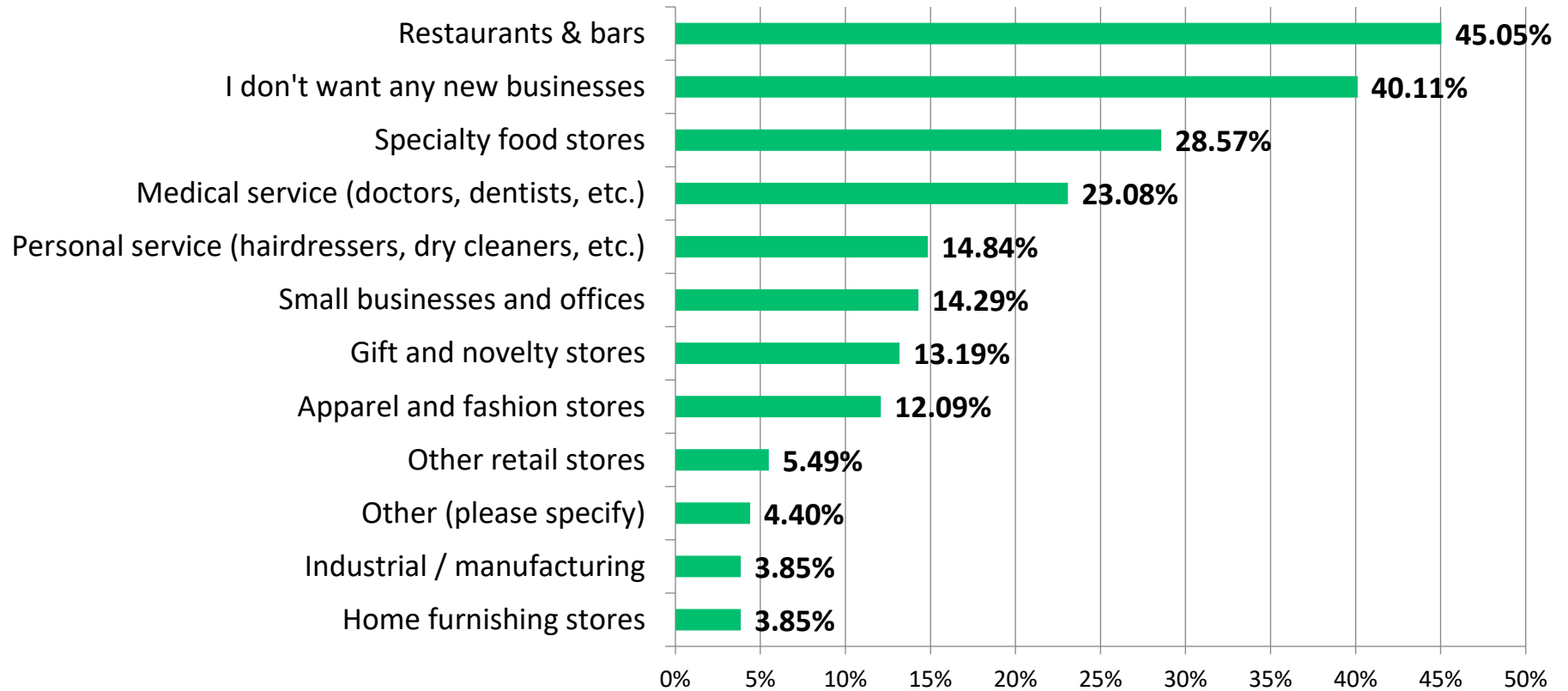
Rank from 1 to 10 the top priorities for Bethel Township. Please rank each of the following according to the scale (1=High Priority, 10=Low Priority).



\*Chart only shows top priority ranking



## What types of new businesses should Bethel Township seek to attract? (please check all that apply)

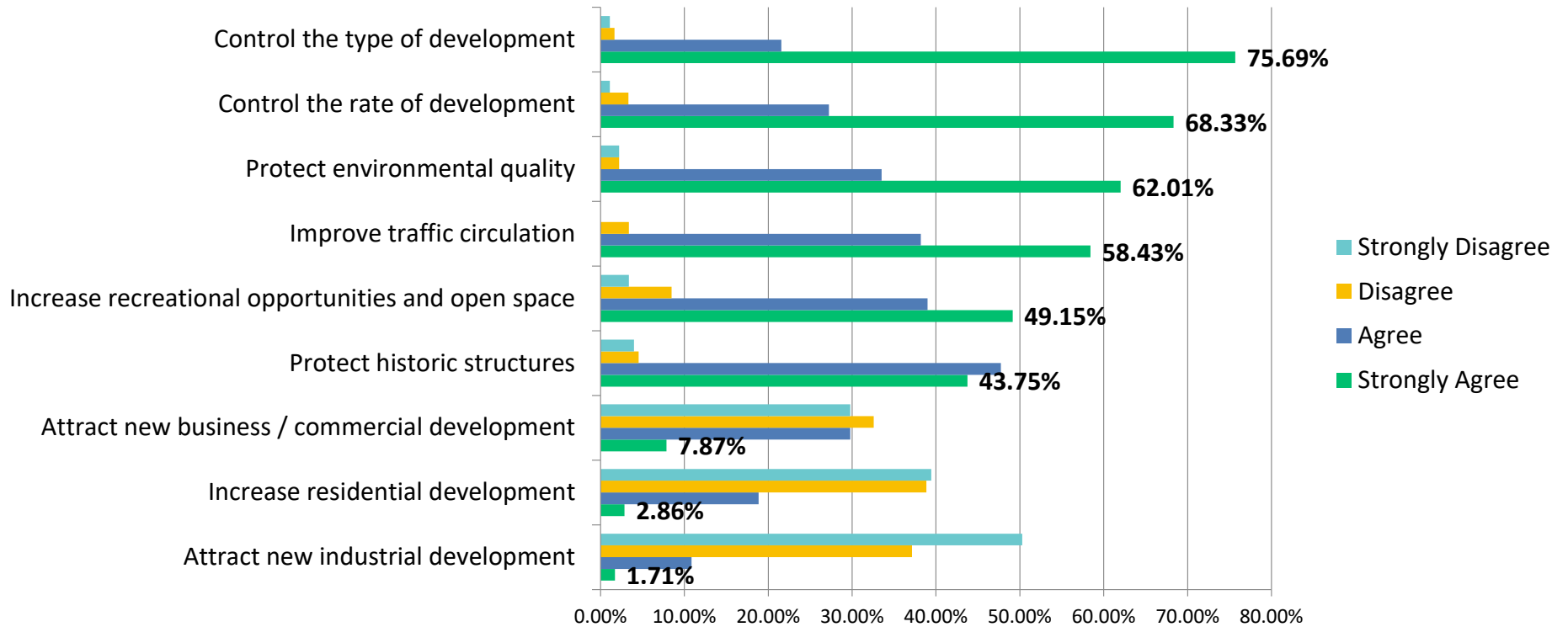


Other options include: Keep as a small community, focus on preserving open space and environment, things for kids and young families.

73 people don't want new businesses and 109 people want new businesses.



## Over the next 10 years, Bethel Township should try to:



Sorted by "Strongly Agree"



# EXISTING PLANNING DOCUMENTS REVIEW

The consultant team reviewed and referenced the following existing planning documents during the Bethel Township Comprehensive Plan process.

## 2006 Bethel Township Comprehensive Plan

Bethel Township's previous comprehensive plan outlines goals and objectives concerning community character, natural resources, community facilities and services, open space preservation, transportation, land use, housing, historic preservation, finances, and planning and coordination. This document was referenced to evaluate previous goal progress and inform future goals and objectives.

## 2015 Delaware County Open Space, Recreation and Greenway Plan

This plan was reviewed to ensure that proposed Township open space, recreation, and greenway recommendations were congruent with County goals.

## Delaware County 2035 Comprehensive Plan

All 5 components of Delaware County's 2035 Comprehensive Plan were reviewed to ensure Bethel Township's planning goals contributed to County goals. Included documents addressed land use framework, economic development, transportation, historic preservation, and housing.

## DVRPC Connections 2050

This document provides long-range planning recommendations for the greater Delaware Valley Region concerning environmental resource protection, equity, quality of life, housing, economic development, and transportation.

## Delaware County Natural Heritage Inventory

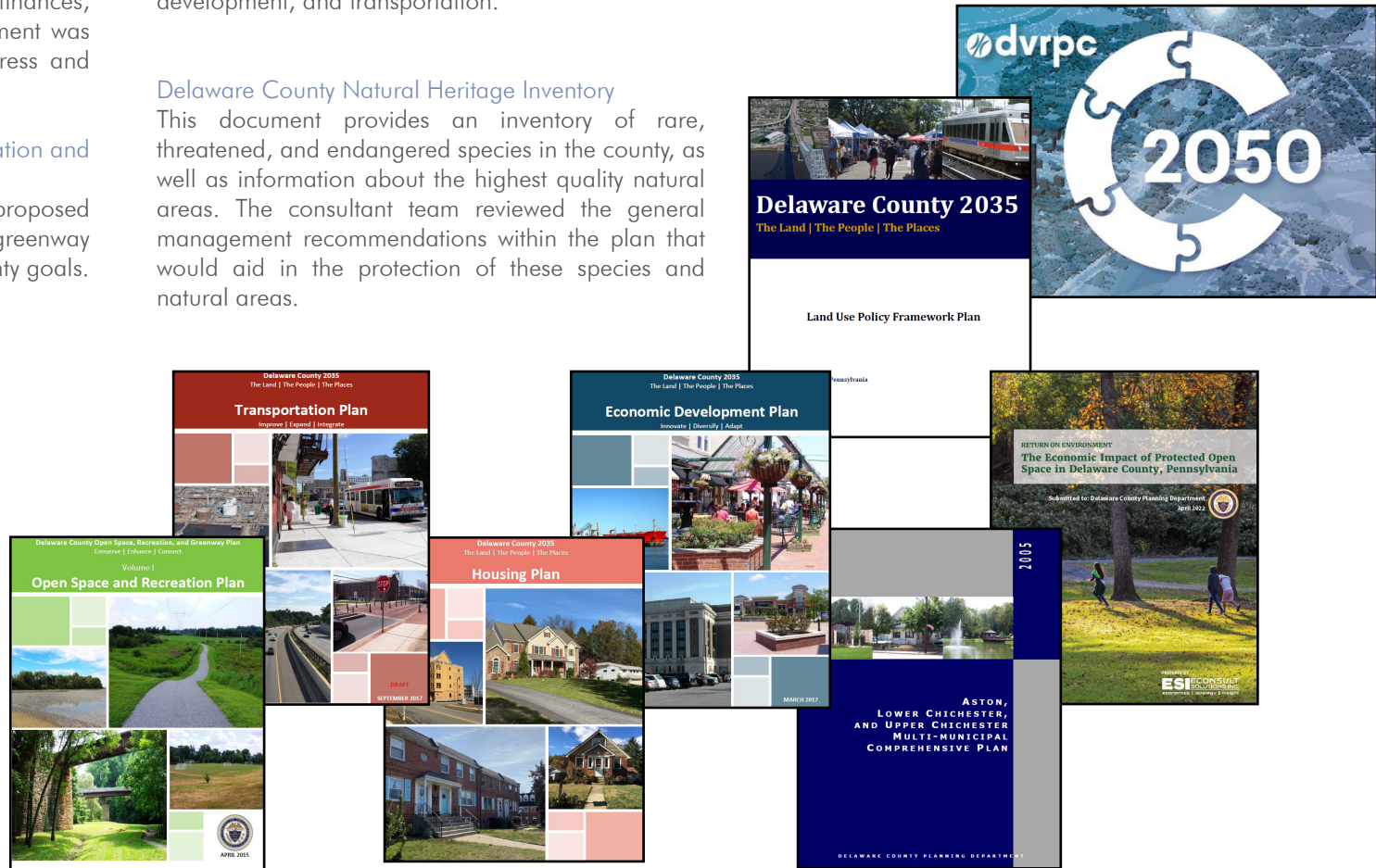
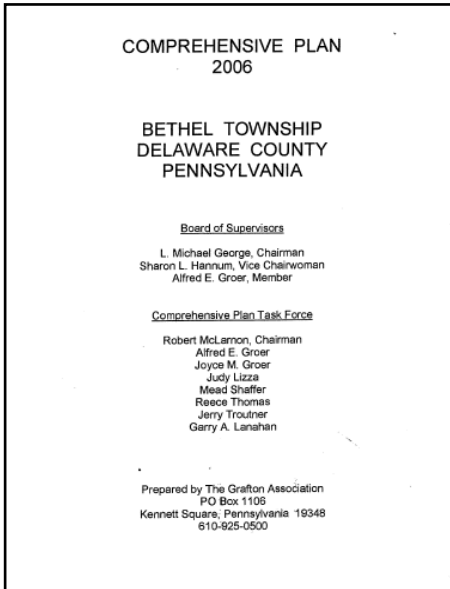
This document provides an inventory of rare, threatened, and endangered species in the county, as well as information about the highest quality natural areas. The consultant team reviewed the general management recommendations within the plan that would aid in the protection of these species and natural areas.

## Delaware County Return on Environment Study

This document provided the consultant team with valuable information regarding the economic benefits of open space preservation in Delaware County, as well as benefits resulting from environmental services and direct use.

## Adjacent Municipal Comprehensive Plans

The comprehensive plans of municipalities adjacent to Bethel Township (Concord, Aston, and Upper Chichester) were reviewed to identify opportunities for coordination towards mutually beneficial goals.





# TOWNSHIP ZONING AND SALDO

Zoning ordinances are laws that regulate land uses by determining which uses are permitted in specific locations, with associated requirements and limits, such as: size, height, impermeable coverage, setbacks/buffers, building density, intensity of land uses, and protection of natural and historic resources.

A Subdivision and Land Development Ordinance (SALDO) determines municipal design standards, procedures, or other requirements that all developments within the Township must adhere to.

Bethel Township adopted an updated zoning ordinance in 2008, and the most recent amendment to the Township’s SALDO was added in 2021. During the comprehensive planning process, the consultant team reviewed the existing allowed uses in zoning districts and identified opportunities to introduce new or missing uses, particularly in commercial and residential districts. The consultant team also reviewed existing streetscaping and public realm requirements. Recommendations concerning this analysis is discussed further in Chapter 4.

The existing C-1 zoning district, most notably Booth’s Corner, currently allows the following uses: restaurants, personal service shops, retail service, retail store < 10,000sf, office or studios, banks, automatic self-service laundry, and motor vehicle service and fuel stations.

The existing R-1 zoning district allows for single-family detached dwellings and municipal uses, as well as educational, religious, philanthropic, medical, and agricultural uses by special exception.

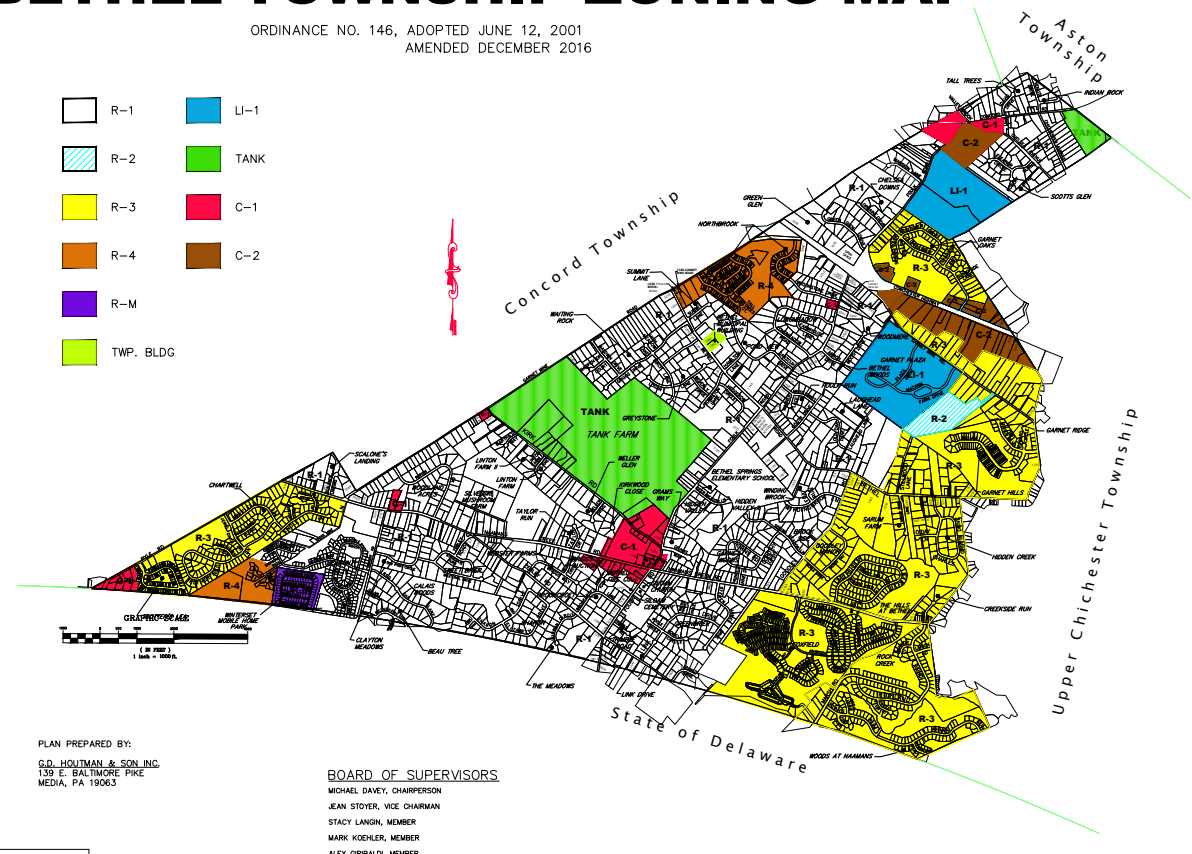
The existing R-3 zoning district allows for all uses in the R-1 district, but expands the residential uses to include single-family semi-detached homes and single-family attached homes as townhouses. The R-3 district provides provisions for open space requirements.

The R-4 zoning district provides for denser residential development than the R-1 and R-3 by allowing for low-density multi-family dwellings and two-family detached/semi-detached dwellings.

Existing streetscaping standards require subdividers to provide streetlighting and street trees for planned residential developments.

## BETHEL TOWNSHIP ZONING MAP

ORDINANCE NO. 146, ADOPTED JUNE 12, 2001  
AMENDED DECEMBER 2016



PLAN PREPARED BY:  
G.D. HOUTMAN & SON, INC.  
139 E. BALTIMORE PIKE  
MEDIA, PA 19063

BOARD OF SUPERVISORS  
MICHAEL DAVEY, CHAIRPERSON  
JEAN STOVER, VICE CHAIRMAN  
STACY LANGIN, MEMBER  
MARK KOEHLER, MEMBER  
ALEX GRIBALDI, MEMBER

G.D. HOUTMAN & SON, INC.  
CIVIL ENGINEERS—LAND SURVEYORS



# DEMOGRAPHIC DATA

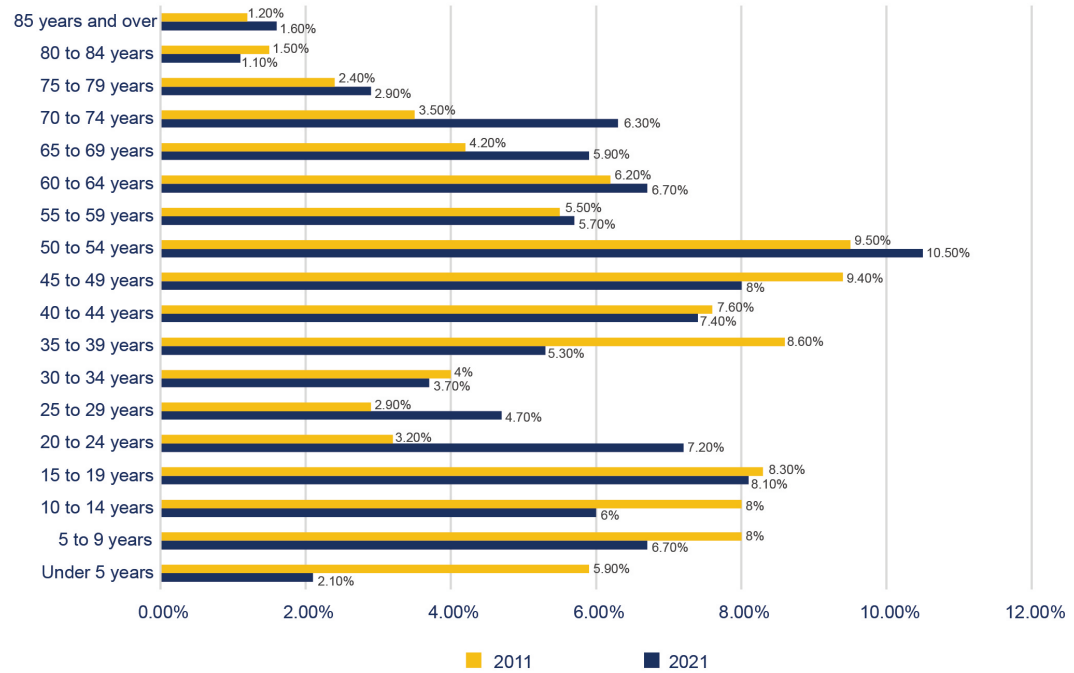
## POPULATION

As of the 2020 Decennial Census, the total population in Bethel Township was 9,574, which is roughly half the size of neighboring municipalities. Population forecasts published by the Delaware Valley Regional Planning Commission (DVRPC) project ~2% population growth by 2050, to 9,750 people.

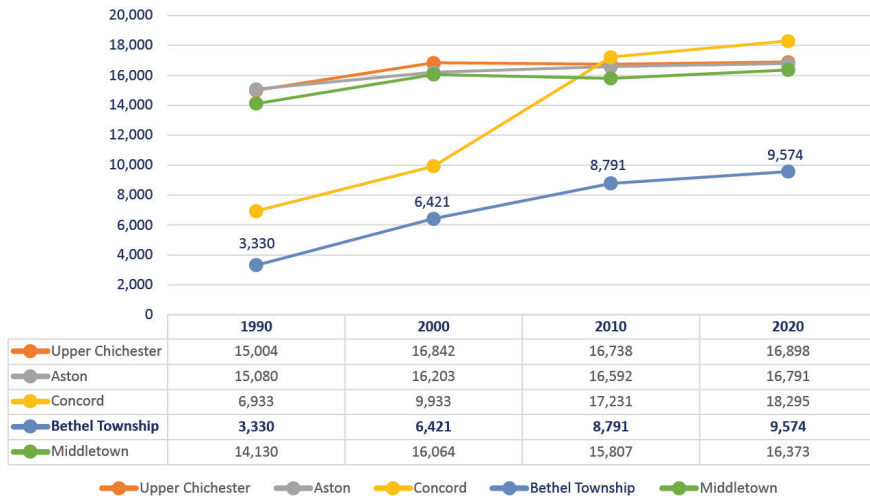
Bethel Township population measured by age reveals significant aging of the population, as the 60+ year old cohort grew by 700 people between 2011 and 2021, a 30% increase. This aging is further shown by a rise in the median age, from 40.7 to 44.2.

There were some shifts in racial composition of the Township between 2010 and 2020, most notably an 8.6% drop in the White population, Asian population nearly doubling from 6.1% to 11.9%, and those identifying as Two or More Races rising from 1% to 3.3%.

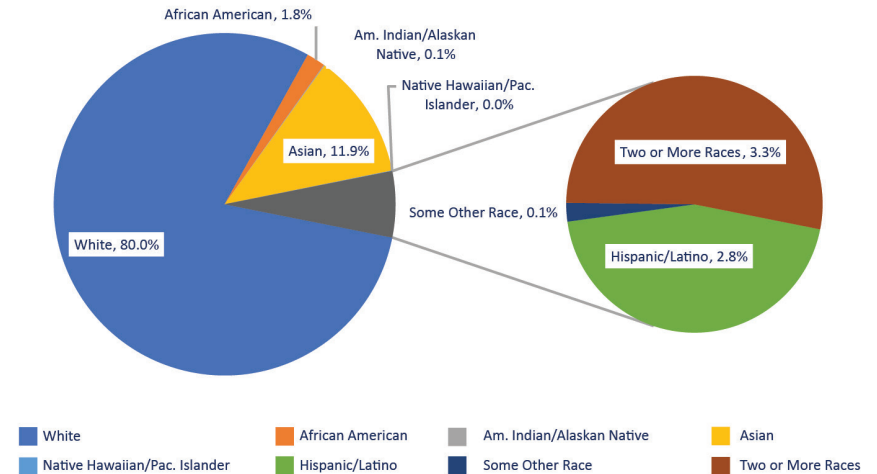
Population By Age  
Bethel Township 2011 vs. 2021



Regional Population Comparison  
(1990 - 2020 Decennial Census)



Bethel Township Racial Composition 2020



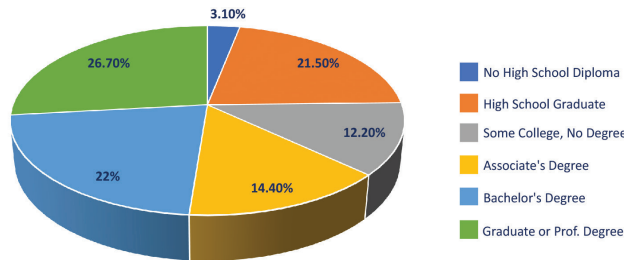


# INCOME, EDUCATION, EMPLOYMENT, AND COMMUTING

Bethel Township residents have enjoyed significant gains in median household income, as the value grew from \$109,453 in 2010 to \$145,662 in 2020, outpacing the growth experienced by Delaware County. Despite this prosperity, the percentage of the population living below the poverty level grew marginally from 2% in 2012 to 2.1% in 2021.

Bethel residents are highly educated. Of all residents over 25 years old, 96.9% have at least a high school diploma, 48.7% have at least a bachelor's degree and 26.7% have a graduate degree or higher.

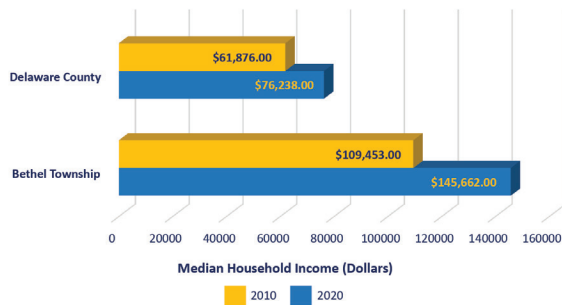
**Educational Attainment (Residents over 25 years old)  
Bethel Township 2021**



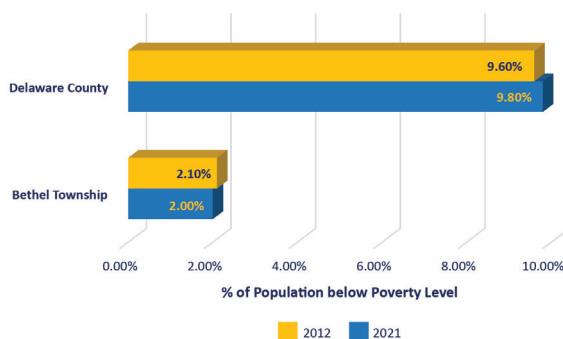
As of 2021, the civilian employed population aged 16+ totaled 5,195 people across a diverse range of industries. In 2021, the top 3 industry categories within Bethel Township were Education/Health Care/Social Work (25% of workforce), Professional/Scientific/Management/Admin/Waste Management (14% of workforce), and Finance/Insurance/Real Estate (13.3% of workforce).

Across all industries, 58% of occupations are categorized as management/business/science/art, 23.6% are sales and office, 7.4% are service, 7.1% are production or transportation, and 3.9% are natural resource, construction, and maintenance occupations.

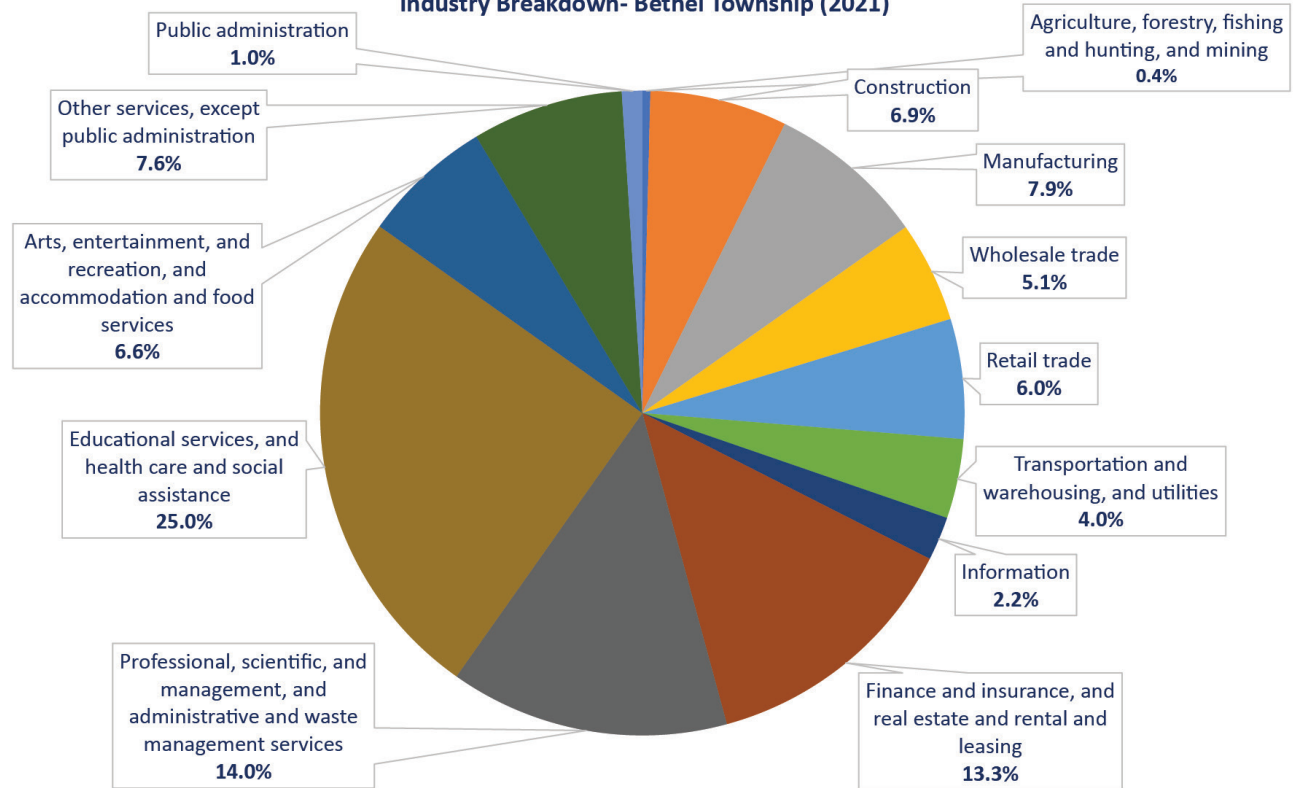
**Median Household Income  
2010 - 2020**



**Poverty Rate  
2012 - 2021**



**Industry Breakdown- Bethel Township (2021)**

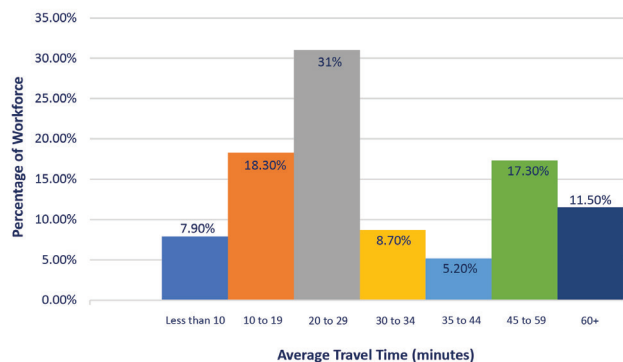


The U.S. Census OnTheMap Inflow/Outflow analysis tool provides valuable commuter data. In 2021, 1,160 people lived outside the Township and commuted to work in Bethel, 128 people both lived and worked in Bethel, and 4,645 people lived in Bethel but commuted to work outside of the Township.

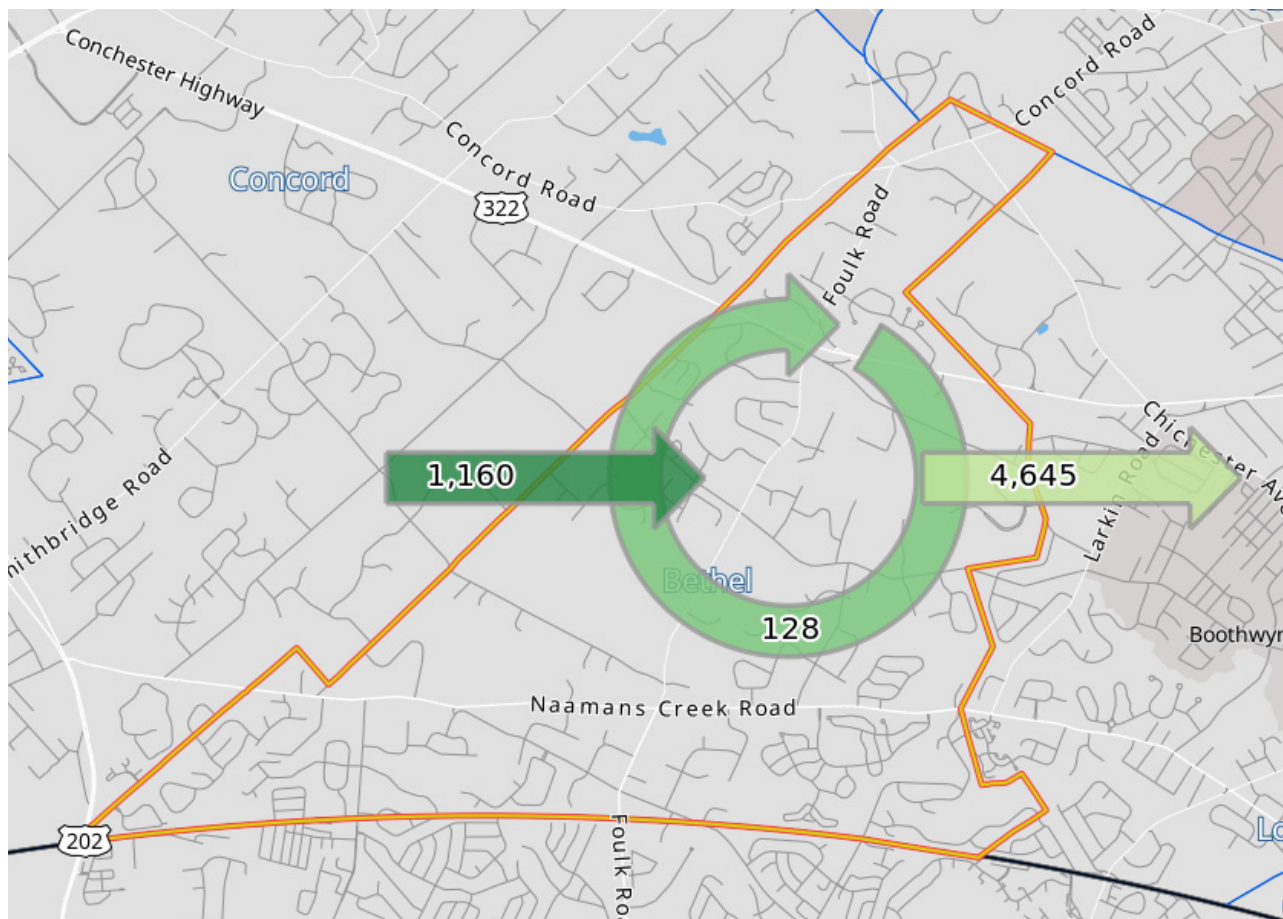
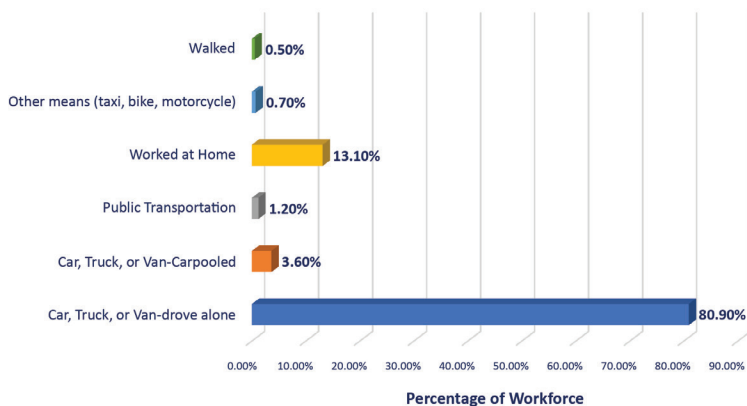
Philadelphia (14.6%) and Wilmington (4.9%) were the top destinations of all commuting Bethel residents. People commuting to jobs in Bethel Township most often came from Philadelphia (6.1%), Chester City (3%), or Wilmington (1.6%).

80.9% of all commuters chose to do so by driving alone, a much higher share than that of Delaware County (62.6%). The suburban nature of Bethel Township demands car dependency, which is further reflected in the number of vehicles available by household. In 2021, 97% of workers aged 16+ in households had 2 or more vehicles available (37.3% had 2 and 59.8% had 3+ vehicles). 42.7% of the workforce travels at least 30 minutes to work with median travel time for all employed Bethel residents being 33 minutes.

**Travel Time to Work  
Bethel Township 2021**



**Commuting Method  
Bethel Township 2021**



U.S. Census OnTheMap: 2021 Bethel Township Commuters



# HOUSING

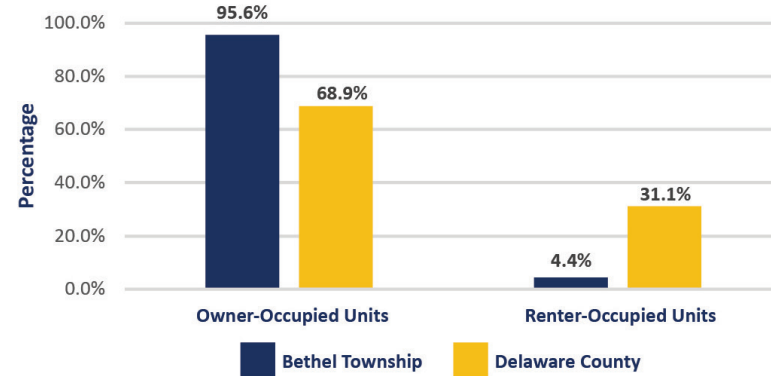
Bethel Township has strong occupancy statistics, with 95% occupied units (3,148) of a total 3,315 housing units. Despite the vacancy rate growing from 1.7% (49 units) in 2011 to 5% (167) in 2021, Bethel Township added 480 housing units during that same time period.

Home-ownership remains very strong despite a modest decline since 2011. 95.6% of occupied housing units are owner-occupied, down from 98.3% in 2011, with an average of 3 persons per household. 4.4% of occupied housing units are renter-occupied, up from 1.9% in 2011, which an average of 1.87 persons per household.

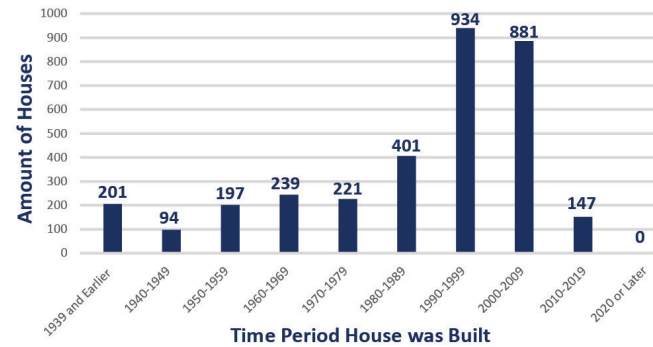
These values far outpace Delaware County, which had a 2021 vacancy rate of 7.3%, home-ownership rate of 71.3% and renter-occupied share of 28.7%.

1990-2009 saw largest share of housing and population growth, with 55% of the current housing stock being built during the period and 52.5% of householders (as of 2021) moving in.

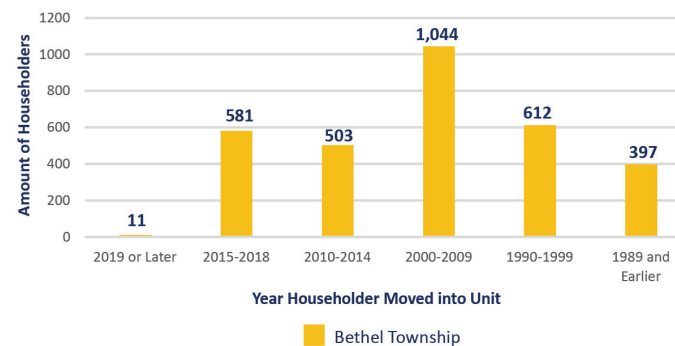
## Owner-Occupied vs. Renter-Occupied Units (2021)



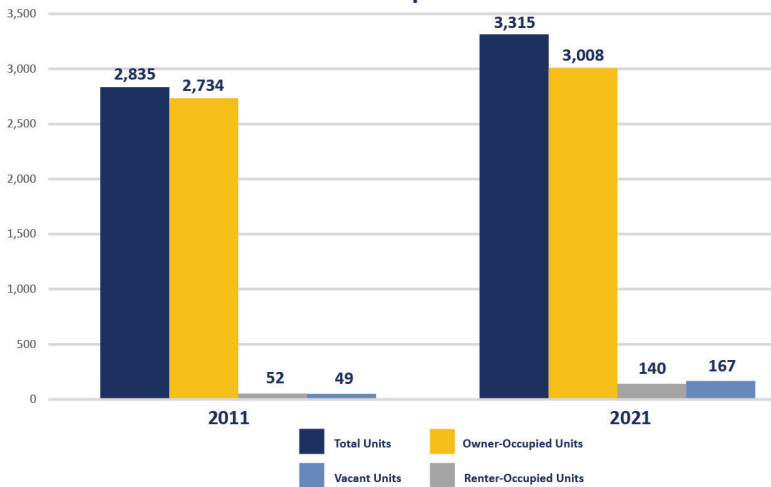
## Age of Housing Stock - Bethel Township



## Housing Tenure - Bethel Township



## Housing Units Bethel Township 2011 vs. 2021



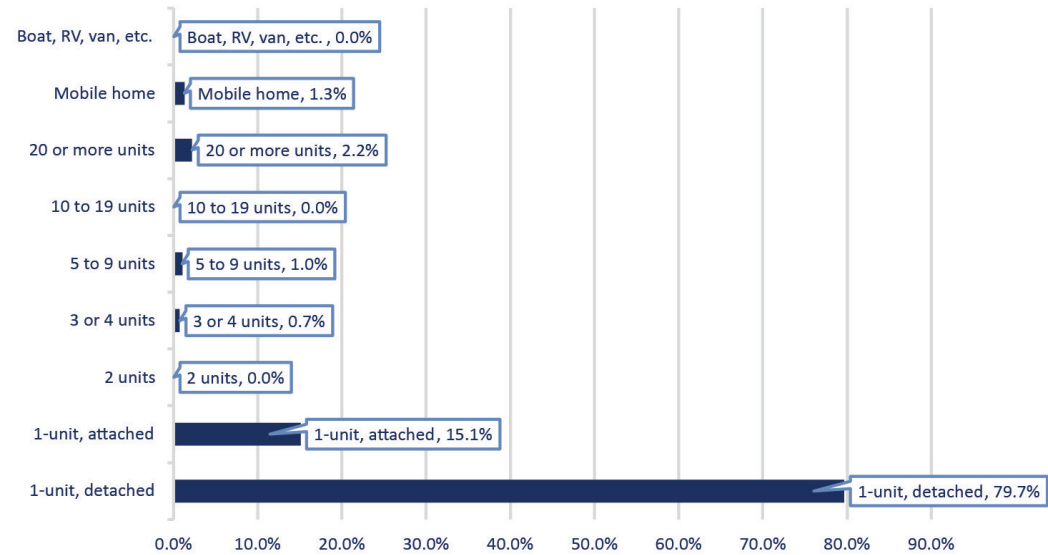
In 2021, the median housing price for owner-occupied units in Bethel was \$423,300, nearly double both State and National values of \$222,300 and \$244,900, indicating a strong and valuable housing market.

The rental market in Bethel followed a similar trend, with a median housing rent of \$1,974 compared to State and National values of \$1,036 and \$1,163 respectively.

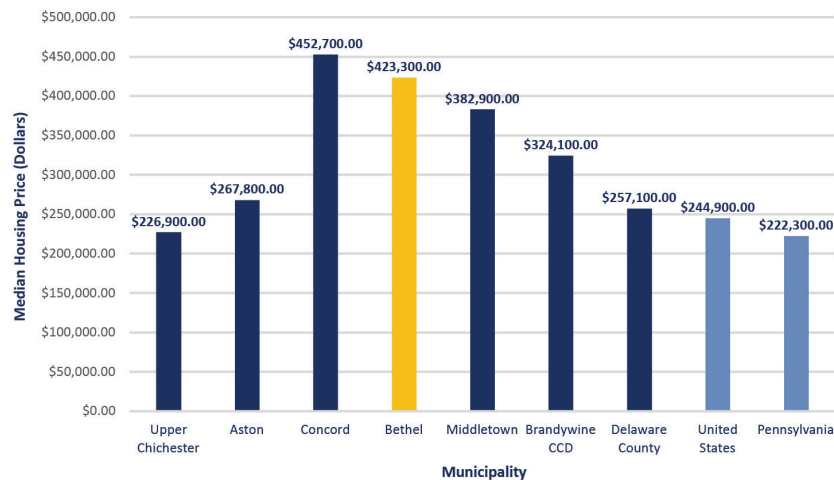
Both median housing/rental price in Bethel was comparable to several neighboring municipalities like Middletown and Concord, but far exceeded Upper Chichester, Aston, and Delaware County as a whole.

The vast majority of the Bethel Township housing stock consists of 2,641 detached single-units (79.7%) and 500 attached single-units (15.1%). The remaining 5.2% consists of multi-family housing - there are 24 3-to-4 unit structures (.7%), 34 5-to-9 unit structures (1%), and 73 20+ unit structures (2.2%). Additionally, the Township hosts 43 mobile homes, consisting of 1.3% of the total housing units.

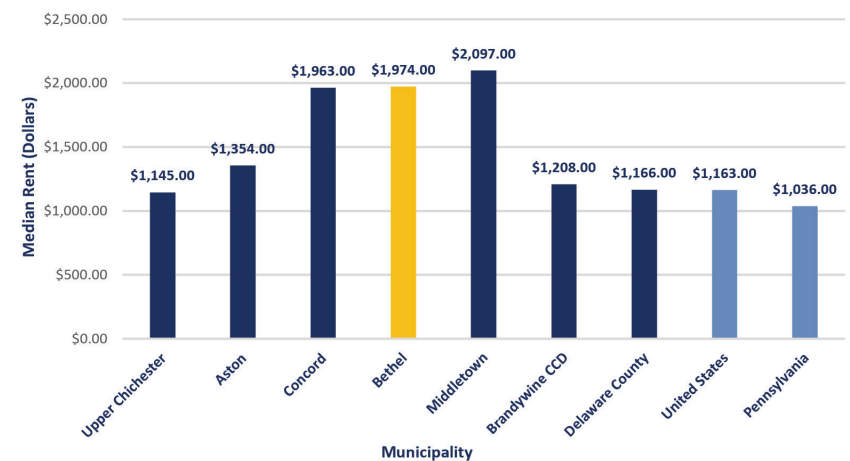
### Units in Structure Bethel Township (2021)



### Median Housing Price (Owner-Occupied Estimates)



### Median Housing Rent (2021)





## ANALYSIS HOUSING

**Forecasted Housing Need and Recent Development**  
234 housing units have been proposed in Bethel Township since 2009, of which 76 have been successfully built, 21 are in construction, and 137 have not been built.

The table to the right estimates how many housing units will be needed to absorb forecasted population growth and subsequent housing demand in 2050. Using both current and forecasted DVRPC/Census data, an estimated number of housing units remaining to be built by 2050 can be determined. Using the 2021 value for average household size of 2.99 and assuming a historical margin of error between .1 and .2, a conservative estimated average household size of 2.75 is used to approximate that 377 housing units would need to be built by 2050.

Assuming all 158 units planned/in development are completed and all 167 vacant units become occupied, Bethel Township should have enough housing stock (325 units) to absorb the population growth projected by DVRPC in 2050.

While these values are not an exact match, it should be noted that there are many variables that could increase or decrease both housing demand and population growth. Additionally, some housing units may be occupied by non-household occupants.

The past few years has seen an marginal amount of residential units proposed in Bethel Township and adjacent municipalities of Aston, Concord, and Upper Chichester. Bethel has seen 28 residential units proposed since 2019.

Bethel Township	
<b>2050 Forecasted Population</b> <i>Source: DVRPC</i>	9,750
<b>2050 Forecasted Group Quarters Population</b> (2021 value = .55%) <i>Source: U.S. Census Bureau</i>	54
<b>2050 Forecasted Household Population</b> (Forecasted population minus forecasted group quarters population)	9,696
<b>Average Household Size</b> <i>Estimated</i>	2.75
<b>2050 Forecasted Number of Households</b> (Forecasted household population divided by average household size)	3,526
<b>Estimated Total Number of Housing Units Needed by 2050</b> (Forecasted number of households plus the number of forecasted vacant units) (2021 value = 5%)	3,692
<b>2021 Total Number of Housing Units</b> <i>Source: U.S. Census Bureau</i>	3,315
<b>Estimated Number of Housing Units Remaining to be Built by 2050</b> (Total estimated number of housing units minus housing units built as of 2021)	3,692 - 3,315 = 377

Forecasted Housing Need Exercise

Proposed Residential Unit Development 2019-2022				
Municipality	Year			
	2019	2020	2021	2022
Bethel Township	0	0	25	3
Aston Township	0	0	4	0
Concord Township	0	180	0	0
Upper Chichester	0	0	0	0

### Change in Housing Units

Bethel Township experienced significant growth in population between 1990 and 2009, and subsequently in its available housing stock. During these 20 years, 1,815 housing units were built, marking a 134% increase to the 1,353 housing units that had been built prior to 1990.

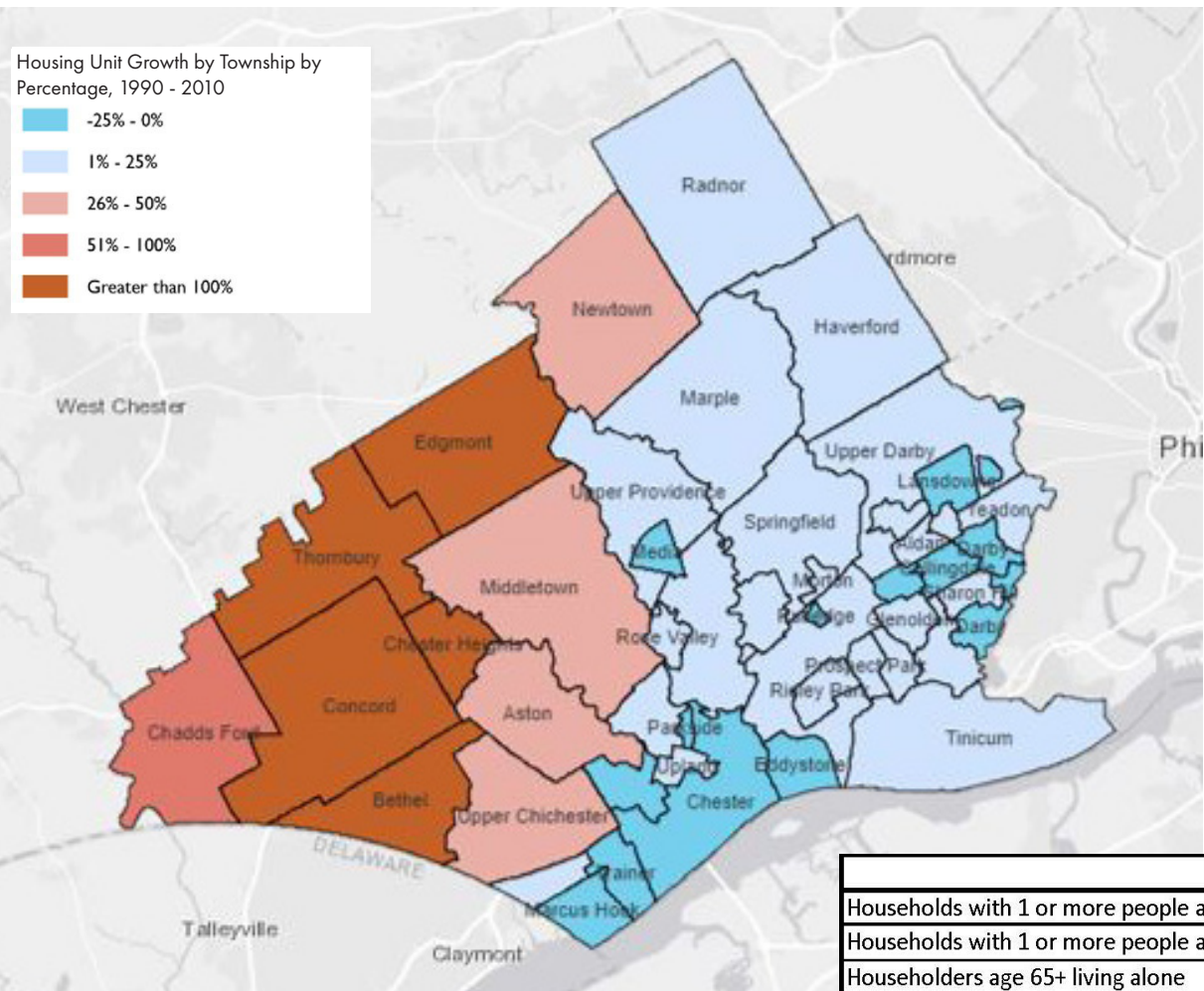
This was representative of a County-wide trend that saw significant growth in housing units in the semi-rural/suburban typology present in the Western municipalities of the County, while those closer to the Philadelphia metropolitan area with more semi-urban typology saw only modest or negative housing growth.

### Aging In Place

The comprehensive plan public opinion survey gives strong indications of a Bethel community that has deep roots in the Township, and that they intend to maintain those roots well into old age. When asked what the most important factors were influencing their decision to move to Bethel Township, "Location" was selected by 77.8% of respondents. 40% of respondents have been residents for more than 21 years and 32% are 11-to-20-year long residents. 24.7% of respondents intend to retire in Bethel, 31.7% plan to live in the Township for at least 10 years and 68.5% have lived in the same house for 11+ years.

The Centers for Disease Control and Prevention's Healthy Community Design Initiative characterizes Aging In Place as "The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level." The survey response data listed above presents a strong case for the implementation of aging-in-place strategies, as many Bethel residents want to stay in their homes as they age or stay within the Township at the very least.

This presents a planning challenge due to the homogeneous nature of the current housing stock, high median housing price, and absence of an accommodating zoning ordinance. Additionally, the age distribution in Bethel Township skews older, a trend that is expected to continue, putting further pressure on housing options for older populations. Currently, the existing Zoning Ordinance has no provisions for Accessory Dwelling Units, which when built into an existing residence, can be a common solution for Aging-In-Place strategies.



	2011	2021
Households with 1 or more people age 60+	36%	47%
Households with 1 or more people age 65+	Data Not Available	35.30%
Householders age 65+ living alone	7.10%	9.80%

Bethel Township Aging Population



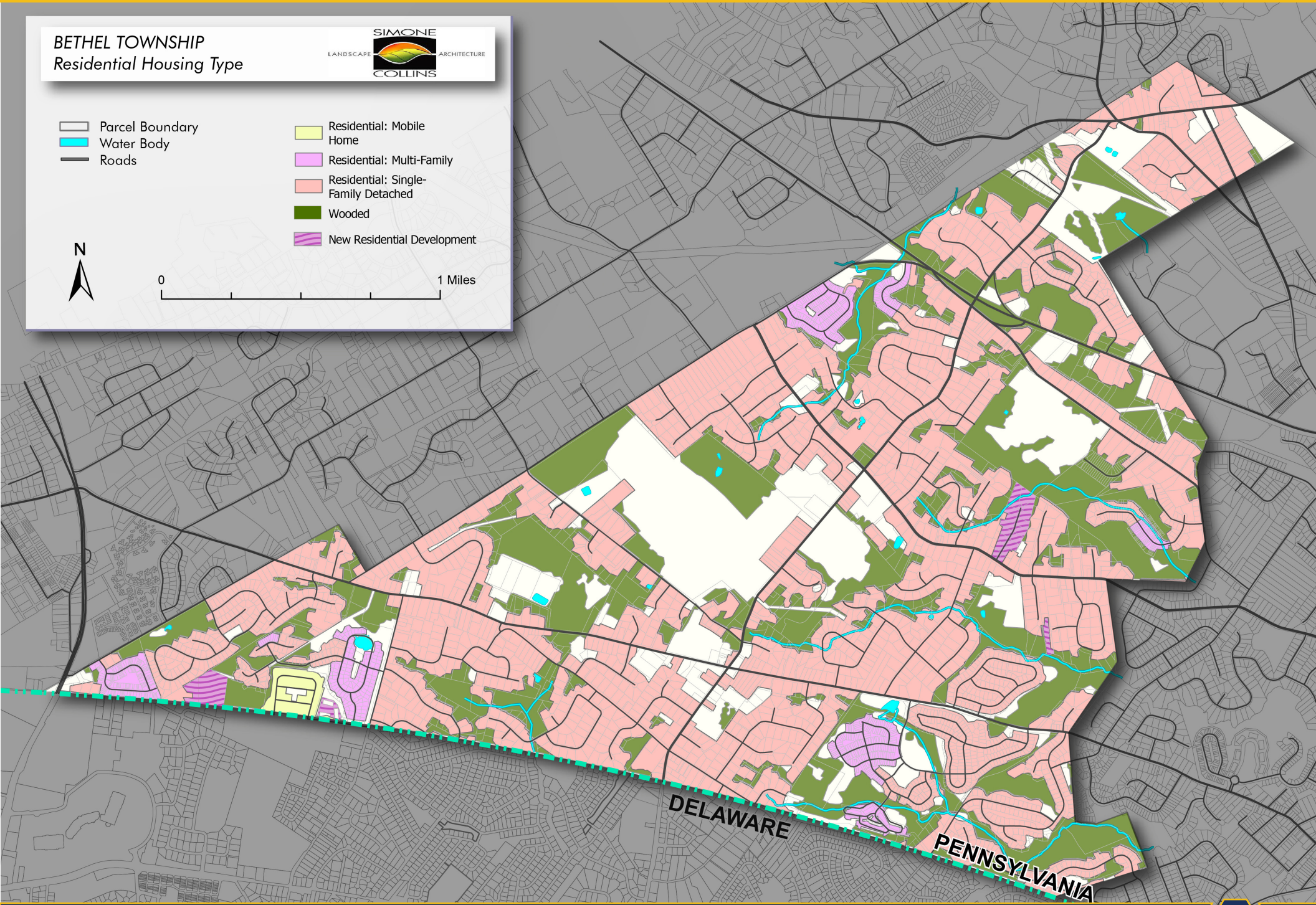
**BETHEL TOWNSHIP**  
Residential Housing Type



- Parcel Boundary
- Water Body
- Roads
- Residential: Mobile Home
- Residential: Multi-Family
- Residential: Single-Family Detached
- Wooded
- New Residential Development



0 1 Miles



DELAWARE

PENNSYLVANIA



## ECONOMIC DEVELOPMENT

### DVRPC Employment Forecast

Along with population forecasts, Delaware Valley Regional Planning Commission publishes employment forecasts in 5-year increments up to 2050. DVRPC estimates 16% job growth in Bethel Township by 2050, representing an absolute change of 368 jobs.

### Commercial and Retail Development Trends

External market forces, like the COVID-19 Pandemic, have affected commercial and retail development trends, especially in the office space sector. Remote work and hybrid scheduling have exhibited strong staying power, and will likely remain popular indefinitely, which will continue to reduce demand for dedicated office space. Ultimately, commercial and retail development will be responsive to overall real estate market trends and the interest rate environment, which will likely continue the turbulent trend of the past few years.

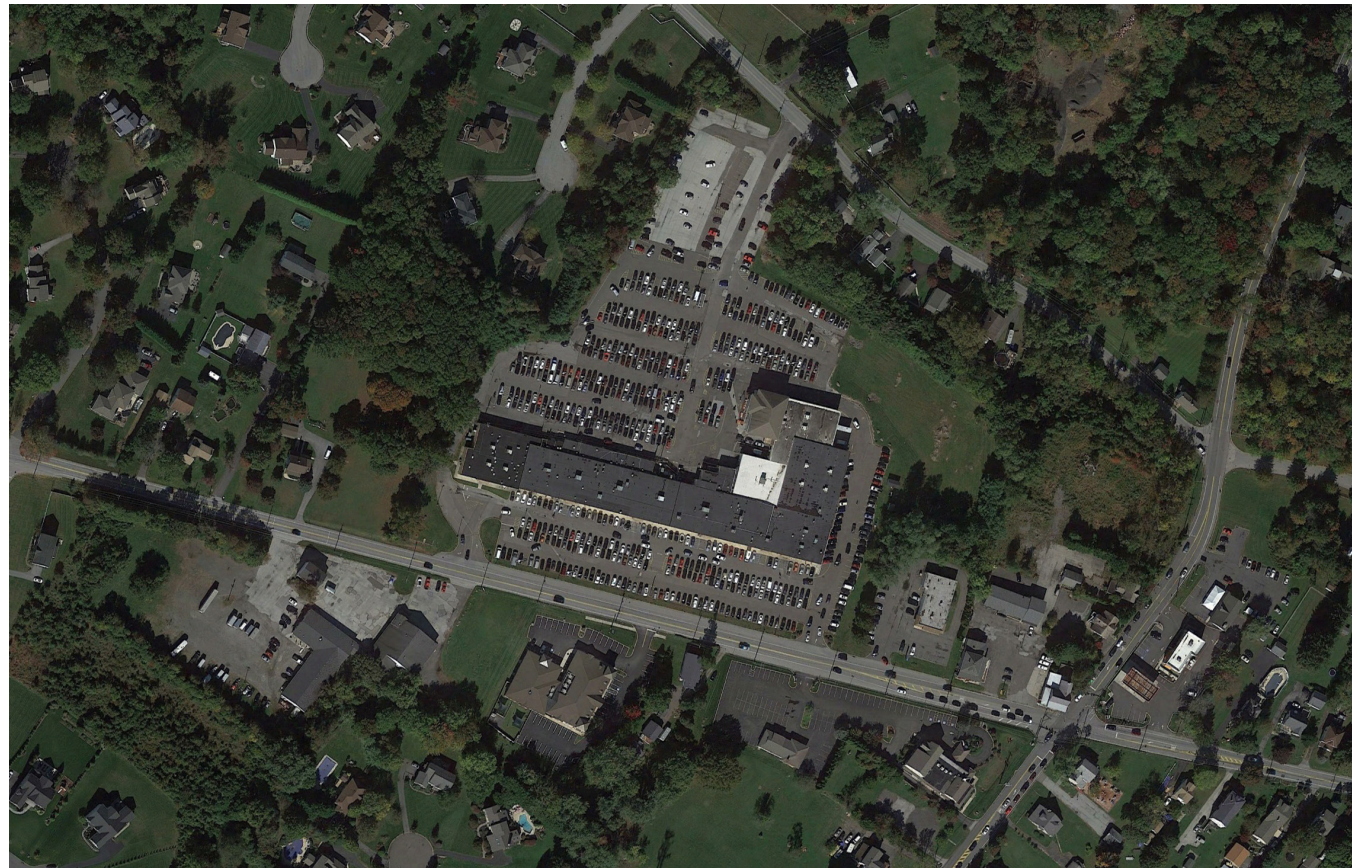
### Village Center/Central Gathering Place

Bethel Township lacks a formalized central gathering place, and misses out on the social and economic benefits that come with an accessible and walkable village center. Village centers usually consist of curated public realm elements such as plazas, civic buildings, or streetscapes surrounded by popular uses including retail, markets, or restaurants. Such spaces are excellent for strengthening Township character and building social capital by providing a space for community identity to flourish through intersection of people and place. The central location and established reputation of Booth's Corner could be channeled into establishing a village center that retains the original character of Booth's Corner, while expanding its purpose.

### Non-Residential Development

173,485sqft (4 acres) of nonresidential space has been built since 2009, 42,400sqft (.97 acres) is currently under construction, and 17,184sqft (.4 acres) has been proposed but not yet built.

DVRPC Employment Forecast		
Year	Jobs	Percentage Increase from Previous Year
2015	2,307	
2020	2,529	8.78%
2025	2,687	5.88%
2030	2,690	0.11%
2035	2,683	-0.26%
2040	2,681	-0.07%
2045	2,679	-0.07%
2050	2,675	-0.15%
Change 2015 to 2050	+368 (15.95%)	



Aerial view of Booth's Corner



## TRANSPORTATION

Three major highways route through the Township; Foulk Road (PA 261), Conchester Highway (US 322), and Naamans Creek Road (PA 491). These primary vehicular thoroughfares provide access to Route 202, Route 1, and Interstate 95, connecting the Township to the major metropolitan areas in the region. There are approximately 42.5 miles of public roads serving Bethel Township, of which 15.35 miles are maintained by PennDOT.

### PennDOT Road Classification

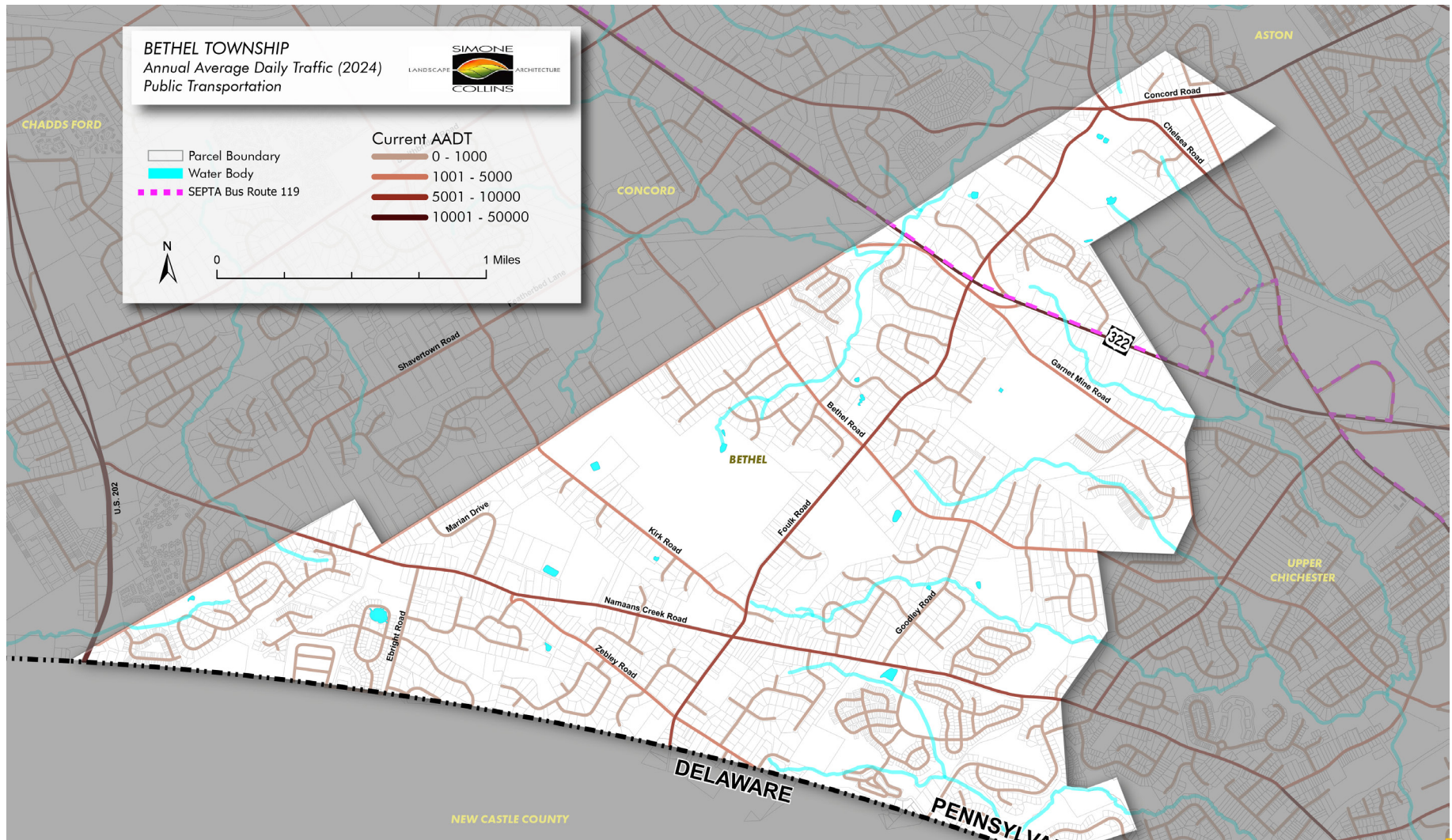
4 categories of PennDOT road classifications are present, Principal Arterial Highway, Minor Arterial, Major Collector, and Local Road.

### Traffic Volumes

PennDOT data shows several tiers of traffic volumes are present in Bethel Township measured in Annual Average Daily Traffic (AADT).

Examples from each tier are listed below.

- 20,001 – 50,000 AADT: Conchester Highway (US 322)
- 5,001 – 10,000 AADT: Foulk Road (PA 251), Naamans Creek Road (PA 491), Chelsea Road
- 1,001 – 5,000 AADT: Bethel Road, Garnet Mine Road, Pyle Road, Zebley Road
- ≤ 1,000 AADT: Marsh Road



### Public Transit

While there are no SEPTA bus or rail stops within Bethel Township, residents can access Bus Route 119, which has stops just outside Township boundaries. Route 119 stops at Conchester/Creek Parkway and Conchester/Clayton Park. In Fall 2019, Route 119 Daily Weekday Ridership was 760 passengers (ranked 98th), 484 on Saturdays, and 374 on Sundays. Ridership peaked between 3pm-4pm with approx. 75 passengers/hour. 2022 Ridership Statistics showed a Daily Average Ridership of 405 passengers.

The nearest SEPTA Regional Rail stops are the Marcus Hook station on the Wilmington/Newark line (approx. 4.5mi. from Booth's Corner) or the Wawa Station on the Media/Wawa line (approx. 5 mi. from Booth's Corner).

### Bicycle and Pedestrian Facilities

The residential nature of Bethel Township has resulted in a pedestrian sidewalk network that is isolated to planned housing developments, including The Hills at Bethel, Rock Creek, The Woods at Naamans, Northbrook, Garnet Oaks, Garnet Hills, and Chartwell, among others. The Township does not currently have any dedicated bicycle lanes or related facilities. The Bethel Township Parks and Open Space Plan, completed simultaneously with this Comprehensive Plan, proposed bicycle and pedestrian connectivity recommendations. A summary of these recommendations can be reviewed in Chapter 4, and details can be reviewed in the Bethel Township Parks and Open Space Plan.

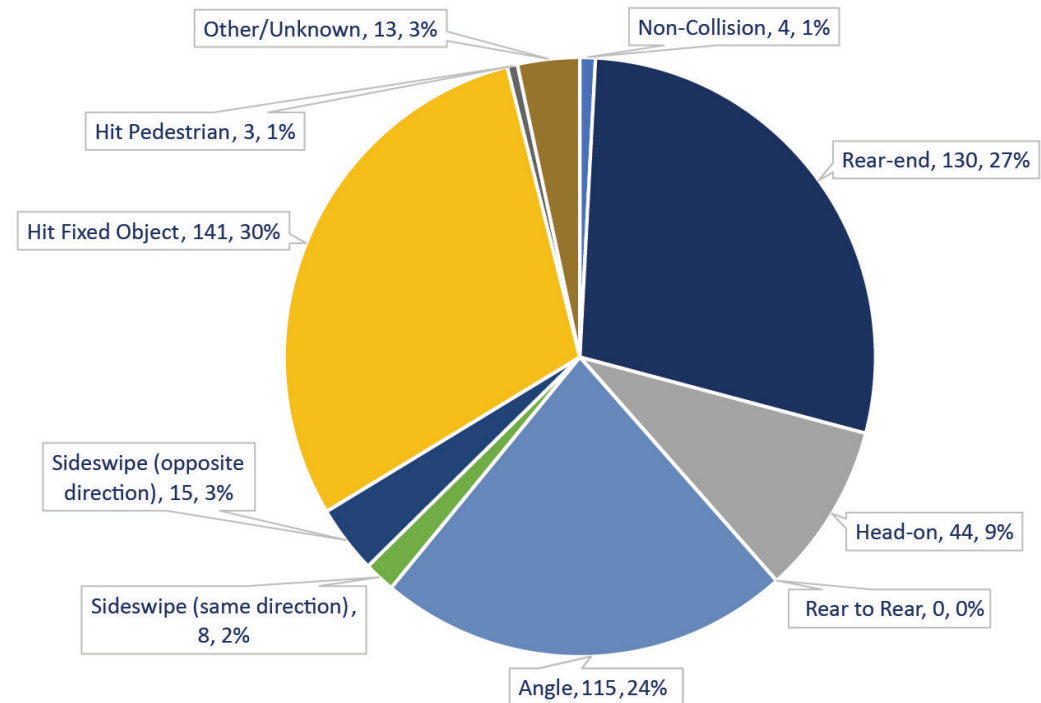
### Traffic Accidents

The PennDOT Pennsylvania Crash Information Tool (PCIT) provides summary crash data categorized by severity, type, and year. The tool also provides GIS shapefiles that can be used to visually represent these crashes by their location, which was used to develop the heat map on the following page showing crashes in Bethel Township from 2013 to 2022, during which there were a total of 473 vehicle accidents in the Township.

53.6% (254) of these accidents involved only property damage and 4% (19) involved suspected serious injury or fatality. The three most common types of accident were "hit fixed object" (29.8%, 141), "rear end" (27.5%, 130), and "angle" (24.3%, 115).

During Public Meeting 1 and the public opinion survey, residents were asked to identify what intersections were the most challenging to navigate while driving. The identified intersections correlate with many of the locations with the highest vehicle crashes, several of which are addressed by the traffic planning consultant in Chapter 4.

**Bethel Township Collision Type (2013-2022)**

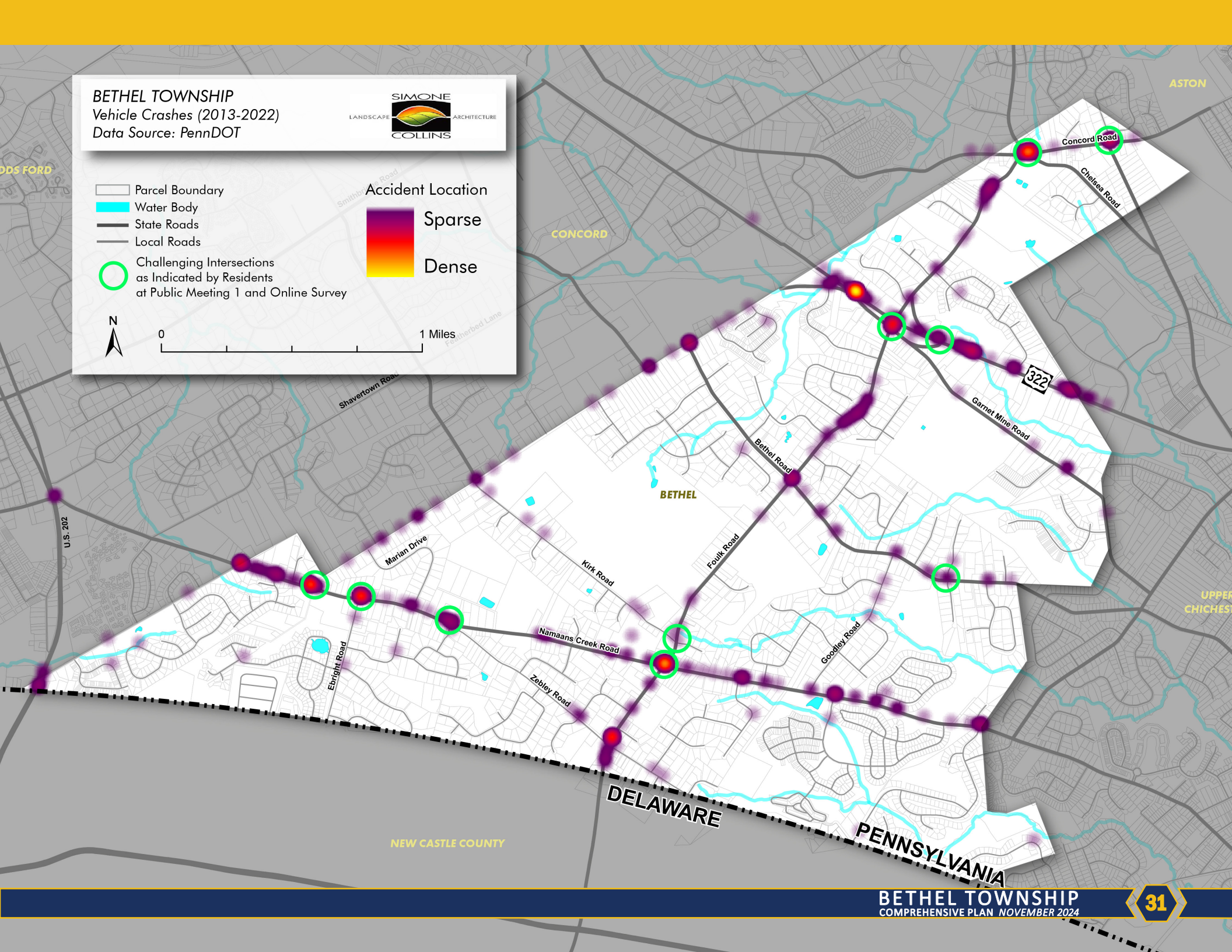
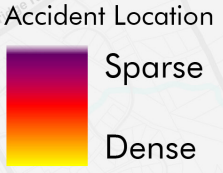




**BETHEL TOWNSHIP**  
 Vehicle Crashes (2013-2022)  
 Data Source: PennDOT



- Parcel Boundary
- Water Body
- State Roads
- Local Roads
- Challenging Intersections as Indicated by Residents at Public Meeting 1 and Online Survey



## LAND USE

Residential (56.2%) and Wooded (26.1%) land uses comprise of the vast majority of land use share, followed by Industrial (5.3%), Undeveloped (4.3%), Agriculture (2.4%), and Commercial (1.9%).

### Residential Land

Just over 56% (~1,936 acres) of the Township's land area is dedicated to residential uses of various densities, including single-family detached, semi-detached, and attached; two-family detached and semi-detached; low-density multi-family; townhouses; and mobile homes. Approximately 93% (~1,802 acres) of all residential land area consists of single-family detached housing.

### Wooded/Undeveloped Land

Wooded and Undeveloped land accounts for just under 30.5% of Township land area, with 900 acres and 147 acres respectively.

### Industrial Land

There are several light-industrial sites throughout the Township accounting for approximately 5.3% of total land area, the largest being the Tank Farm and Garnet Plaza. Allowed uses include scientific/industrial research labs, offices, warehouses, and manufacturing buildings, among others.

### Agricultural Land

Roughly 85 acres or 2.5% of total land area currently host agricultural uses.












### Commercial Land

Commercial uses account for ~2% of total land area and are primarily located along Conchester Highway, the Concord/Valley Brook intersection, and Booth's Corner.

Land Use Category	Total Acres	Percentage
<b>Agriculture</b>	<b>82.71</b>	<b>2.4%</b>
<b>Commercial</b>	<b>63.80</b>	<b>1.9%</b>
Commercial: Office	1.41	0.0%
Commercial: Other	42.02	1.2%
Commercial: Public Storage	0.82	0.0%
Commercial: Regional and Community Retail Center	4.77	0.1%
Parking: Commercial Other	7.09	0.2%
Parking: Office	0.88	0.0%
Parking: Regional and Community Retail Center	6.80	0.2%
<b>Industrial</b>	<b>182.78</b>	<b>5.3%</b>
Industrial	166.23	4.8%
Industrial: Mixed-Use	10.60	0.3%
Industrial: Warehousing/Distribution/Open Storage	0.06	0.0%
Parking: Industrial	2.49	0.1%
Parking: Industrial Mixed-Use	3.37	0.1%
Parking: Industrial Warehousing/Dist/Open Storage	0.02	0.0%
<b>Institutional</b>	<b>27.04</b>	<b>0.8%</b>
<b>Recreation</b>	<b>57.64</b>	<b>1.7%</b>
<b>Residential</b>	<b>1936.00</b>	<b>56.2%</b>
Parking: Residential Multi-Family	2.17	0.1%
Residential: Mobile Home	18.03	0.5%
Residential: Multi-Family	114.07	3.3%
Residential: Single-Family Detached	1801.73	52.3%
<b>Transportation</b>	<b>0.45</b>	<b>0.0%</b>
<b>Undeveloped</b>	<b>147.33</b>	<b>4.3%</b>
<b>Utility</b>	<b>40.36</b>	<b>1.2%</b>
<b>Water</b>	<b>8.54</b>	<b>0.2%</b>
<b>Wooded</b>	<b>900.10</b>	<b>26.1%</b>
<b>Grand Total</b>	<b>3446.74</b>	<b>100.0%</b>



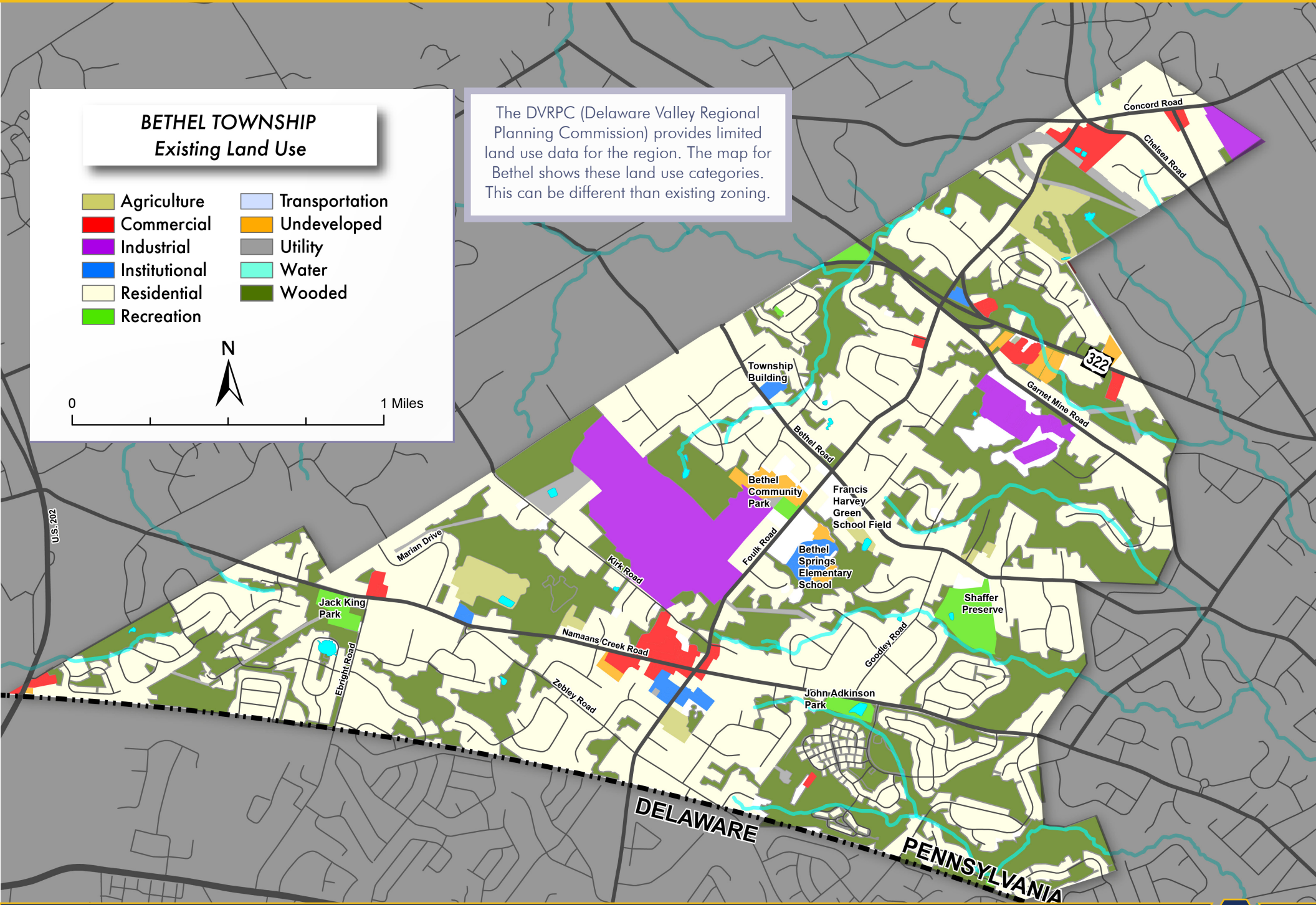
## BETHEL TOWNSHIP Existing Land Use

- |   |  |
|---|--|
|  Agriculture   |  Transportation |
|  Commercial    |  Undeveloped    |
|  Industrial    |  Utility        |
|  Institutional |  Water          |
|  Residential   |  Wooded         |
|  Recreation    |  |



0 1 Miles

The DVRPC (Delaware Valley Regional Planning Commission) provides limited land use data for the region. The map for Bethel shows these land use categories. This can be different than existing zoning.



## COMMUNITY FACILITIES

### Education

Bethel Township is served by the Garnet Valley School District, which has 3 elementary schools, 1 middle school, and 1 high school. The only school within Bethel Township boundaries is Bethel Springs Elementary School, serving 534 Kindergarten through 5th graders.

Data provided on the school district website indicates that 4,502 students are enrolled across all 5 schools. The elementary schools have a student-teacher ratio of 11:1, while the middle and high school have a ratio of 14:1. As of 2021, there were 2,301 Bethel Township residents (aged 3+) enrolled in school.

Using the 2021-2022 school year as the most recent data, The Pennsylvania Department of Education projects that the Garnet Valley School District will serve 9.1% less students in the 2031-2032 school year, with a .95% average annual decline (4,501 in '21-'22 to 4,092 in '31-'32).

### Township Administration

Bethel Township is governed by a 5-member Board of Supervisors elected by Bethel residents. Once elected, Board members execute legislative, executive, and administrative powers throughout their 6-year terms. The Board of Supervisors appoints a Township Manager as the lead administrative officer of the Township, who is responsible for the management of essential daily operations.

### Public Safety, Fire and Emergency Services

The Board of Supervisors is responsible for appointing all law enforcement officers and Police Department administrators. The Chief of Police currently leads approximately 20 patrol officers who are all public service sworn law enforcement officers.

The Bethel Township Hose Co. No. 1 is the Township's volunteer fire department, of which there are 89 total volunteers, 47 who are currently active and respond to calls, and 11 business members. The Fire Department fleet consists of 3 fire engines and 1 utility vehicle. As of May 2023, the Fire Department has responded to 172 incidents during 2023. Since 2008, the Fire Department has responded to an average of 350 annual incidents.

Bethel Township was previously serviced by Crozer Keystone Health Systems but is in the process of transitioning emergency services to another provider.

### Crime Summary

The Pennsylvania Uniform Crime Reporting Program's 5-Year Crime Report provides summary data for crimes occurring in Bethel Township from 2018 to 2023. Over that period, the majority of crimes fall into two categories; larceny-theft and assault, which account for 66.5% (161) and 20.6% (50) respectively of all crimes committed (242). The subsequent most common crimes are burglary and motor-vehicle theft, which account for 6.6% (16) and 5.3% (13) of all crimes over the 5 year period.

### Library

Bethel residents have enjoyed access to the Rachel Kohl Community Library since 1989, which serves also serves Chadds Ford, Concord, Thornbury Townships, and Chester Heights Borough. The library is an independent nonprofit organization that has been a member of the Delaware County Library System since 1981, giving Bethel residents who have a library card access to all 26 Delaware County libraries. In 2021, 25% of all registered borrowers were from Bethel Township. The Township has a millage rate of .05 per thousand dollars of assessed property value for library funding and contributed \$35,000 in 2021 tax dollars to the library (11.8% of total 2021 funding from all local sources).

### Utilities

Water service is provided by the Chester Water Authority and Veolia Water. PECO provides both gas and electric service.

Phone, Cable, and Internet is provided by Verizon and Comcast Cable. The Bethel Township Sewer Authority operates, maintains, and repairs the public sanitary system within Bethel Township.

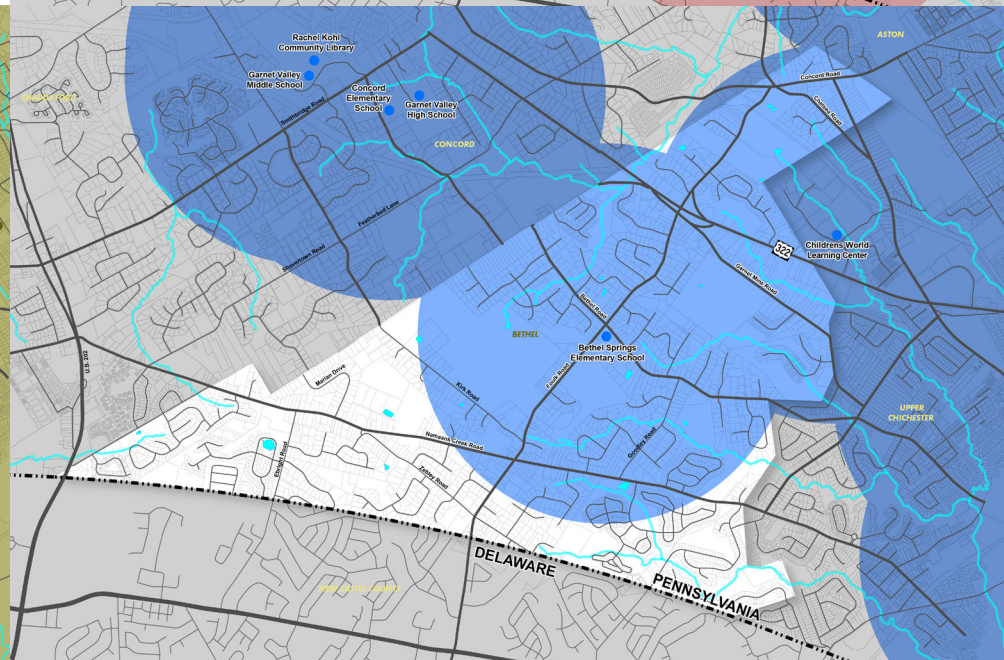
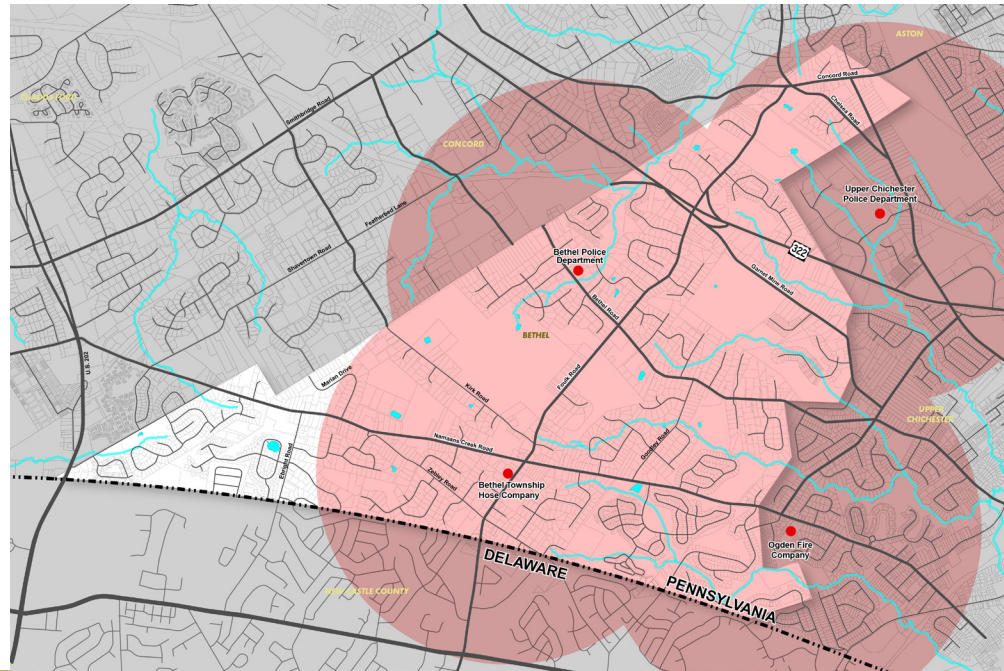




Locations of emergency service providers (red), education institutions (blue), and religious institutions (yellow) within the region. A one-mile buffer is included to display potential service gaps.

## BETHEL TOWNSHIP Community Facilities

- Emergency Services
- 1-Mile Radius
- Religious Facilities
- 1-Mile Radius
- Education Facilities
- 1-Mile Radius
- Hydrology
- State Roads
- Local Roads



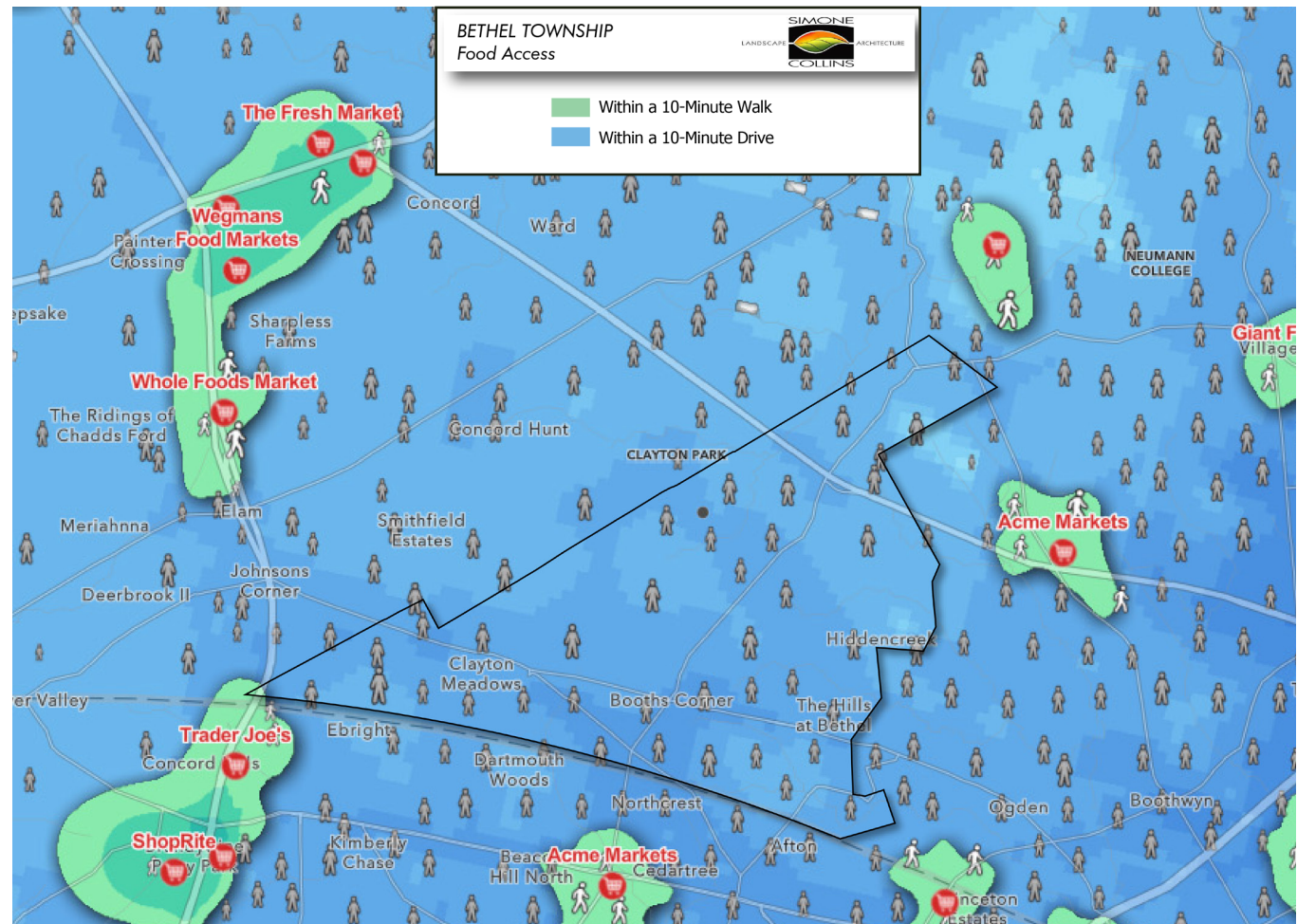


## Food Access

The Economic Research Service of the US Dept. of Agriculture compiles the Food Access Research Atlas (FARA), which is a food access mapping tool and provides summary data by census tract for download. The tool uses 2019 census data to calculate food access based on distance from a supermarket, supercenter, or large grocery store, for many demographic categories. FARA categorizes a low access census tract as one where at least 33% of the population is further than 1 mile (urban) or 20 miles (rural) from a supermarket. Bethel Township is categorized as a low access tract at both ½ mile and 1-mile distances.

- 63.8% (5,607) of the population lives outside 1 mile of a supermarket.
- 98.5% (8,664) of the population lives outside ½ mile of a supermarket
- 19.1% (1,684) of children aged 0-17 years lives outside 1 mile of a supermarket

The graphic to the right shows access to grocery stores within a 10-minute walk (green) and a 10-minute drive (blue). This access map was compiled by ArcGIS Living Atlas and Esri using U.S. Census population data and grocery store location data from 2020 provided by SafeGraph.



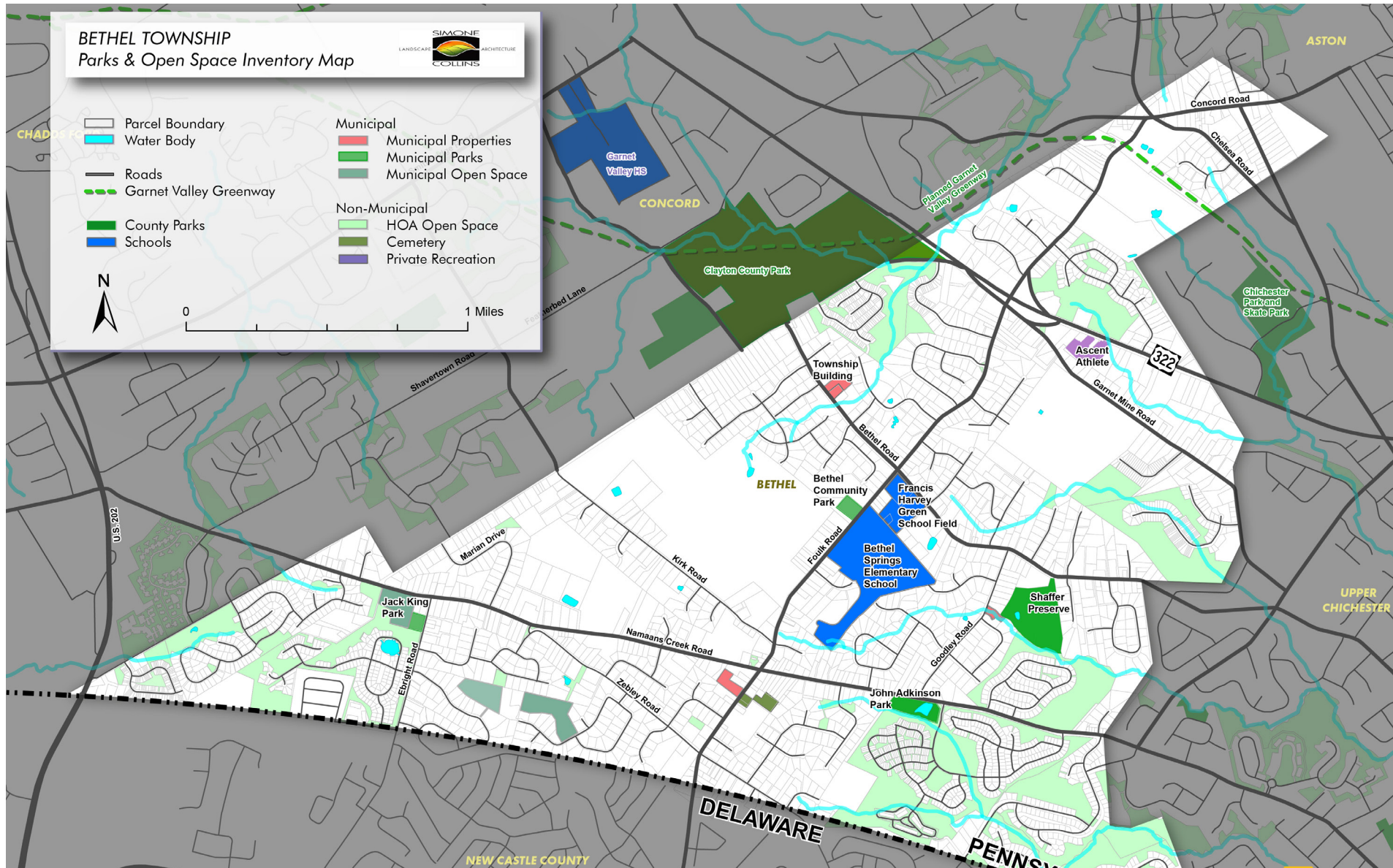


## Parks and Recreation

Bethel Township's public park and recreation facilities include Bethel Community Park, Jack King Park, and John Adkinson Park. The Francis Harvey Green School Field is owned by the School District but is available as open space to Bethel residents.

The Township has also engaged in the planning process for the new Shaffer Preserve off of Bethel Road.

For comprehensive analysis and recommendations for parks and recreation, please refer to the companion Bethel Township Parks and Open Space Plan.



## NATURAL FEATURES

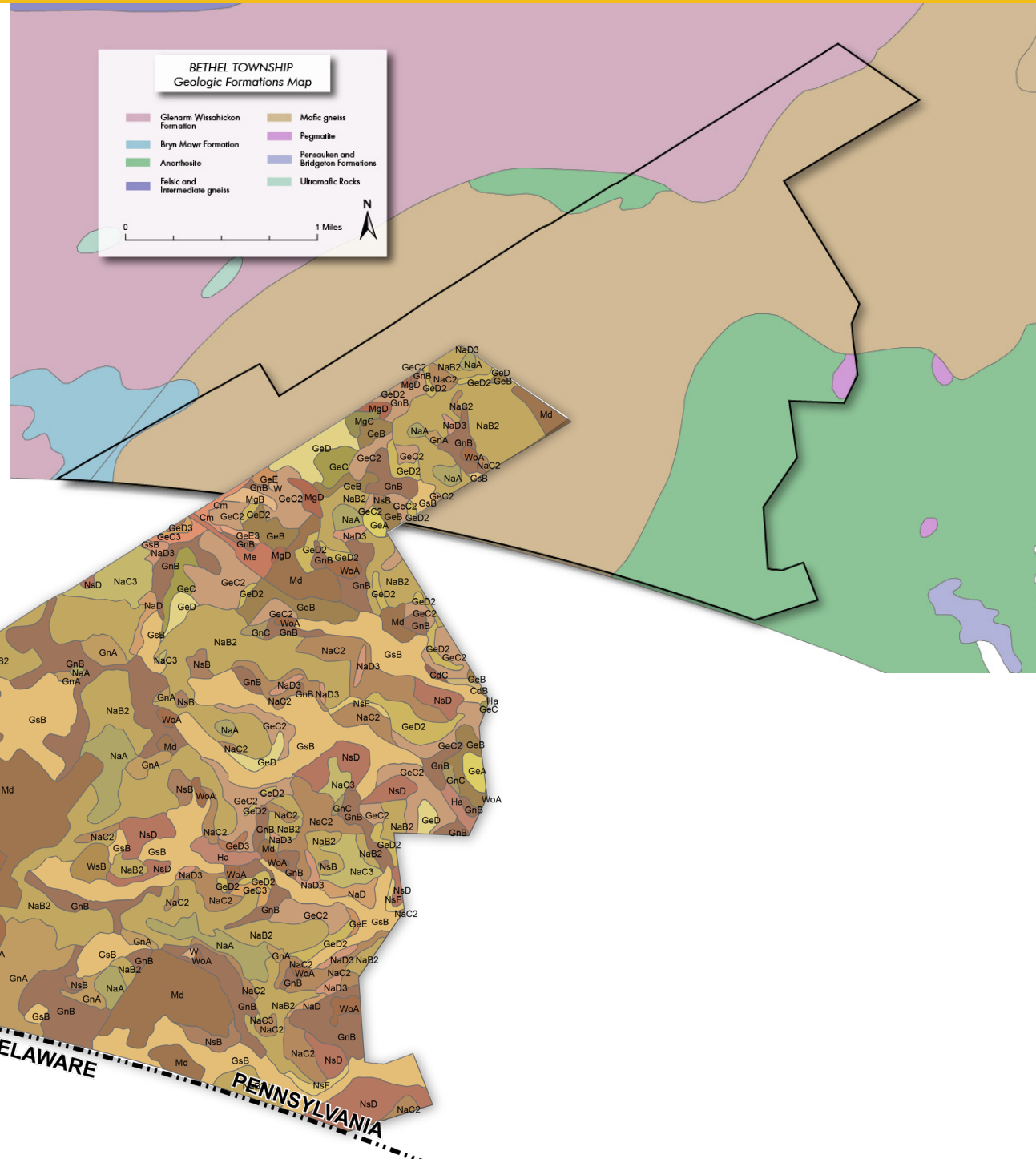
Natural Features information was gathered from the 2011 Delaware County Natural Heritage Inventory.

### Geology and Topography

Bethel Township sits at an elevation of 444 feet above sea level. Bethel Township geology is characterized by its location upon the physiographic province of the Piedmont Upland. This province consists of rolling hills and wide valleys primarily composed of metamorphic schist rock.

### Soils

The soil association of Bethel Township is Neshaminy-Lehigh-Glenelg, primarily composed of sand, silt, and gravel.





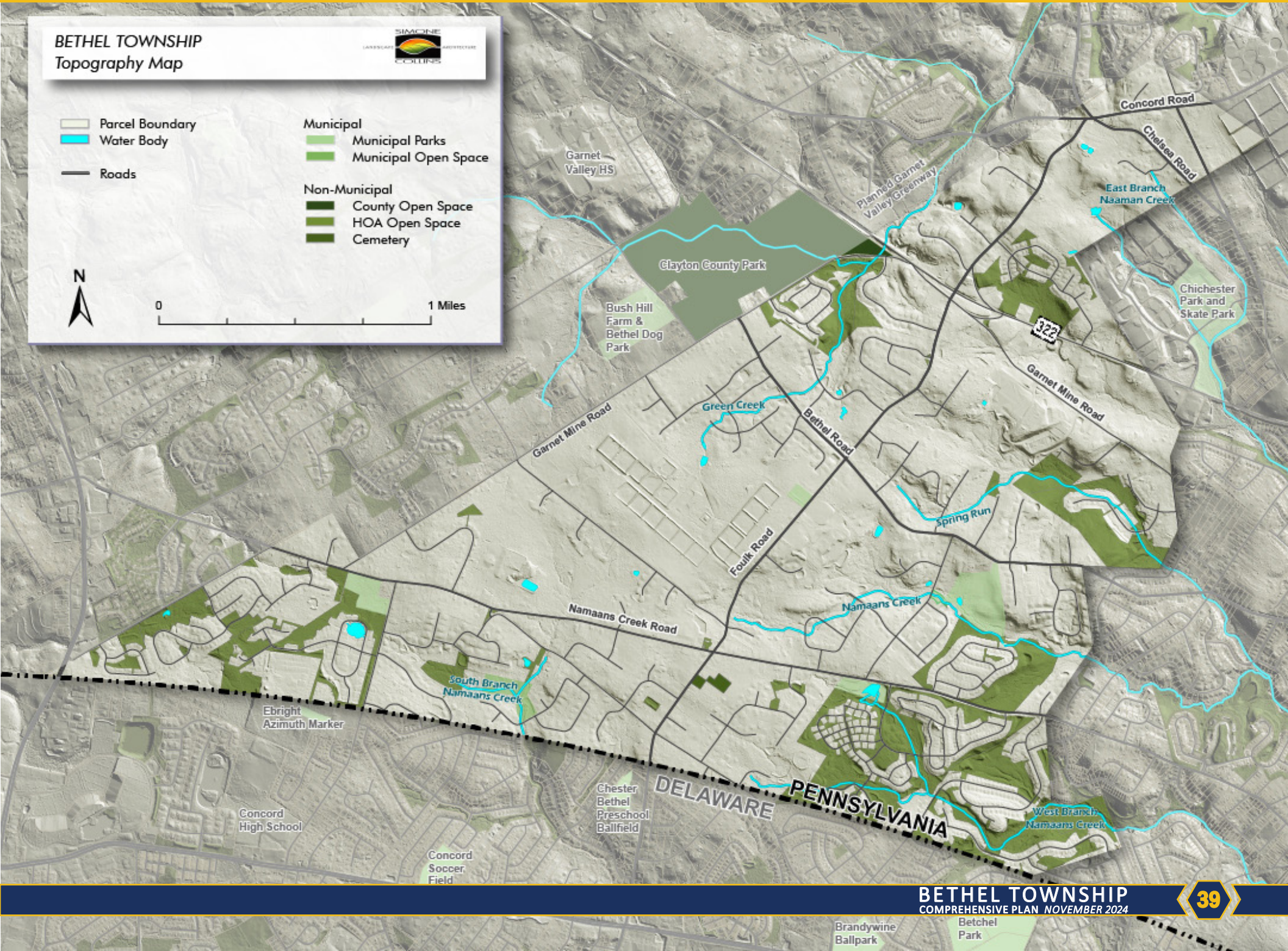
**BETHEL TOWNSHIP**  
Topography Map



- Parcel Boundary
- Water Body
- Roads
- Municipal**
  - Municipal Parks
  - Municipal Open Space
- Non-Municipal**
  - County Open Space
  - HOA Open Space
  - Cemetery



0 1 Miles





### Hydrology

Hydrology within the Township is part of the greater Delaware River Basin. The Naamans Creek and Brandywine Creek subwatersheds drain into the larger Brandywine-Christina watershed, while the Marcus Hook Creek and Chester Creek subwatersheds drain into the Lower Delaware watershed.

Several streams meander through the Township, namely Namaans Creek and its several tributaries, Spring Run, and Green Creek. 100-year and 500-year floodplains are indicated on the hydrology map, as are floodways.

In November of 2022, Bethel Township adopted a Stormwater Management Ordinance and a revised Pollutant Reduction Plan in August of 2021 in accordance with MS4 Program requirements. A Municipal Separate Storm Sewer System (MS4) permit is a permit required by the Pennsylvania Department of Environmental Protection (PA DEP) and the U.S. EPA for municipalities and other entities to discharge stormwater from their storm sewer systems. The purpose of the permit is to reduce the amount of pollutants that enter streams, lakes, rivers, and ponds.

### Woodlands

Woodlands comprise of 26.1% of Bethel's land use distribution. The 2011 Delaware County Natural Heritage Inventory classified several natural heritage areas in Bethel as being of notable or high significance, which are habitats supporting threatened species.

### High Significance

- (Johnsons Corner, Naamans Creek Road) Remnant coastal plain forest and old field habitat supporting 13 plant species of concern
- (Clayton Park, Shavertown Woods) Mixed hardwood forest containing seeps and springs is the habitat that supports 8 plant species of concern

### Notable Significance

- (Sun Oil Woods) Fragmented forested habitat supporting 1 plant sensitive species of concern.



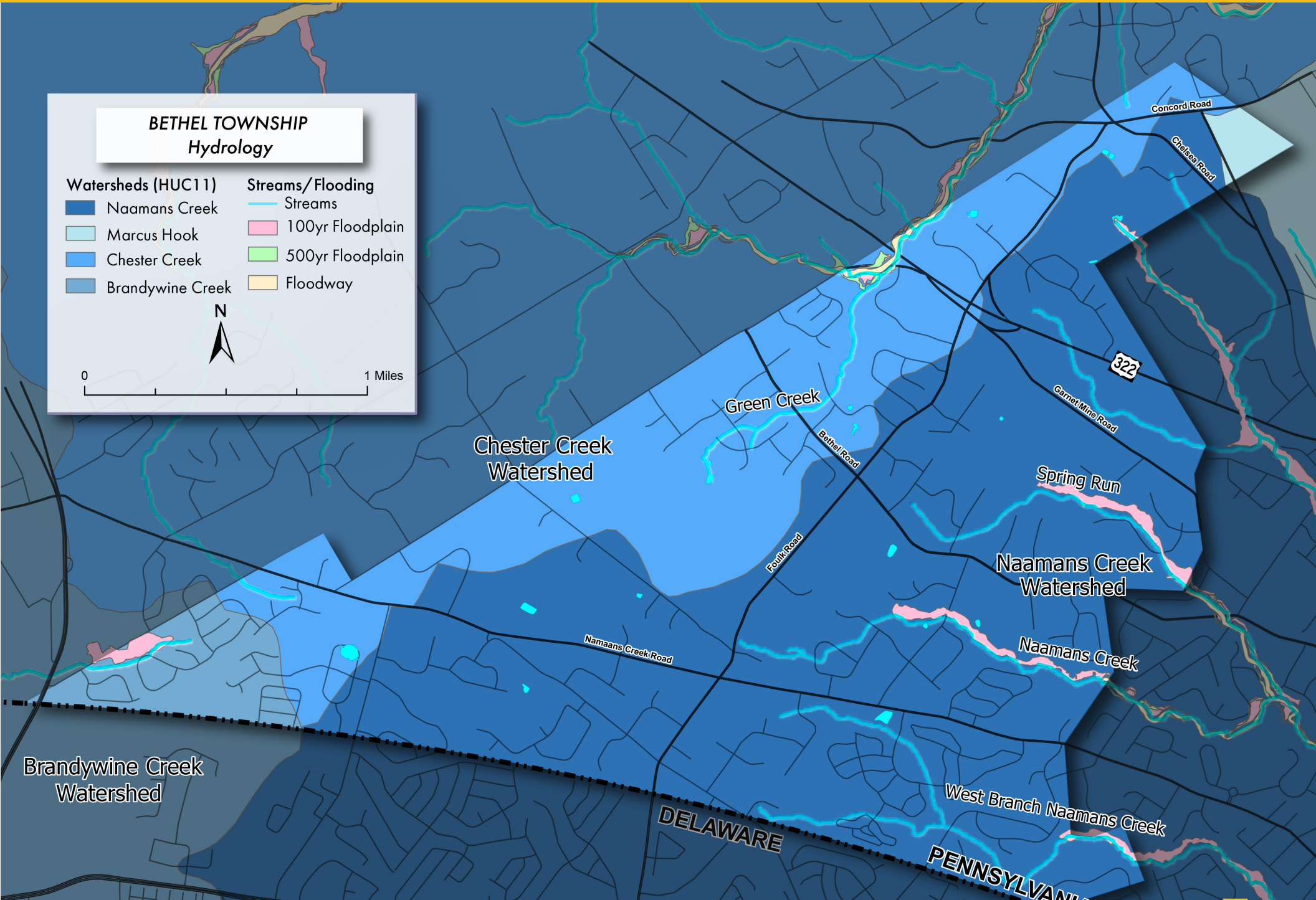


**BETHEL TOWNSHIP**  
**Hydrology**

- |                           |                         |
|---------------------------|-------------------------|
| <b>Watersheds (HUC11)</b> | <b>Streams/Flooding</b> |
| Naamans Creek             | Streams                 |
| Marcus Hook               | 100yr Floodplain        |
| Chester Creek             | 500yr Floodplain        |
| Brandywine Creek          | Floodway                |




0 1 Miles




## Historic Resources

Booth Farm is currently listed on the National Register of Historic Places and several sites are eligible for inclusion but have yet to be added.

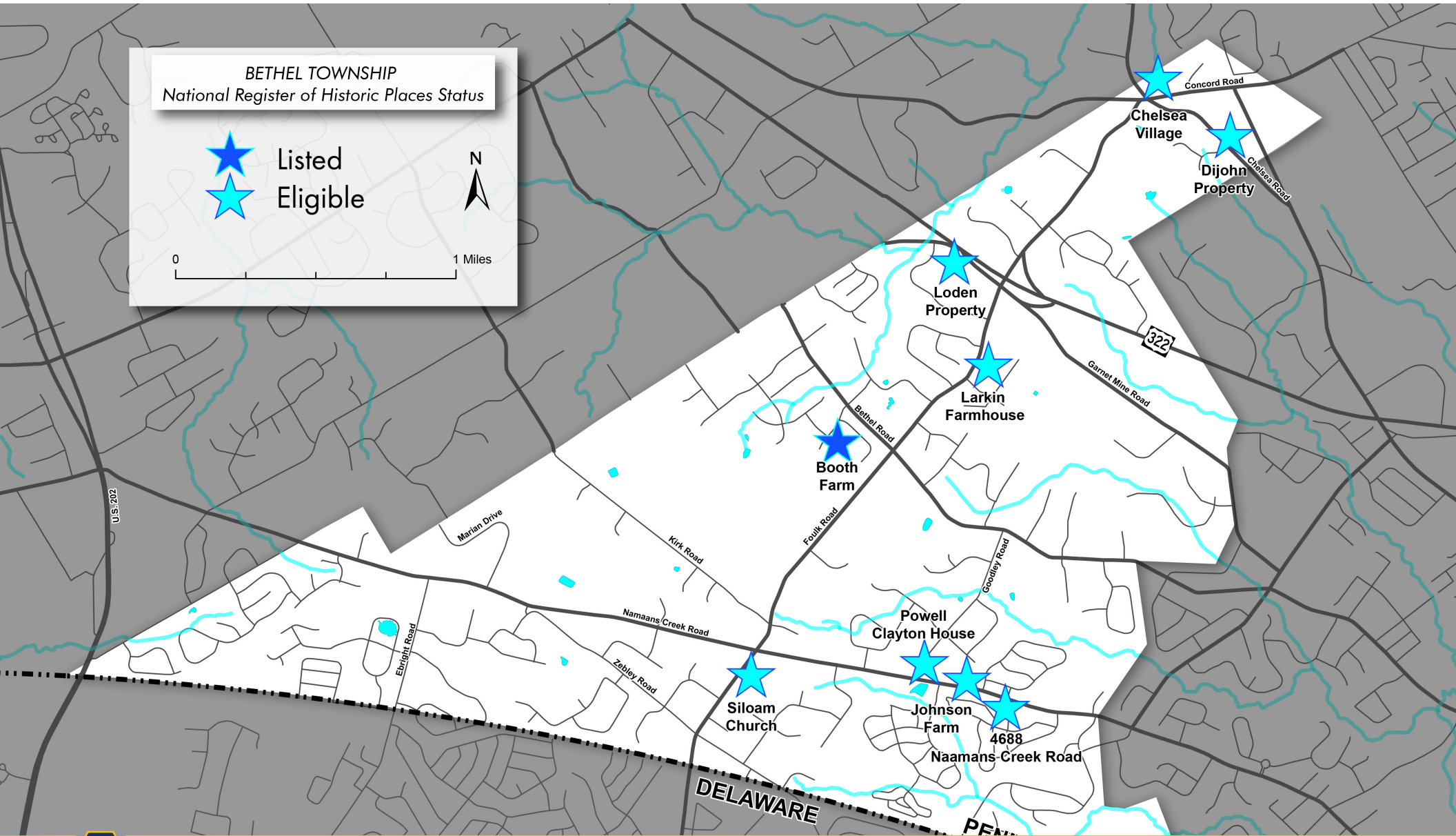
**BETHEL TOWNSHIP**  
National Register of Historic Places Status

 Listed

 Eligible

N

0 1 Miles





## ENERGY AND RESOURCE CONSERVATION/SUSTAINABILITY

Bethel Township SALDO makes several statements regarding the conservation and sustainable use of energy and resources. An explicit purpose of the Township SALDO is stated as “to further promote preservation of trees, groves, waterways, scenic points, historical spots, and other community assets and landmarks.”

§ 395-45 - Requires the preservation of resources during the subdivision process by protecting trees, groves, waterways, scenic points, historic spots, and all community assets and landmarks, as well as ensuring efficient site selection and topsoil preservation.

§ 395-57 - Requires subdividers to plant street trees if their site is not naturally wooded.

Section 2010 of the Bethel Zoning Ordinance establishes a municipal program for the collection of recyclable materials.

Bethel Township will be obligated to comply with the Delaware County Sustainability and Climate Action Plan currently being developed.

## TOWNSHIP GOVERNANCE & FINANCE

The approved 2023 Township Budget includes a total revenue figure of \$2,261,455 and a total expense figure of \$2,448,757, resulting in a budget deficit of \$187,302.

In 2022, the top 5 revenue sources for the Township were:

1. \$1.2m was from real estate taxes
2. \$755k was from trash/recycling fees
3. \$375k was from real estate transfer tax
4. \$200k was from Cable TV franchise fees
5. \$150k was from public safety permitting/fees/inspections

In 2022, the top 5 expense sources for the Township were:

1. \$875k is for the police department
2. \$720k is from solid waster collection/disposal
3. \$292k is for Township manager/assistants
4. \$219k is for public works
5. \$173k is for fire hydrants and insurance

As of 2022, the End-Of-Year fund balance was \$1,848,803.81.

2023 tax rates for Bethel Township were as follows:

- County = 2.999 mills
- Township = .993 mills
- School District ('23-'24) = 19.2879 mills
- Total = 23.2799 mills









# VISION & GOALS

3





## VISION STATEMENT

**BETHEL TOWNSHIP VALUES AND WISHES TO MAINTAIN ITS, SUBURBAN CHARACTER AND NATURAL RESOURCES. RESIDENTS DESIRE A FUTURE OF IMPROVED CONNECTIVITY, MORE OPEN SPACE, AND NECESSARY TOWNSHIP SERVICES DELIVERED TRANSPARENTLY AND COST EFFECTIVELY.**

## GOALS

The following sections provide overarching goal statements intended to guide planning objectives and are foundational to the recommendations described in Chapter 4. These goals are informed by community voices (quotes from the public opinion survey are shown as the yellow call-outs) and seek to honor them while also ensuring the ability of the Township to fulfill those desires.





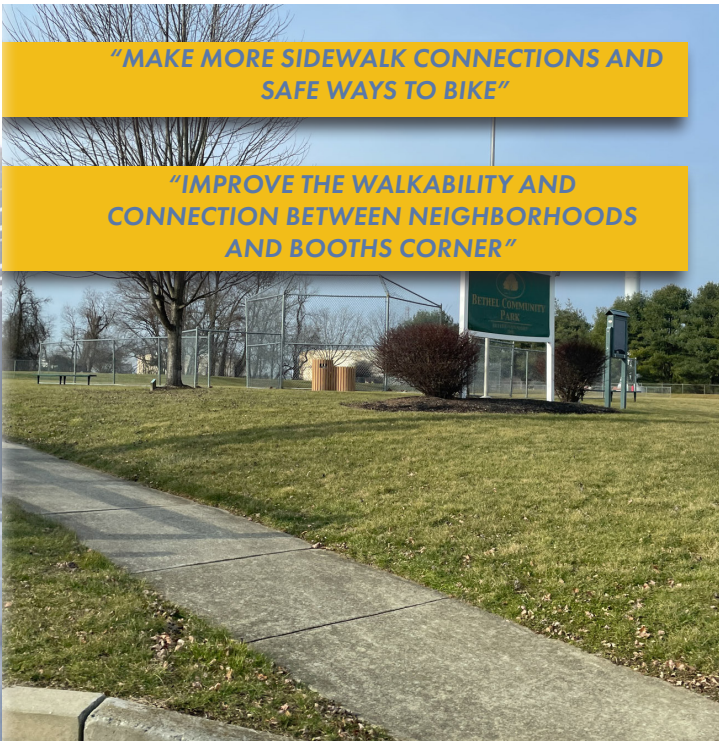
## TRANSPORTATION

**Goal** - Maintain the efficiency and integrity of all transportation infrastructure and networks and pursue opportunities to improve multimodal connectivity.

**Objective 1** - Identify problem intersections and road sections and develop solutions to improve their safety including traffic calming measures and improved signalization.

**Objective 2** - Inventory pedestrian network and identify opportunities for sidewalks and trails that would improve connectivity and accessibility to key Township destinations.

**Objective 3** - Prioritize pedestrian safety around key destinations, such as Booth's Corner and Township park facilities.



**"MAKE MORE SIDEWALK CONNECTIONS AND SAFE WAYS TO BIKE"**

**"IMPROVE THE WALKABILITY AND CONNECTION BETWEEN NEIGHBORHOODS AND BOOTHS CORNER"**

## LAND USE

**Goal** - Responsibly manage redevelopment and growth in a manner that preserves and enhances established positive community characteristics while also ensuring the long-term stability of the Township.

**Objective 1** - Ensure that future development is contextually sensitive and careful as to not jeopardize established community aesthetic and character.

**Objective 2** - Evaluate feasibility of amending the zoning ordinance to allow for appropriately regulated accessory-dwelling units, encouraging aging-in-place.

**Objective 3** - Ensure that all future development allocates for significant provision of open space and trails, and links those to the existing network.

**Objective 4** - Enhance Booth's Corner as the town center of Bethel. Consider overlay zoning that will allow future redevelopment (as determined by the market) that provide opportunities for mixed use redevelopment rather than typical suburban strip commercial retail.

**Objective 5** - Maintain an updated inventory of current land uses for the Township, especially non-conforming uses and structures and develop a program to return these to conformity.

**Objective 6** - The Township should pursue separate initiatives for preserving open space (example Shaffer Preserve).



**"KEEP BOOTHS CORNER PROPERTY ZONED AS COMMERCIAL"**

**"CONSERVE SPACE, ENVIRONMENT AND MAINTAIN A SUBURBAN ATMOSPHERE"**

**"MAINTAIN ROADS, PARKS AND EMERGENCY SERVICES"**

## COMMUNITY FACILITIES

**Goal** - Provide community and municipal services that elevate the quality of life for all Township residents.

**Objective 1** - Maintain an updated inventory of community facilities and services to facilitate evaluation of effectiveness, use, and cost.

**Objective 2** - Provide adequate provision of parking at Township community facilities.

**Objective 3** - Ensure adequate access to fundamental services for all Township residents.

**Objective 4** - Explore funding opportunities for upgraded playground equipment.

**Objective 5** - Provide for medical uses in the Booth's Corner overlay zoning as a part of mixed use. Another possible areas is the industrial area in the Rt. 322 corridor.



## PARKS AND RECREATION

**Objective 1** - Improve the recreational facilities and accessory facilities at existing parks.

**Objective 2** - Expand and enhance the Township park and open space system in order to meet the future recreational needs of residents.

**Objective 3** - Adopt an Official Map that shows potential future parks and open spaces.

**Objective 4** - Develop strategies to acquire or preserve lands identified on the Official Map as new parks or open space.

**Objective 5** - Develop a trail network that connects communities and neighborhoods to Township destinations, services and facilities.

**Objective 6** - Develop a preliminary programming plan and partner with school district or private facility for building usage.

**Objective 7** - Explore existing or new sites for maintenance storage facility

**Objective 8** - Review of Consumer Product Safety Commission guidelines for park and playgrounds.

**Objective 9** - Continued adherence to ADA guidelines (bench close to a path or trail, play equipment for persons with disabilities, etc.).

## NATURAL FEATURES

**Objective 1** - Introduce new stormwater BMPS (Best Management Practices) at Township parks to help manage stormwater and minimize pollutants.

**Objective 2** - Continue to fulfill the requirements of the Township's MS4 Plan.

**Objective 3** - Incorporate separate section for Natural Resource Protection with provisions for limitations on resource disturbance, natural resource standards (floodplain, steep slopes, waterbodies, agricultural soils) and riparian corridor regulations (see Recommendation 5.4.5).

**Objective 4** - Ensure that stormwater management requirements are being met and maintained under existing agreements.

**Objective 5** - Continue to review and update stormwater practices and regulations to ensure that they are up to date and enforceable.

**Objective 6** - Involve the community in natural resource protection, perhaps through the establishment of an Environmental Advisory Council.

## HISTORIC PRESERVATION

**Goal** - Recognize value of Township's past heritage, protect and enhance remaining structures.

**Objective 1** - Continue to maintain and improve the inventory of historic buildings and structures.

**Objective 2** - Encourage owners of historic structures to apply for recognition from respective historic registries.

**Objective 3** - Explore opportunities to integrate historic structures into the larger regional historic tourism network.

**Objective 4** - Establish cohesive branding for historic marker signs and/or public distribution literature that builds upon Township community identity.



*Comments from the Public Opinion Survey*



## ENERGY AND RESOURCE CONSERVATION

Goal - Strengthen protections for the Township's environmental and energy resources and promote their conservation.

Objective 1 - Protect natural resources and sensitive habitats and species.

Objective 2 - Maintain the high level of woodland and undeveloped land.

Objective 3 - Protect water quality through routine monitoring and maintain a strong stormwater management system.

Objective 4 - Explore opportunities for street trees on commercial corridors and pedestrian areas.

Objective 5 - Consider the adoption of educational programs to involve the local community in backyard ecology-bolstering projects and determine the feasibility of partially subsidizing materials.

## ECONOMIC DEVELOPMENT

Goal - Encourage contextually appropriate economic development that is congruent with community values and desires.

Objective 1 - Consider opportunities for appropriate commercial development to stimulate the local economy by encouraging locally owned businesses.

Objective 2 - Evaluate opportunities for commercial redevelopment surrounding Booth's Corner and pursue its enhancement as a town center.

Objective 3 - Maintain the Township as an attractive place to live by taking steps to enhance property values such as providing excellent municipal services, great parks, and enhanced and safe connectivity.

Objective 4 - Work with the County, local vocational schools and other partners to establish workforce development programs and exploratory education programs for youth.

## COMPATIBILITY WITH ADJACENT MUNICIPALITIES

Goal - Coordinate planning goals with adjacent municipalities and explore mutually beneficial opportunities and initiatives.

Objective 1 - Monitor regional development trends to prepare for potential impacts on the Township.

Objective 2 - Ensure that Township planning efforts advance County goals when congruent with local interests.

Objective 2 - Maintain consistent communication with adjacent municipalities to remain aware of opportunities to share services.

Objective 3 - Continue to maintain a presence with local and regional organizations in planning discussions.

**"FIND A BALANCE BETWEEN HIGH TAXES AND SERVICES REQUIRED, EVEN IF THIS MEANS ATTRACTING MORE INDUSTRIAL/BUSINESSES THAT COULD FOOT MORE OF THE BILL"**

**"SAVE THE LAND"**

**"NEED MORE STORMWATER MANAGEMENT AND EROSION CONTROL"**







# RECOMMENDATIONS

# 4

Chapter 4 presents recommendations for each of the categories analyzed in Chapter 2 and are guided by the vision statement and goals that have been established over the course of the comprehensive planning process. Comprehensive Plan recommendations are not binding but support the Township should it pursue funding opportunities or need to explore solutions to future problems that may arise from changing conditions.





## HOUSING

Current homeownership statistics remain strong when looking at occupancy, tenure, and value, but an aging population combined with the high cost-of-entry may cause these strengths to falter. When housing turnover inevitably occurs, Bethel Township must be prepared to meet changing market conditions and population demographics. High housing prices paired with limited housing options pose a barrier to entry for many young people and families who are a valuable demographic in aging municipalities.

## DIVERSIFY HOUSING STOCK

The housing stock in Bethel is almost entirely single family -detached or -attached (94.8%), which is a defining characteristic reflective of the suburban environment that is desired by the community. This desire was made clear by comments gathered during the public opinion survey process. However, some diversity in the type of housing is needed to attract new families and young people to the Township. New residents will reinforce the tax base as the existing Bethel population continues to skew towards retirement age.

It is possible to maintain the current Township character while providing additional housing options by allowing limited provisions for duplexes and accessory dwelling units (ADUs) in select zoning districts. This avoids the intrusion and disruption presented by large apartment buildings while still increasing the ability of the Township to provide a diversified housing stock to prospective residents. This recommendation will be discussed in further detail in section 4.4 Land Use. Any new or revised ordinances that allow ADUs must be carefully crafted to avoid misinterpretation, abuse, and overuse.

## PHYSICAL CHARACTERISTICS

To preserve the existing housing character of the Township, introducing architectural standards is recommended, so that when development does occur, it is sensitive to style and integrates well into the established housing design fabric.

## SUPPORTING INFRASTRUCTURE

Improvements such as sidewalks, designated crosswalks, street lighting, and landscaping will make neighborhoods safer, resulting in a more enjoyable pedestrian experience for residents. These features should only be considered where it makes practical sense, based on increased pedestrian usage gained from sidewalk connectivity to key destinations or unsafe road sections that would benefit from street lighting.





## ECONOMIC DEVELOPMENT

Economic development recommendations are focused on maintaining a healthy business tax base and bolstering local employment levels and exploring opportunities to establish a village center for all residents to enjoy.

## VACANT & UNDERUTILIZED LAND

The Township should identify vacant or underutilized land that would make practical sense to be returned to productive use, especially when there are opportunities to synergize adjacent land uses. The Township should remain aware of redevelopment opportunities on parcels that become vacant, unused, or underutilized.

## BOOTH'S CORNER

Bethel Township lacks a true town center/square, and such places can act as a valuable community asset by providing a casual gathering space that can serve as a nexus for sharing information within the community and strengthening its social bonds.

A reimagined Booth's Corner village center could stimulate local economic development by concentrating social activity around the commercial fixture of the farmer's market. Residents would gain a space to meet, shop, relax, eat, and drink, while local vendors would benefit from the increased activity.

Establishing Booth's Corner as a village center would require the Township to explore opportunities for creating an overlay zoning district at the site, that would allow for a wider range of businesses and require public realm improvements such as seating, shade trees, landscaping, lighting, or an information kiosk. This could be done sensitively, so that the current purpose of Booth's Corner is maintained but enhanced with public realm features and additional restaurant/retail establishments.

## COMMERCIAL & INDUSTRIAL USES

New uses should be introduced to existing commercial and industrial zones to strengthen them in the face of uncertain future market conditions. A diverse range of commercial and industrial tenants will improve the resilience of these zones, so that potential loss of tax revenues in the event of market downturns or increase in vacancies is minimized.





## TRANSPORTATION

Maintaining the safety and efficiency of the movement of people, goods, and services is the priority of any municipal transportation network and is the foundation of these transportation recommendations. Bethel Township is an auto-dependent community and primary recommendations are focused on improving traffic safety and efficiency, but opportunities exist for improvements that will benefit all road users through a multimodal network that prioritizes safe routes to school.

## TRAFFIC SAFETY

During the first Public Meeting in May 2023, attendees indicated several intersections as being particularly challenging, a claim that is validated by PennDOT crash data. The heat map of vehicle crashes that appears in Chapter 2 indicates that many of these challenging intersections are hot spots for accidents.

While identifying hyper-specific traffic safety infrastructure is beyond the scope of this comprehensive plan, the Township should pursue several of the traffic safety strategies presented by the U.S. Department of Federal Highway Administration (FHWA). Known as the Proven Safety Countermeasures initiative (PSCi), these improvements could be pursued with grant funding after being included in this Comprehensive Plan.

The three most common type of vehicle accidents between 2013 and 2022 were 141 incidents of "Hitting a Fixed Object", 130 incidents of "Rear End Accident", and 115 incidents of "Angle Accident". Given these incidents, several PSCi categories provide several relevant solutions.

Enhanced Delineation for Horizontal Curves, Longitudinal Rumble Strips/Stripes on Two-Lane Roads, and SafetyEdge can help address roadway departures that end in hitting a fixed object. Systematic Application of Multiple Low-Cost Countermeasures at Stop-Controlled Intersections, such as advanced and oversized "Stop Ahead" signage, stop bars, and retroreflective sheeting on signposts can help prevent rear end accidents.

Corridor Access Management, Reduced Left-Turn Conflict Intersections, and Dedicated Left- and Right-Turn Lanes at Intersections can help reduce angle accidents.

On a more comprehensive level, the Township can engage in a Road Safety Audit (RSA) process performed by a multidisciplinary team independent of ongoing or potential road projects.

## PROBLEM INTERSECTIONS

### 1. Five Points Intersection

- This intersection is anticipated to be improved in association with the SR 322, Section 102 project.
- The PennDOT design consultant is currently completing an Intersection Control Evaluation (ICE) to determine the appropriate type of intersection control. Preliminary indications favor a roundabout. However, concerns regarding the historic nature of the intersection may warrant a less disruptive improvement.

### 2. Naamans Creek Rd. and Foulk Rd.

- The Township has received funding from the PennDOT Green Light-GO grant program to upgrade the existing traffic signal equipment, including improved detection technology.
- The traffic signal timings should be updated concurrent with the GLG project.
- The potential to implement significant geometric improvements are limited by the adjacent land uses, most notably the structure in the northeast quadrant of the intersection.
- Consideration should be given to:
  - » Implementing signal timing plans specific to the peak operating hours of the Booth's Corner Farmers Market
  - » Extending the length of the eastbound left turn lane and implementing dynamic signal timing and/or queue detection.



### 3. Naamans Creek Rd. and Pyle Rd.

- Improvements necessary to permit “Right Turn On Red” from Pyle Road would likely include the removal of a number of trees in the southwest quadrant of the intersection.
- Westbound flow on Naamans Road could be improved by adding a left turn lane. The magnitude of potential benefit would need to be determined by a formal traffic analysis; based on the available historic traffic volumes the benefit may be nominal. Adding a turn lane would likely require the acquisition of right of way and require the removal of a number of trees.

### 4. Naamans Creek Rd. and Zebley Rd.

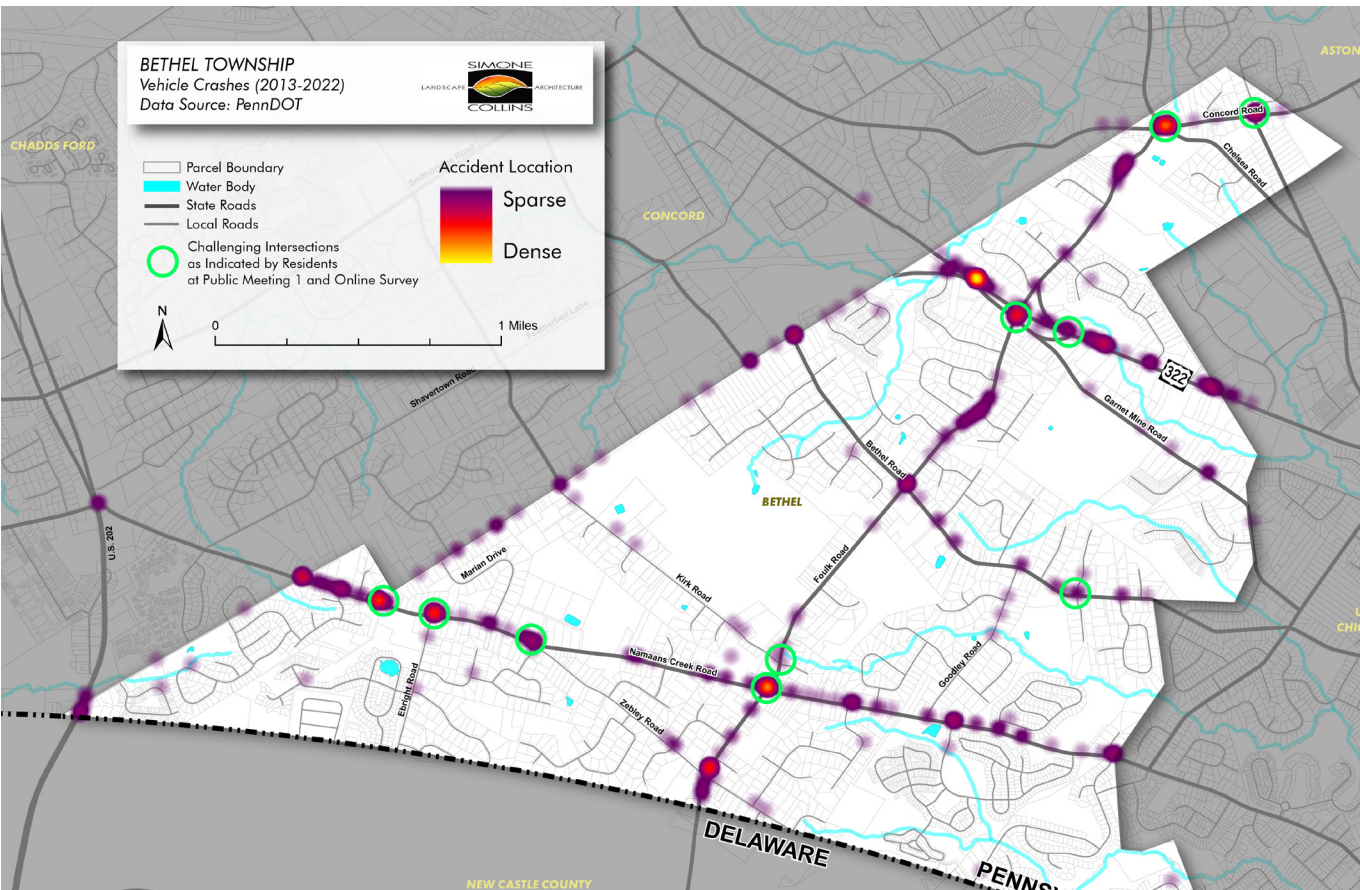
- Zebley Road previously intersected Naamans Creek Road at a sharp skew. The intersection was reconfigured +/- 25 years ago in conjunction with the adjacent residential development.
- Based on the available historic traffic volumes it is unlikely that warrants for all-way stop or traffic signal control would be met.
- There may be adequate right-of-way/paved cartway to install a gateway median within Naamans Creek Road. The placement would need to ensure adequate sight lines relative to the adjacent horizontal curve and avoid undue impacts to left turning traffic.

### 5. Chichester Ave. and Concord Rd.

- A formal traffic analysis should be completed to determine if the signal timings can be optimized.
- Consideration could be given to:
  - » Modifying Concord Road to provide a westbound left turn lane. It may be feasible to repurpose the existing right-turn lane; however, additional right of way to the west of Venuti Drive would likely be required to provide an acceptable alignment. There appears to be adequate right-of-way to widen to south.
  - » Improving the connectivity of the existing pedestrian facilities on the northeast, southeast and southwest quadrants.

### 6. Garnet Mine Rd. and Naamans Creek Road

- Improvements at the intersection of Garnet Mine and Naamans Creek Road should be explored. Due to heavy traffic volume, especially during the weekend, it is very difficult and dangerous to turn left on Naamans Creek east bound from Garnet Mine.






## MULTI-MODAL NETWORK

It is recommended that the Township implement a multi-modal infrastructure network to provide safe and efficient connections to key destinations for pedestrians and bicyclists. The map on the following page illustrates proposed multi-modal connectivity improvements, which are discussed in detail in the companion Parks and Recreation plan.

## SAFE ROUTES TO SCHOOL

The Township should prioritize safe routes to Bethel Springs Elementary School to enable local students to walk or bike to school. This is explored in the companion Parks and Recreation plan connectivity recommendations.


**BETHEL TOWNSHIP**  
Parks & Open Space  
Proposed Connectivity Map



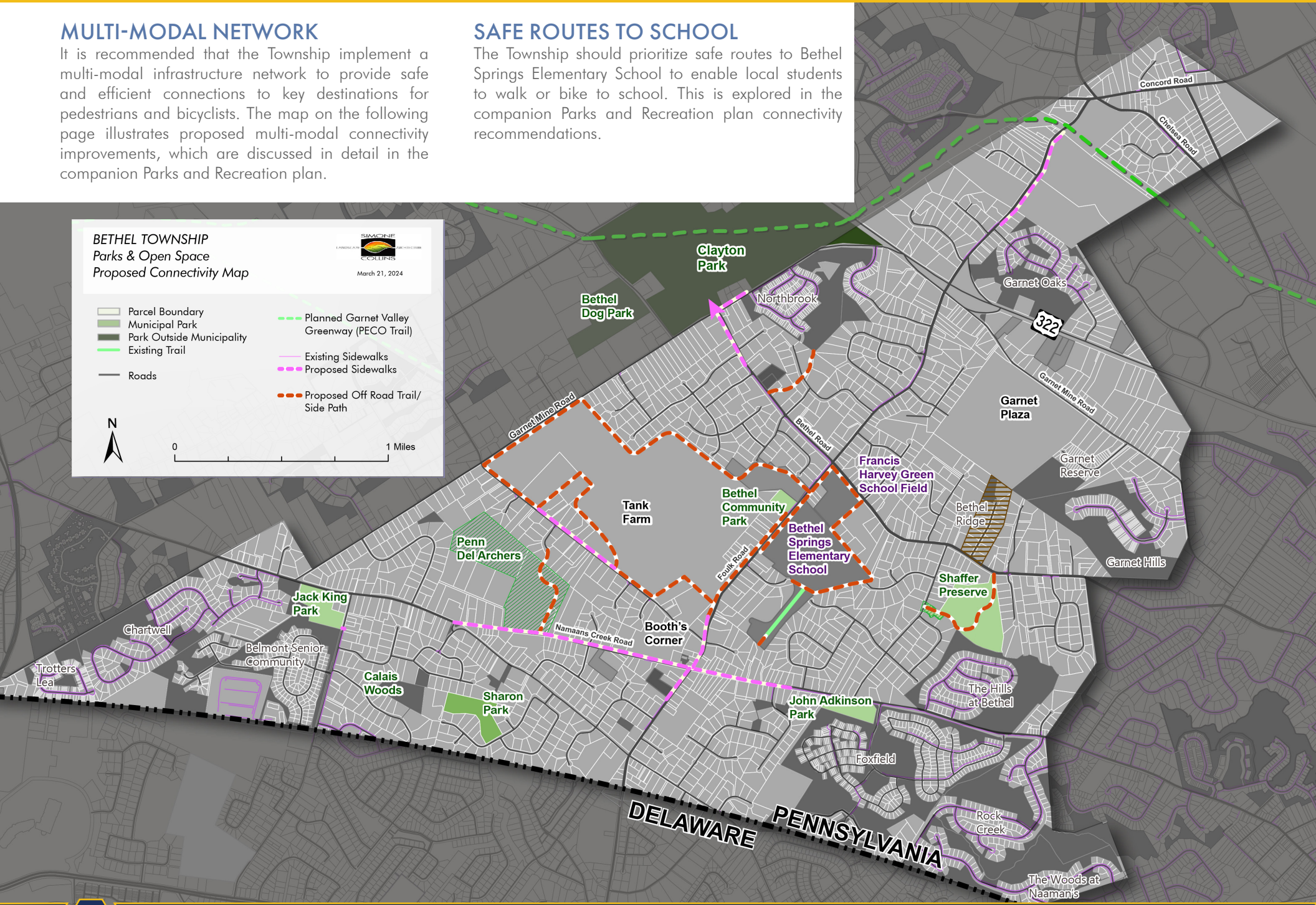
March 21, 2024

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Parcel Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Municipal Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #666666; border: 1px solid black; margin-right: 5px;"></span> Park Outside Municipality</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid green; margin-right: 5px;"></span> Existing Trail</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Roads</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed green; margin-right: 5px;"></span> Planned Garnet Valley Greenway (PECO Trail)</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed purple; margin-right: 5px;"></span> Existing Sidewalks</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed pink; margin-right: 5px;"></span> Proposed Sidewalks</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed orange; margin-right: 5px;"></span> Proposed Off Road Trail/Side Path</li> </ul>
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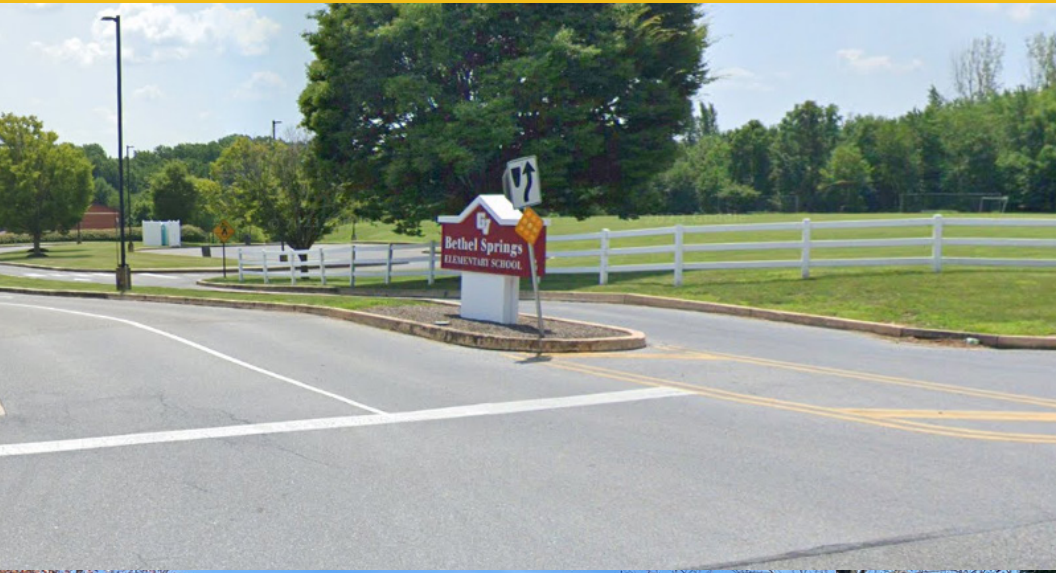
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## LAND USE

### FUTURE LAND USE CATEGORIES

The Delaware County Community Framework characterizes Bethel Township as a growing community. It classifies the area around Booth's Corner as a Neighborhood Center due to its location at a central intersection surrounded by neighborhoods and its status as a focal point with a unique history and sense of community.

#### Low-Density Residential

Predominantly detached single-family residences on lots greater than one-half acre. This land use category generally follows the existing R-1 zoning district.

#### Medium-Density Residential

Predominantly detached single-family residences on lots less than one-half acre that may qualify as "Planned Residential Development" as defined by the existing R-3 zoning district. Common neighborhood amenities include street lighting and sidewalks.

#### High-Density Residential

A greater range of residential development to include single-family detached, townhomes, duplexes, triplexes, and quadraplexes on lots smaller than one-quarter acre. Common neighborhood amenities include street lighting and sidewalks.

#### Village Mixed Use

A blend of low-impact commercial uses that support neighborhood needs including bakeries, cafes, restaurants, salons, and others. The "Village Mixed Use" future land use category should be located around Booth's Corner and serve as a neighborhood village center.

#### Corridor Commercial

Land uses that are concentrated along a major roadway with multiple points of access and primarily comprised of developments that have an auto-centric character.

#### General Commercial

Provides a wide range of retail, restaurant, office, and personal service uses in shopping centers or individual sites.

#### Light Industrial

A mix of office and flex/light industrial space that provides office space and light industrial uses such as artisan manufacturing, packaging, or distribution facilities, among others.

#### General Industrial

Provides for both light and heavy industrial uses. When abutting residential land uses, buffering is required.

#### Institutional

Established institutional uses such as churches, schools, cemeteries, and municipal facilities.

#### Recreation and Open Space

Public and privately-owned lands to be used for parks and recreation facilities, as well as preserved open space. The "Recreation" future land use category should be located in several places, including the existing mushroom farm and Penn Del Archery complex, Bethel Community Park, and the open space along Foulk Road, south of SiteOne Landscape Supply.

#### Agriculture








Lands that are actively being used for agriculture purposes, including as accessory to residential uses.

#### Transportation and Utility

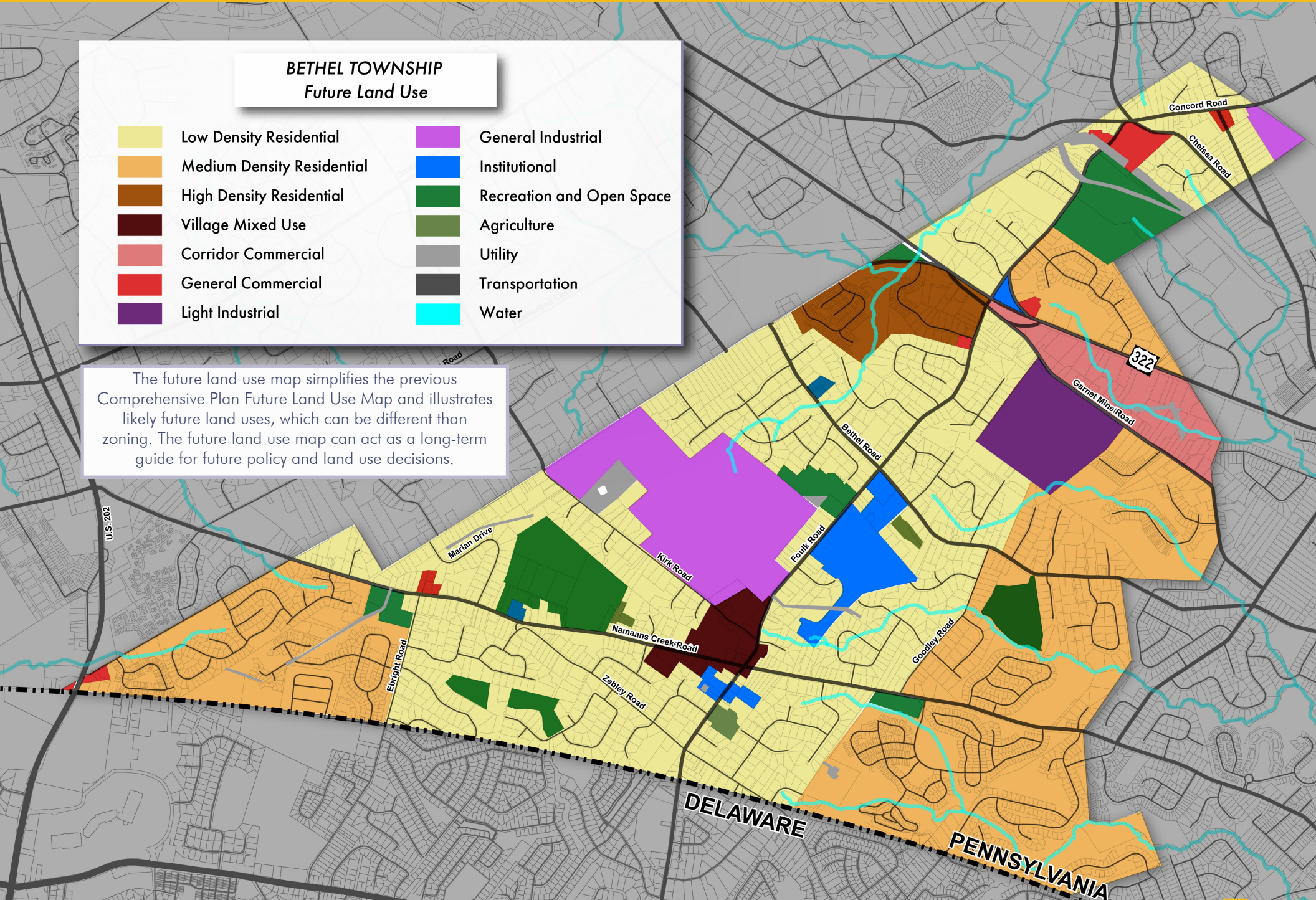
Highways, key arterial roads, neighborhood roads and utility transmission corridors providing critical infrastructure to residents.



**BETHEL TOWNSHIP**  
Future Land Use

- |  |   |
|--|---|
|  Low Density Residential    |  General Industrial        |
|  Medium Density Residential |  Institutional             |
|  High Density Residential   |  Recreation and Open Space |
|  Village Mixed Use          |  Agriculture               |
|  Corridor Commercial        |  Utility                   |
|  General Commercial         |  Transportation            |
|  Light Industrial           |  Water                     |

The future land use map simplifies the previous Comprehensive Plan Future Land Use Map and illustrates likely future land uses, which can be different than zoning. The future land use map can act as a long-term guide for future policy and land use decisions.





## ZONING RECOMMENDATIONS

The Bethel Township Zoning Ordinance should be updated to add definitions for missing and potential land uses, including accessory dwelling units, assisted living facilities, manufactured homes, recreation, restaurants, breweries, and others.

### Aging In Place

The comprehensive plan public opinion survey gives strong indications of a Bethel community that has deep roots in the Township, and that they intend to maintain those roots well into old age.

The Centers for Disease Control and Prevention's Healthy Community Design Initiative characterizes Aging In Place as "The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level."

### Accessory Dwelling Units

Accessory Dwelling Units (ADU) are smaller, secondary living units on a larger lot with an existing primary unit. They can be stand-alone, attached additions, or converted portions of an existing home.

It may be prudent to explore adding an Accessory Dwelling Unit addendum to the zoning ordinance to enable those who wish to age in place but may not have the financial or physical means to continue living alone or manage a property. ADUs can serve as a practical option for many families, allowing multiple generations to live together while maintaining an element of privacy.

To quell resident concerns about an ADU allowance becoming abused by speculative rental units, the ADU ordinance could be written to limit the occupants of the additional living space to family members. It should also be considered that allowing elderly homeowners to rent ADUs or move into the ADU themselves and rent the primary living unit to a young family could be a valuable income generator and allow them to stay in the Township. The Township is a desirable place to live for young families and there is currently not a diverse range of housing options available. At some point, the Township will have to address housing accessibility for this demographic for stability purposes.

### Minimum Lot Area

The Township should explore lowering the current minimum lot area of 20 acres for multi-family dwellings in the R-4 zoning district.

### Natural Resource Protection

It is recommended that a separate section for natural resource protection be added to the zoning ordinance. To strengthen natural resource protection, provisions for limitations on resource disturbance and natural resource standards such as floodplain, steep slope, water, agricultural soils, and riparian corridor restrictions should be considered and adopted.

### Sidewalks

To further align with the Vision of a connected community, one additional recommendation is to require sidewalks on both sides of the street in all new residential developments.





## COMMUNITY FACILITIES

### POLICE / FIRE / EMS

During key person interviews, representatives from the Bethel Township Police Department and Volunteer Fire Department indicated that their departments have outgrown their existing facilities and have aging equipment inventories.

#### Facility Expansion

It is recommended that the Township pursue feasibility studies either for new Police and Fire facilities or an expansion of existing facilities.

#### Operations

It is important that Fire and Emergency Services are available to respond to calls at all times of the day and night. The Township should work with the Fire Department and Main Line Health once service is transferred to plan for 24/7 Fire and EMS staffing.

#### Volunteer Staffing

Despite being 100% volunteer, the Fire Department has struggled to attract volunteers and has only 15 active volunteers despite having 80 members on the books. Of those 15, only a few volunteers are available during the day. While fire companies from neighboring municipalities are able to provide support during times with limited-service capacity, the Township must explore ways to attract new volunteers and increase reliability. Pennsylvania's Regional Plan for Fire and EMS systems should be referenced for ways to improve service and recruitment. It can be accessed at [www.dced.pa.gov/local-government/fire-emergency-services/](http://www.dced.pa.gov/local-government/fire-emergency-services/).





## PARKS AND RECREATION

Please refer to the companion Parks and Open Space Plan. For reference, specific recommendations are also included in the Action Plan in Chapter 5.

## NATURAL FEATURES

Please refer to the companion Parks and Open Space Plan. For reference, specific recommendations are also included in the Action Plan in Chapter 5.

## HISTORIC PRESERVATION

There are several sites within Bethel that are eligible to be added to the National Register of Historic Places, including Siloam Church, Chelsea Village, Larkin Farmhouse, Johnson Farm, Loden Property, Dijohn Property, Powell Clayton House, and 4688 Naamans Creek Road. The addition of these historic resources to the National Register of Historic Places should be actively pursued.

A possible method for stimulating community support for historic preservation could be the development of educational programs or partnerships with local organizations like the Bethel Township Preservation Society or Delaware County Historical Society, that could teach residents and students about the heritage and historical legacy of Bethel Township.

The Township should also consider possible zoning and SALDO regulations that could allow for the adaptive reuse of historic structures by creating architectural standards that enforce adherence to historic characteristics. In addition, the Township should strengthen the historic preservation ordinance and also work with the County to update the Historic Resources Inventory.



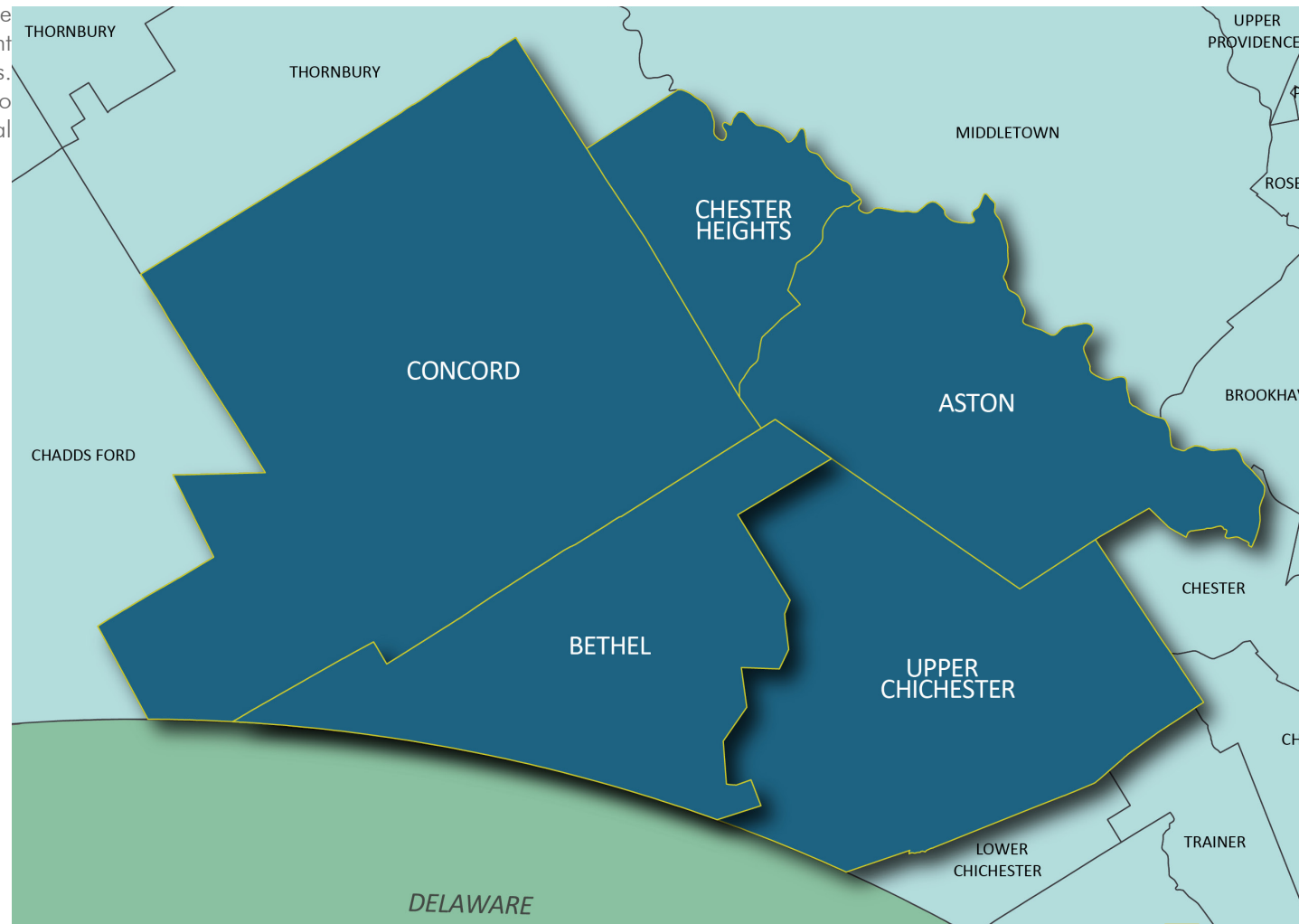


## ENERGY AND RESOURCE CONSERVATION

The township should explore amending the zoning ordinance to allow for residential solar or wind power generation as an accessory use in select residential zoning districts.

## COMPATIBILITY WITH ADJACENT MUNICIPALITIES

In all future planning exercises or development proposals that have a regional impact, the Township should ensure compatibility with adjacent municipalities and greater County initiatives. Increased inter-municipal partnerships could also solidify compatibility and strengthen the regional framework.









# IMPLEMENTATION

# 5





Achieving the goals established by the Township’s vision will require coordination between many individuals, organizations, and communities, as will the successful implementation of the strategies intended to achieve them.

## ACTION PLAN

The Action Plan provides a program for Bethel Township and its partners to advance Bethel Township’s comprehensive planning goals and vision for the future. The action plan is presented categorically and includes the specific recommendation, implementation time frame, responsible entity, possible funding source, and estimated cost brackets ranging from low (<\$100k), medium (<\$500k), to high (>\$500k).

### 5.1. Housing

Recommendations	Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k	
5.1.1	Ensure the availability of a variety of housing types to meet the residential needs of the projected population.	Short to Medium	Planning Commission, Board of Supervisors, Delaware County	General Funds	Low
5.1.2	Allow for accessory dwelling units under "Accessory Uses" in the R-1 district as a special exception.	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.1.3	Establish architectural standards to ensure that any new development conforms to surrounding architectural style and character, and work with developers to ensure new open space or fee in lieu of costs for open space and connectivity improvements.	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.1.4	Introduce streetscape infrastructure such as sidewalks, street lighting, and landscaping at key locations.	Short to Medium	Planning Commission, Board of Supervisors	General Funds, PennDOT, DCED	High

### 5.2. Economic Development

Recommendations	Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k	
5.2.1	Establish and maintain an inventory of vacant or underutilized land that could be redeveloped.	Medium	Planning Commission	General Funds, Delaware County	Low
5.2.2	Prioritize redevelopment in locations where there are market opportunities, good road access, and compatible adjacent land uses for redevelopment.	Long	Planning Commission	General Funds	Low
5.2.3	Develop a "Village Center" zoning overlay district at Booth's Corner to allow it to become a village center and attract new uses.	Short to Medium	Board of Supervisors, Planning Commission, Consulting Firm	General Funds	Low
5.2.4	Develop uniform design and streetscape standards in the new village center overlay.	Short to Medium	Board of Supervisors, Planning Commission, Consulting Firm	General Funds	Low
5.2.5	Require new businesses to provide sidewalks, landscaping, and other public amenities in front of their buildings.	Short to Medium	Board of Supervisors, Planning Commission, Private Businesses	General Funds	Low to Medium
5.2.6	Introduce new uses to existing commercial and industrial zones.	Short	Board of Supervisors, Planning Commission	General Funds	Low



### 5.3. Transportation

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.3.1	Improve traffic safety at problematic road segments and intersections.	Short to Medium	PennDOT, Bethel Public Works	PennDOT, DVRPC, DCED, General Funds	High
5.3.2	Implement a multi-modal infrastructure network to provide safe and efficient connections to key destinations for pedestrians and bicyclists.	Medium	Planning Commission, Consulting Firm, Board of Supervisors	DCNR, DCED, PennDOT, DVRPC, General Funds	High
5.3.3	Prioritize safe routes to Bethel Springs Elementary School.	Short	Planning Commission, Consulting Firm, Board of Supervisors	DCED, PennDOT, General Funds	Medium
5.3.4	Adopt an Official Map that shows planned trails and road improvements.	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.3.5	Ensure the continuation of quality maintenance of local roads.	Ongoing	Public Works	General Funds, PennDOT	High

### 5.4. Land Use & Zoning

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.4.1	Plan for future land use categories of Medium-Density Residential, Village Mixed Use, Corridor Commercial, Light Industrial, and Recreation.	Short to Medium	Planning Commission, Board of Supervisors	General Funds	Low
5.4.2	Add definitions for missing and potential uses including accessory dwelling unit, assisted living facility, manufactured home, recreation, restaurant, brewery, etc.	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.4.3	Explore the possibility of decreasing minimum lot area (20 acres) for multi-family dwellings in the R-4 District.	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.4.4	Develop an overlay zoning district at Booth's Corner to allow greater mixed use with design standards (see Recommendation 5.2.3).	Short to Medium	Planning Commission, Consulting Firm, Board of Supervisors	General Funds	Low
5.4.5	Incorporate separate section for Natural Resource Protection with provisions for limitations on resource disturbance, natural resource standards (floodplain, steep slopes, waterbodies, agricultural soils) and riparian corridor regulations	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.4.5	Require sidewalks on both sides of the street in all new residential developments.	Short	Planning Commission, Board of Supervisors	General Funds	Low



## 5.5. Community Facilities & Services

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.5.1	Prepare feasibility studies for new or expanded facilities for the Police and Fire Departments.	Short to Medium	Planning Commission, Bethel Township Hose Co. #1, Bethel Police Department, Consulting Firm, Board of Supervisors	DCED, Office of the State Fire Commissioner, General Funds	Medium
5.5.2	Plan for 24/7 operation for Fire and EMS staffing.	Short	Bethel Township Hose Co. #1, Bethel Police Department, Board of Supervisors	General Funds	High
5.5.3	Explore ways to attract new Fire company volunteers.	Short to Medium	Bethel Township Hose Co. #1, Board of Supervisors	General Funds	Low
5.5.4	Improve facilities at existing parks and plan for the acquisition/preservation of additional open space to help mitigate public health issues in the region.	Medium to Long	Planning Commission, Consulting Firm, Board of Supervisors, Parks & Recreation Board	DCNR, DCED, General Funds	High



## 5.6. Parks and Recreation (outlined in the Bethel Township Parks & Open Space Plan)

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.6.1	Improve the recreational facilities and accessory facilities at existing parks.	Short to Medium	Board of Supervisors, Parks and Recreation Board	DCNR, DCED, General Funds	Medium to High
5.6.2	Expand and enhance the Township park and open space system in order to meet the future recreational needs of residents.	Medium to Long	Board of Supervisors, Parks and Recreation Board	DCNR, DCED, General Funds	Medium to High
5.6.3	Adopt an Official Map that shows potential future parks and open spaces	Short	Planning Commission, Board of Supervisors	General Funds	Low
5.6.4	Develop strategies to acquire or preserve lands identified on the Official Map as new parks or open space	Long	Board of Supervisors, Parks and Recreation Board	DCNR, DCED, General Funds	High
5.6.5	Develop a trail network that connects communities and neighborhoods to Township destinations, services and facilities	Medium to Long	Board of Supervisors, Parks and Recreation Board	DCNR, DCED, PennDOT, DVRPC, General Funds	Medium to High
5.6.6	Develop a preliminary programming plan and partner with school district or private facility for building usage	Short to Medium	Board of Supervisors, Park and Recreation Board, Garnet Valley School District, Private Facilities	General Funds	Low to Medium
5.6.7	Explore existing or new sites for maintenance storage facility	Short to Medium	Board of Supervisors, Parks and Recreation Board	General Funds	Medium to High
5.6.8	Review of Consumer Product Safety Commission guidelines for park and playgrounds	Ongoing	Parks and Recreation Board	General Funds	Low
5.6.9	Continued adherence to ADA guidelines (bench close to a path or trail, play equipment for persons with disabilities, etc.)	Ongoing	Parks and Recreation Board	General Funds	Low



### 5.7. Natural Features (outlined in the Bethel Township Parks & Open Space Plan)

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.7.1	Introduce new stormwater BMPS (Best Management Practices) at Township parks to help manage stormwater and minimize pollutants.	Short to Medium	Parks and Recreation Board	DCNR, PennVEST, General Funds	Low to Medium
5.7.2	Continue to fulfill the requirements of the Township's MS4 Plan.	Short to Medium	Parks and Recreation Board	DCNR, PennVEST, General Funds	Low to Medium
5.7.3	Incorporate separate section for Natural Resource Protection with provisions for limitations on resource disturbance, natural resource standards (floodplain, steep slopes, waterbodies, agricultural soils) and riparian corridor regulations (see Recommendation 5.4.5).	Short	Planning Commission, Board of Supervisors	General Funds	Low

### 5.8. Historic Preservation

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.8.1	Identify historic resources that may be eligible for the National Register of Historic Places to promote their preservation.	Short to Medium	Planning Commission, Bethel Township Preservation Society	DCED, PHMC, General Funds	Low
5.8.2	Consider zoning and SALDO regulations that could allow for the adaptive reuse of historic structures and ensures adherence to historic architectural styles.	Short to Medium	Planning Commission, Board of Supervisors, Consulting Firm	PHMC, General Funds	Low
5.8.3	Develop education programs that teach residents and students about the history and heritage of Bethel Township.	Ongoing	Parks & Recreation Board, Garnet Valley School District	PHMC, General Funds	Low
5.8.4	Strengthen historic preservation ordinance.	Short to Medium	Planning Commission, Bethel Township Preservation Society	PHMC, General Funds	Low
5.8.5	Work with Delaware County to update the Historic Resources Inventory	Short to Medium	Planning Commission, Bethel Township Preservation Society	PHMC, General Funds	Low



## 5.9. Energy and Resource Conservation

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.9.1	Consider infrastructure upgrades that conserve energy and Township resources	Short to Medium	Planning Commission, Board of Supervisors, Bethel Township Sewer Authority, Southern Delaware County Authority, Delcora, New Castle County, City of Wilmington, Chester Water Authority, Veolia	General Funds, PennVEST, Delaware County Regional Finance Authority	Medium to High
5.9.2	Promote utilization of energy conservation strategies and sustainable practices	Medium	Board of Supervisors, Communities, Delaware County Conservation District	PennVEST, General Funds	Low
5.9.3	Promote water conservation strategies and best management practices	Ongoing	Board of Supervisors, Communities		Low to Medium

## 5.10. Compatibility with Adjacent Municipalities

Recommendations		Time Frame: Short, Medium, Long term)	Responsible Entity	Possible Funding Source	Costs: Low: < \$100k Medium: <\$500k High: >\$500k
5.10.1	Ensure that future planning exercises or development proposals that have a regional impact are compatible with the planning initiatives of adjacent municipalities or the county.	Long	Planning Commission, Board of Supervisors, Adjacent Municipalities, Delaware County	General Funds	Low
5.10.2	Pursue inter-municipal partnerships to achieve shared goals, when appropriate.	Long	Planning Commission, Board of Supervisors, Adjacent Municipalities	General Funds	Medium
5.10.3	Work with adjacent municipalities to ensure any development in adjacent communities does not negatively impact Bethel Township	Ongoing	Planning Commission, Board of Supervisors, Adjacent Municipalities, PennDOT	General Funds, PennDOT, Private Developers	Low



## PLAN PARTNERS

The municipalities, institutions, agencies, and community organizations listed in this section could form partnerships with Bethel Township in pursuit of planning and community building objectives in which there is shared interest and benefit. Opportunities may exist for strategic partnerships consisting of multiple organizations.

## LOCAL PARTNERS

Bethel Township Preservation Society  
American Legion – Brandywine Post 811  
Bethel Township Senior Citizens  
Bancroft Pennsylvania  
Elwyn Inc.  
Northbrook Community Association  
Foxfield at Naamans Creek  
Siloam United Methodist Church  
Booths Corner Farmer’s Market  
Naamans Creek Country Manor  
Belmont Senior Community  
SiteOne Landscape Supply  
Bethel Township Sewer Authority

## COUNTY AND REGIONAL PARTNERS

Garnet Valley School District  
New Castle County  
City of Wilmington  
Chester Water Authority  
Veolia Water Company  
Concord Township  
Upper Chichester Township  
Aston Township  
Delaware County (Redevelopment Authority, Housing Authority, etc.)  
Darlington Arts Center  
Brandywine Conservancy  
Neumann University  
Delaware Valley Regional Planning Commission  
Devereux Foundation  
MSI Sports

## STATE PARTNERS

PA Department of Community and Economic Development  
PA Department of Conservation and Natural Resources  
PA Department of Transportation  
Pennsylvania Historical and Museum Commission



**pennsylvania**  
DEPARTMENT OF TRANSPORTATION



**pennsylvania**  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

**pennsylvania**  
DEPARTMENT OF COMMUNITY  
& ECONOMIC DEVELOPMENT





## POTENTIAL FUNDING SOURCES

This section provides summary information for a number of grant programs and initiatives from a variety of federal, state, regional, local, and private funding sources. These programs are likely capable of assisting Bethel Township and its partners in securing funding for planning, design, and construction of recreation-, environmental-, transportation-, and economic development-related projects.

### PA DCNR

#### Community Conservation Partnerships Program (C2P2)

C2P2 provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail and conservation projects. Eligible projects include: feasibility planning studies; trail studies; conservation plans; master site development plans; comprehensive recreation park and open space and greenway plans; land acquisition for active or passive parks, trails and conservation purposes; and new development and rehabilitation of parks, trails, Riparian Forest Buffers, and recreation facilities.

Most of these RCP-funded projects require a 50% match, which can include a combination of cash and/or non-cash values. Funding from DCNR for “sidewalk” connections is not usually granted unless these facilities are eligible as multi-use trails.

Visit: [www.brcgrants.dcnr.pa.gov/](http://www.brcgrants.dcnr.pa.gov/)

### PA DCED

#### Greenways, Trails and Recreation Program (GTRP)

The Greenways, Trails and Recreation Program (GTRP) is administered through the DCED, and provides funding for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects. The program awards up to \$250,000 per project to eligible applicants and requires a local match of 15% of the total project cost. (GTRP funding for “sidewalk” connections will likely need to be eligible as “multi-use trails.”)

For more information, visit: [www.dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp](http://www.dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp)

#### Multimodal Transportation Fund (MTF)

The DCED Multimodal Transportation Fund (MTF) is administered through the PA Department of Community and Economic Development (DCED) and provides grants to encourage economic development by ensuring that a safe and reliable multimodal transportation system is available to the residents of the Commonwealth. Funds may be used for preliminary engineering tasks, as well as development, rehabilitation, and enhancement of transportation assets within existing communities – such as: streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.

MTF grants are available for projects with a total cost of \$100,000 or more, and grants shall not exceed \$3,000,000 for any project. The CFA will consider grant requests over \$3,000,000 for projects that will significantly impact the CFA’s goal to leverage private investment and create jobs in the Commonwealth. Financial assistance under the Multimodal Transportation Fund shall be matched by local funding in an amount not less than 30% of the non-federal share of the project costs.

For more information, visit: [www.dced.pa.gov/programs/multimodaltransportation-fund/](http://www.dced.pa.gov/programs/multimodaltransportation-fund/)

#### Keystone Communities (KC)

The Keystone Communities (KC) program is designed to encourage the creation of partnerships between the public and private sectors that jointly support local initiatives such as the growth and stability of neighborhoods and communities; social and economic diversity; and a strong and secure quality of life. The program allows communities to tailor the assistance to meet the needs of its specific revitalization effort. Communities may wish to consider designation through the KC program as a Keystone Main Street, Keystone Elm Street, Keystone Enterprise Zone, or Keystone Community. Designation is an opportunity for targeted investment and development including the identification of specific needs for investment and/or development and the design and implementation of a strategy to address those needs.

For more information, visit: [www.dced.pa.gov/programs/keystone-communities-program-kcp/](http://www.dced.pa.gov/programs/keystone-communities-program-kcp/)



### Historic Preservation Tax Credit (HPTC)

The Historic Preservation Tax Credit provides tax credits to qualified taxpayers for the restoration of qualified historic structures into income-producing properties. Projects must include a rehabilitation plan approved by the Pennsylvania Historical and Museum Commission.

For more information, visit: [www.dced.pa.gov/programs/historic-preservation-tax-credit-hptc/](http://www.dced.pa.gov/programs/historic-preservation-tax-credit-hptc/)

### Business in Our Sites Program (BOS)

The Business in Our Sites Program provides grants and loans to municipalities for the acquisition of key sites and their preparation for development by businesses, developers, and others. Funding supports all required site development activities needed to bring a site to “shovel-ready” status.

For more information, visit: [www.dced.pa.gov/programs/business-in-our-sites-grants-and-loans-bos/](http://www.dced.pa.gov/programs/business-in-our-sites-grants-and-loans-bos/)

### Local Share Account Statewide (LSA)

Local Share Account Statewide distributes gaming revenues (PA Race Horse Development and Gaming Act) through the Commonwealth Financing Authority to support projects that improve the quality of life in the community. Eligible uses of funds include acquisition, construction, demolition, infrastructure, planning/consulting/design costs for planning projects, and engineering/design/inspection for construction projects, among other administrative and contingency costs.

For more information, visit: [www.dced.pa.gov/programs/local-share-account-lsa-statewide/](http://www.dced.pa.gov/programs/local-share-account-lsa-statewide/)

## PENNDOT

**Transportation Alternatives Set-Aside Program (TASA)**  
PennDOT administers the Federal Highway Administration (FHWA) Transportation Alternatives - TA Set-Aside Program under the Surface Transportation Program (STP) for community-based “non-traditional” projects that are designed to strengthen the cultural, aesthetic, and environmental aspects of the nation’s intermodal transportation system. The program seeks to provide funding for construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation. Non-motorized forms of transportation include sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990. There is a minimum award of \$50,000 for construction projects and a maximum award of \$1,000,000, although higher awards can be justified for “exceptional” projects. No applicant match is required, but all engineering and environmental clearances must be completed with non-FHWA funds to enable the TA funds to be used for construction and construction inspections.

For more information, visit: [www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx](http://www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx)

### Safe Routes to School Program (SRTS)

The SRTS program is administered by PennDOT through the federal TA Set-Aside program. SRTS is a national and international movement to create safe, convenient, and healthy opportunities for children to walk and bicycle to school. By getting more children to walk and bicycle to school, communities are helping children be healthier, they are reducing fuel consumption, alleviating traffic congestion, and improving air quality. Eligible activities include new or reconstructed sidewalks or walkways, pedestrian and bicycle signs or signals, transportation projects that achieve ADA compliance, such as curb ramps, bike parking facilities or bus bike racks, shared use paths, side paths, trails that serve a transportation purpose, crossing improvements, and traffic realignments, road diets, or intersection changes.

Visit: [www.penndot.pa.gov/ProjectandPrograms/Planning/Pages/safe-routes-to-schools.aspx](http://www.penndot.pa.gov/ProjectandPrograms/Planning/Pages/safe-routes-to-schools.aspx)



## Multimodal Transportation Fund (MTF)

PennDOT administers Federal Highway Administration funds as a state Multimodal Transportation Fund program to provide grants that ensure that a safe and reliable system of transportation is available directly to the communities and residents of the Commonwealth. The program is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization. Grants are available for projects with a total cost of \$100,000 or more. Grants shall normally not exceed \$3,000,000 for any project. The PennDOT Office of Multimodal Transportation will consider grant requests over \$3,000,000 for projects that will significantly impact PennDOT's goal to leverage private investment and create jobs in the Commonwealth. Financial assistance under the Multimodal Transportation Fund shall be matched by local funding in an amount not less than 30% of the amount awarded. These federal funds cannot be matched by other federal funding.

For more information, visit: [www.penndot.pa.gov/ProjectAndPrograms/MultimodalProgram/pages/default.aspx](http://www.penndot.pa.gov/ProjectAndPrograms/MultimodalProgram/pages/default.aspx)

## PA OFFICE OF THE BUDGET

### Redevelopment Assistance Capital Program (RACP)

The Redevelopment Assistance Capital Program provides funding for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects. Projects are typically economic development projects and cannot be funded by other state grant programs.

For more information, visit: [www.budget.pa.gov/Programs/RACP/Pages/Main%20Page.aspx](http://www.budget.pa.gov/Programs/RACP/Pages/Main%20Page.aspx)

## USDOT

### Safe Streets and Roads for All (SS4A)

Starting in 2022, \$5 billion over 5 years in funding is available for planning & implementation projects that improve roadway safety by preventing deaths and serious injuries. SS4A grants require an eligible Action Plan to be adopted by the applicant before applying. Eligible activities include roadway safety treatments, development of multimodal improvements, and installing pedestrian safety enhancements, among many others.

For more information, visit: [www.transportation.gov/grants/SS4A](http://www.transportation.gov/grants/SS4A)

## DELAWARE VALLEY REGIONAL PLANNING COMMISSION

### CMAQ

DVRPC's Competitive Congestion Mitigation and Air Quality Improvement Program (CMAQ) seeks to fund transportation projects that will improve air quality and reduce traffic congestion in the DVRPC Region. CMAQ eligible projects will demonstrably reduce air pollution emissions and help the DVRPC region meet the federal health-based air quality standards. CMAQ is not a grant program, but rather reimburses costs incurred after receiving funding authorization and notice to proceed.

For more information, visit: [www.fhwa.dot.gov/bipartisan-infrastructure-law/cmaq.cfm](http://www.fhwa.dot.gov/bipartisan-infrastructure-law/cmaq.cfm)

## Regional Trails

The Regional Trails Program provides trail developers – including: counties, municipalities, and nonprofit organizations with technical assistance and funding opportunities to plan and implement trails that will contribute to The Circuit, the greater Philadelphia 800+ mile trail network.

For more information, visit: [www.dvrpc.org/trails/regionaltrailsprogram/](http://www.dvrpc.org/trails/regionaltrailsprogram/)

## Transportation and Community Development Initiative (TCDI)

The Transportation and Community Development Initiative (TCDI) supports smart growth initiatives aligned with the implementation goals of DVRPC's Connections 2050 long-range plan for the Greater Philadelphia region. TCDI projects will improve the overall character and quality of life by enhancing existing transportation infrastructure, encouraging multi-modal transportation, and protecting the natural environment, among other objectives.

For more information, visit: [www.dvrpc.org/tcdi/](http://www.dvrpc.org/tcdi/)

## Travel Options Program (TOP)

DVRPC's Travel Options Program seeks to fund pilot projects that reduce the number of single occupancy vehicles on the region's roadways and improve accessibility to all modes of transportation. Projects must fall within one of the following focus areas: Workforce Access (non-SOV), Education and Outreach, Quick-Build or Temporary Infrastructure, Concept Development for a New or Existing Service, and Operational Solutions.

For more information, visit: [www.dvrpc.org/top/](http://www.dvrpc.org/top/)



## PECO

### Green Region

Administered by Natural Lands, the PECO Green Region Open Space Program funds efforts to preserve, protect, and improve open spaces in PECO's southeastern Pennsylvania service area. Applications must receive gas and/or electric service from PECO. Past awards have been used to preserve open space, upgrade local parks, build/improve trails, and protect endangered species.

For more information, visit: [natlands.org/what-we-do/growing-greener-communities/peco-green-region/](http://natlands.org/what-we-do/growing-greener-communities/peco-green-region/)

## DELAWARE COUNTY

### Keystone HP Planning Grants

Keystone Historic Preservation Planning Grants support projects that identify, preserve, promote, and protect Pennsylvania historic resources that are listed on the National Register of Historic Places or are eligible to be listed.

For more information, visit: [www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Planning-Projects.aspx](http://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Planning-Projects.aspx)

### Keystone HP Construction Grants

Keystone Historic Preservation Construction Grants support the preservation, rehabilitation, or restoration of Pennsylvania historic resources that are listed on the National Register of Historic Places or are eligible to be listed. Funding is only available to nonprofit organizations and local governments.

For more information, visit: [www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Construction-Projects.aspx](http://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Construction-Projects.aspx)

### Green Ways

The Delaware County Green Ways Grant Program seeks to advance goals identified in the County Open Space, Recreation, and Greenway Plan such as conserving green spaces, improving connectivity within the County, enhancing public parks, and creating a more unified countywide parks and recreation system. The Green Ways program includes four funding categories: conserving open space and natural features, enhancing environmental and recreational uses, connecting communities/cultural & historic resources/natural features, and planning & design of future amenities in a prioritized and strategic fashion.

For more information, visit: [www.delcopa.gov/planning/greenspace/GreenSpaceGWGP.html](http://www.delcopa.gov/planning/greenspace/GreenSpaceGWGP.html)

### Delaware County Interactive Gaming Revenue Authority Grants

The Delaware County Interactive Gaming Revenue Authority (DCIGRA) offers grants to nonprofits and organizations in several funding categories, including food and household products security, arts and culture programming, and emergency services. There may be organizations within Bethel Township that are eligible and could benefit from these grant programs.

For more information, visit: [www.d cigra.org/grants-funding/](http://www.d cigra.org/grants-funding/)



## DELAWARE VALLEY REGIONAL FINANCE AUTHORITY

Bucks, Chester, Delaware, and Montgomery Counties created the Delaware Valley Regional Finance Authority (“DelVal”) in 1985 to provide loans to local governments in Pennsylvania (the “Loan Program”). Loans are limited to funding capital projects. DelVal does not originate Loans for tax and revenue anticipation, industrial development, higher education facilities, or health care facilities. Loans to Local Government Units (including boroughs, cities, counties, school districts, and townships) must be secured by the pledge of the full faith, credit, and taxing power of the Local Government Units. In order to participate in the Loan Program, authorities or other political subdivisions must be: (i) rated “Aa3” or “AA-” or higher, (ii) secured by a guaranty agreement or a similar security agreement of a Local Government Unit or the Commonwealth of Pennsylvania, or (iii) secured by a financial guaranty insurance policy. Since 1985, DelVal has originated more than \$4 billion of Loans to more than 210 local governments and authorities in 16 counties.

For more information, visit: [www.delval.us](http://www.delval.us)

## PENNVEST

The Pennsylvania Infrastructure Investment Authority offers financing funds for drinking water, wastewater, stormwater infrastructure, lead line replacement, non-point source, green infrastructure, brownfield/greyfield redevelopment, acid mine remediation, and estuary revitalization improvement projects.

Additional loan programs are available for small projects, construction, homeowner sewage improvements, and financial assistance for design, engineering, and permitting.

For more information, visit: [www.pa.gov/en/agencies/pennvest/programs-and-services.html](http://www.pa.gov/en/agencies/pennvest/programs-and-services.html)





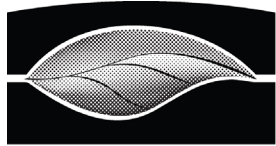
# APPENDIX

6



PUBLIC AND COMMITTEE  
MEETING NOTES





**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
 119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
 PHONE: 610.239.7601 FAX: 610.239.7606  
 WWW.SIMONECOLLINS.COM

## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan</b>	Project No.:	<b>22068.10</b>
Location:	<b>Bethel Township Building</b>	Meeting Date/Time:	<b>2.23.23 7:00 – 9:00pm</b>
Re:	<b>Committee Meeting 1</b>	Issue Date:	<b>4.14.2023</b>

### ATTENDEE LIST:

**Committee:** Giovanna Iacono, Lou Torrieri, Cathy Spahr, George Lincoln, Michael Dunn, Garry Lanahan, Rich Nutinsky, Ed Miles, Joe Platt Jr., Laurence Smith

**Simone Collins:** Pete Simone, Pankaj Jobanputra (PJ), Liz Krohn

### GENERAL NOTES:

#### Presentation

- Pete Simone and Pankaj Jobanputra (PJ) of Simone Collins led the group through a brief presentation which included the following elements:
  - Introductions
  - Project Team and Experience
  - Components of a Comprehensive Plan
  - Project Schedule, Scope, and Approach
  - Site Visit
  - Project Basemap
  - Questions for Consideration
  - Review of Online Survey
  - Brainstorming Project Goals, Facts and Concepts
  - Next Steps

### Brainstorming and Discussion

#### Facts

- Commercial retail is close by
- Bethel is a 'dry town'
  - Ed Miles said that Bethel has been a dry town since the 1930s - there is no record that people voted for it, and the Township does not know what the solution is to amend this.
  - Pete Simone said whether or not Bethel should be a dry town should be put on a ballot for a referendum and the state representative (Rep. Craig Williams) should be called to inform them.
- Delaware County Vision Zero Plan
  - County was awarded \$231,000 from LSA Statewide Program in March 2023 for this plan.
- Delaware County Active Transportation Plan
  - County was awarded \$140,000 from LSA Statewide Program in March 2023 for this plan.
- Trails and sidewalks
  - Ed Miles said he and other residents are "worried" about the implementation of trails and sidewalks.
- Show use vs. zoning
  - Several committee members asked for land use to be shown for upcoming meetings.
- Truck traffic at Concord Road and 5 Points
  - Cathy Spahr mentioned that 5 Points is the worst traffic area in the Township, especially during rush hour and weekends.
  - Cathy Spahr said that DVRPC did a study of 5 Points and it got a 'D' Level of Service (LOS) rating.
  - Pete Simone said SC should analyze the Google routes at different times of day within the Township.
- Former Francis Harvey Green School Land
  - Ed Miles said the Township gave the land that Francis Harvey Green School was on to the School District in the first place, and it is not likely the Township could acquire it again.
- Underutilized Parks
  - Giovanna Iacono and Cathy Spahr said the Township parks are underutilized/ vacant and that people do not know they are there.
  - Cathy Spahr also mentioned that a lot of people go to Concord Township Park.
- Deed restricted lots
  - SC will let the Committee know what properties could be potentially considered for other uses, and the Committee can tell SC what properties have a deed restriction.
- Cul-de-sac length – adequate deck setback
  - Lou Torrieri said the maximum cul-de-sac length is approximately 650 feet.
- Suburban – Rural flow in Bethel
- Natural Resources
  - Cathy Spahr said there are currently no steep slope protection or tree ordinances in the Township, but the Township does have riparian buffer ordinances.

- Pete Simone mentioned that SC will generally look at ordinances and make general recommendations.
- Connectivity, Retail Commercial, Traffic and Land Preservation
  - Pete Simone said that connectivity, retail commercial, traffic and land preservation are the main changes that can be considered for Bethel Township.

### Concepts

- Need for more commercial
  - There was a consensus that Bethel should have some amenities in the Township that are available in other townships and that residents travel for.
  - Ed Miles said the residents would prefer smaller, convenient commercial, since larger commercial is close by.
  - There was agreement that a restaurant would be a good commercial addition to the Township since there are a limited number in the Township.
  - Cathy Spahr said she would prefer to support a unique, local business rather than a chain.
    - Pete Simone responded that Bethel Township can only control that so much, but he agreed with having smaller, convenient commercial within the Township.
- People choose Bethel for specific reasons
  - Ed Miles said, and Laurence Smith reiterated, that people choose to live in Bethel because it is mostly residential and is close to commercial developments in other townships.
  - Pete Simone assured the Committee that there is no danger of getting too much commercial in the Township because Bethel does not have the zoning for it.
- Careful development
  - Cathy Spahr said that there needs to be revitalization of current developments that look dated and that there should be investment in the aesthetic of future development.
- Say what we want (in zoning)
  - Cathy Spahr and Giovanna Iacono emphasized that the “type” of development should be “what fits” Bethel. They want development that is different from Upper Chichester, especially because there, the Wawa is seen as the town center.
  - For current zoning overlays can be applied, which is easier than changing the underlying zoning.
- Route 322 Widening Project will create development opportunities
- Keep affordable; protect investment
  - Ed Miles said to keep Bethel affordable, it needs to increase its tax base.
- Make Bethel more walkable
  - Cathy Spahr said there needs to be more sidewalks and trails so that people do not have to drive everywhere.
  - Ed Miles is worried about how a trail would be executed, for the residents’ sake.
- Reduce Traffic
  - An option to explore a reduction in traffic is to prohibit trucks on some roads.
  - Have a turn lane at Booth’s Corner.

- Several Committee members commented on the amount of traffic at Booth’s corner on weekends.
- Ed Miles said the Township had investigated installing a turn lane on Foulk Road at the intersection of Namaans Creek Road. However, a resident of a house on the corner found out from a judge that the house had historic value, so the turn lane could not be built there.
- Joe Platt Jr. said that the ‘Green Light Go’ grant changed the timing of the traffic light at the intersection near Booth’s Corner Farmers Market to help with the traffic.

- Development of accessory uses
  - Laurence Smith said that he does not want Bethel to become a part of the solution for housing problems by allowing accessory uses.
  - Garry Lanahan expressed concern that accessory uses would result in people not caring for buildings the same way homeowners do.
  - Cathy Spahr recommended that Bethel residents should decide if accessory uses should be permitted.
  - Pete Simone mentioned that accessory uses could be allowed only for some lots over a certain size and that it would not change the Township much.
- Uses for land that Francis Harvey Green School was on
  - There was agreement among the Committee that the land is a wasted resource.
  - Ed Miles wants to know what other uses the School District will permit there.
  - Lou Torrieri mentioned that there was push back from nearby residents when soccer fields were proposed.
  - Laurence Smith commented that a developer would make more money by putting in residential versus commercial on that parcel.
  - Ed Miles said a Wawa was proposed there in the past and residents were upset.
  - Ed Miles mentioned that Bethel Springs only has one main access in and out and that there is a vent road for emergencies.
- Natural resources protection needed
  - Giovanna Iacono emphasized the need for natural resources protection.
  - Pete Simone said SC will assess land that could be preserved that the Township could look into potentially acquiring in the future.
- Improve the township aesthetic
  - Plant more trees
    - The Committee agreed with Pete Simone that trees are an effective, inexpensive way to beautify the Township.
    - Ed Miles expressed concern about planting trees on people’s properties, and Pete Simone assured him that would not happen.
    - Pete Simone mentioned the Township could apply for a TreeVitalize grant.
    - Cathy Spahr mentioned that Lower Chichester received a grant for landscaping.
  - Booth’s Corner
    - There was a consensus among the Committee that the whole corridor that Booth’s Corner will at some point be redeveloped.



- Michael Dunn said he would like to see a decorative wall, some lighting or thoughtful landscape.
  - Ed Miles expressed concern that revitalization could have unintended consequences.
- Future use of Booth’s Corner
  - Pete Simone said that Booth’s Corner will not always be there, so the Township needs to put regulations in place now to control what a developer builds there in the future.
  - The Committee expressed that the community loves the farmers market, and that the future use of the property should be something that has character and is small in scale, attractive, and is flexible (possibly entertainment).

Cards

Facts

- Commercial retail is close by
- Bethel is a dry town
- Delaware County Vision Zero Plan
- Delaware County Active Transportation Plan
- Worried about trails/ sidewalks
- Show use versus zoning
- Truck traffic – Concord Road/ 5 Points
- DVRPC Study at 5 Points
- Township gave Francis Harvey Green School land to the School District
- Parks are underutilized/ vacant/ not very well known
- Deed restricted lots
- Cul-de-sac length/ adequate deck setback
- Suburban – rural flow in Bethel

Concepts

- Need more commercial
- Careful development
- Not ugly
- “Type” of development; “what fits”
- Say what we want (in zoning)
- 322 Project will create development
- Keep affordable/ protect investment
- Smaller commercial/ restaurant
- Prohibit trucks on some roads?
- Turn lane at Booth’s Corner?
- Residential types?
- People choose Bethel for specific reasons
- What uses for Francis Harvey Green School lands?
- Access to high school

- Natural resources protection needed
- Plant trees
- Incentives for new development?

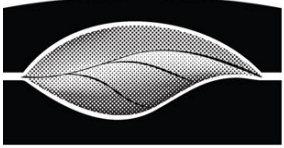
Next Steps

- Committee to review Online Public Opinion Survey
- Continue data gathering and analysis
- Continue analysis mapping
- Public Meeting #1 – May 17, 2023
  - Flyers will be distributed
- Next Committee Meeting – June 15, 2023

This report represents the Professional’s summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



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## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>John L. Myers Building</b>	Meeting Date/Time:	<b>05.17.23 7:00 – 9:00pm</b>
Re:	<b>Public Meeting 1</b>	Issue Date:	<b>06.06.23</b>

### ATTENDEE LIST:

**Simone Collins:** Pete Simone, Pankaj Jobanputra, Liz Krohn, Josh Robertson

**Bethel Township:** Giovanna Iacono, William Addison

**Community:** See attendance lists (attached) for in-person and virtual.

### MEETING SUMMARY:

#### PRESENTATION

Pete Simone (PS) and Pankaj Jobanputra (PJ) of Simone Collins (SC) led the group through a brief presentation which included the following elements:

- Introductions of Project Team and Experience
- Introduction of Comprehensive Plan, Zoning and SALDO
- Project Schedule and Scope
- Public Participation
  - Committee Meetings, Public Meetings, Board of Supervisors Meetings, Key Person Interviews, and Web-Based Public Opinion Survey
- Project Approach: Plan for on-going changes
- Site Photo Tour
- Township Demographics
  - Population growth, racial composition, educational attainment, median household income, commuting to work
- Background Mapping
  - Land Use Map, Parks & Open Space Inventory Map, Zoning Map
- Questions for Consideration

- Transportation, Housing, Economic Development, Open Space and Recreation

#### BRAINSTORMING & DISCUSSION

PS led the attendees through interactive brainstorming and discussion. Through this process the public identified several areas as they relate to the Township’s Comprehensive Plan: Goals, Facts, Concepts, and Partners. Below are the responses gathered from the public during this exercise.

#### GOALS:

- Mitigate Flooding > Work with neighboring townships

#### FACTS:

- Population of ~9500
- There is turnover in the Township, even if the populations remains the same
- Township’s character is urban and rural, consisting of open space and residential
- Primarily a residential community
- High taxes
- Growing senior community
- Dry Township
- Booth’s Corner is a Township staple/ like a town center
- Booth’s Corner burned down in 1973 and was rebuilt
- Roads are unsafe for pedestrians and cyclists
- Ongoing ‘Vision Zero’ Plan for Delaware County
- Ongoing Active Transportation Plan for Delaware County
- Naaman’s Creek Road and Bethel Road are PennDOT roads

#### CONCEPTS:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Protect water quality</li> <li>• Urban Forests provide buffers and habitats</li> <li>• Keep buffers between homes</li> <li>• Preserve natural areas/ open space</li> <li>• Reduce development</li> <li>• Maintain and build upon Township character</li> <li>• Prepare for future zoning - i.e. Booth’s Corner</li> <li>• Potential for Convenience Commercial</li> <li>• Potential for accessory dwellings</li> <li>• Maintain/ improve upon aesthetics</li> <li>• Return on investment</li> </ul> | <ul style="list-style-type: none"> <li>• Consider Cost of Trails and Sidewalks</li> <li>• Need parking for community activities</li> <li>• Need more stormwater management and erosion control</li> <li>• Need sidewalks</li> <li>• Keep Booth’s Corner property zoned as commercial</li> <li>• Community gathering places are important</li> <li>• Need more trees</li> <li>• No warehouses</li> <li>• Survey - offer paper copies</li> </ul> |
|--|--|



- Remain a ‘Dry Township’
- More Connectivity
- Walking system through HOAs?
- Easements For Trails
- Need funding for playground equipment
- Need traffic light across from Shaffer Park
- 

**PARTNERS:**

- DCNR

**Questions/ Comments generated during the discussion:**

**About the Comprehensive Plan**

- An attendee asked how far out, timewise, the Township is looking for the Comprehensive Plan.
  - PS responded that a Comprehensive Plan is typically for the next 10 years, in some cases longer. He said SC will revisit the last Comprehensive Plan for Bethel Township and revisit some recommendations.
- PS commented that a Comprehensive Plan is a reflection of community values.

**Natural Resources Preservation**

- An attendee commented on the need for forest buffers, which adds to the suburban character of Bethel Township. Buffers also provide habitat for local animals. He suggested that the overall health of the Township’s natural resources be assessed and that the Comprehensive Plan should include a natural resources management plan. He emphasized that the management of the Township’s natural resources is important to consider when planning for future housing and development.
- One attendee is a relator, and she commented on the necessity of keeping wooded buffers between communities. She used to live in Wilmington, where cell towers were put up close to residences. She does not want to see that happen in Bethel Township.
  - PS summarized that aesthetics are important as it relates to design. Designs standards are higher than something like a strip mall. You also have to look at something like the aesthetics of PV panels on a roof. This design review is all part of the process.
- An attendee commented that, in terms of connectivity, land developers were forced to give back undeveloped land as part of HOA land and it’s not practical usable space. There is also a lot of erosion at Bethel Springs from flooding and runoff.
  - PS responded that SC will look at buffers. Most of the runoff of Naaman’s Creek is from up-creek out of the Township.
- Perry Artese mentioned there are grants to address issues with water runoff, mainly from DCNR (Department of Conservation and Natural Resources) and DEP (Department of Environmental Protection). These and other state-funded resources could be investigated.

**Township Character**

- Several attendees commented that Bethel’s character is defined by its small community and open space/ natural resources.

- PS responded that what Bethel is known for will not change, though the Comprehensive Plan will have a lot of ideas for connectivity. He also said that SC will compare Bethel Township’s active and passive open spaces with that of other municipalities in the northeast of similar size, population density and median income. This will show where there are possible deficiencies in recreational facilities. We can then use this data to help determine where future improvements can be made.
- An attendee asked where the Township is going from SC’s perspective. He asked if the Township should be “where we’ve been” or do we pursue infill development and plan for change.
  - PS responded that the Township is pretty much ‘built-out’, meaning that there is little opportunity for future new development. So, since the township is primarily residential, that will not change. He provided some ideas for the future direction of the Township that included preserving remaining natural resources and considering changing the zoning of some areas. The first example he gave was Booth’s Corner. He said as popular as it is, over time the property will become too valuable. So, should this site/area be rezoned to allow for other uses that may currently not be permitted? The Township should try to create a catalyst for the private sector to provide highest and best use. PS went on to say that the character of the Township is set. The second example he gave for future zoning changes was to allow for small accessory dwellings on larger properties. That is something SC can look at when preparing the Comprehensive Plan.
- Several attendees commented that Booth’s Corner is a staple of the community, and one attendee even said it was like Bethel Township’s de facto ‘Town Center’.
  - Additional comments include: Booth’s Corner has no vacancies and it is a great place to get quality produce, bring your kids, and meet people.
  - Cathy Spahr, a committee member, said Booth’s Corner could be more visually appealing if parking was just in the back.
  - PS responded that the Township can be proactive and revisit ordinances in order to influence what could go there when the land becomes more valuable.
  - An attendee asked what could go there right now. PS said anything in C-1 (basic day-to-day-uses like office, retail, personal service, etc.). He reiterated that the Township will have to consider if that is the zoning they want to keep there.
  - In terms of the ‘Town Center’, PS also said there is the Briggs Auction House across the street and the Penn Del Archers to the west, both of which are important places for community gathering. He continued by asking the attendees if there should be things that are introduced so it is a town center.
- An attendee asked those present what they wanted to see as the character of the Township. He asked them what their goal for the Township was and if they wanted to maintain commercial or change the zoning.
  - PS commented that the Township could have more convenience commercial (i.e. hairdressers, dry cleaners, etc.) or restaurants. He asked if the Township wanted more commercial because there may be some other appropriate locations. He assured the attendees that the Township could not become a ‘big box center.’

- An attendee commented that she appreciated that Bethel was a dry community, that alcohol is a toxin and she would like Bethel to remain a dry community.
  - PS responded that Canadian health officials recently said no amount of alcohol is safe.

#### Return on Investment/ Quality of Life

- An attendee addressed what the team presented and commented on the burden of high taxes within the Township. He mentioned that he is on a fixed income and expenses are going up. Therefore, he wants the Township to keep taxes and the senior population of the Township in mind (he noted that there are three 55+ communities in the Township), and to know that a return on their investment is the most important thing.
- An attendee said the question for the Township now is how they can improve the quality of life for residents while retaining the character of the community. The attendee asked what it was within or about the Township that bothered those in attendance.
  - PS suggested that planting trees is a very simple thing that will improve a community – it makes it cooler and enhances the community aesthetic. He continued saying that the money is out there, and there are ways to encourage residents to plant trees on their own properties.
    - An attendee responded that, along with trees, there’s not a lot of green. We need to know what the issues are, we need to be careful and we need to preserve. Important ordinances are the ones that deal with resource protection and regulating development.

#### Recreation

- An attendee commented on the 2% growth within the Township. He said there are currently many empty nesters, but families are coming in. He said the Township needs to consider where they will put their recreational fields and where there will be enough room for adequate parking.
- An attendee commented that it would have been great if the Township was able to ensure that the development across from Shaffer Park had public-use parking for park users.
  - PS responded that the Township cannot force developers to build parking for public use.
- An attendee commented on the need for funding for new playground equipment, but she acknowledged the problem with maintenance and how the Township is thin on resources.

#### Connectivity and Safety

- An attendee commented on the need for more sidewalks to connect the community. She said the roads are currently not safe for pedestrians or cyclists.
  - PS provided some ideas for connectivity:
    - Walking paths in HOA open space
    - More sidewalks
      - He elaborated that with more sidewalks comes the question of who will maintain them. He went on to ask if people liked sidewalks or preferred to walk in the streets. Almost always, when residents are asked if they want a sidewalk built on their property they say no.
      - A project committee member notes that the Planning Commission will take a hard look at trails within communities. It won’t be taken lightly as almost uniformly, neighbors don’t want them.

- PS also said that eminent domain is never a process municipalities want to take. He referred to a project SC is currently working on in Chadds Ford. The municipality was able to get easements from property owners to construct a trail and SC was able to obtain grants for \$3.6 million for construction.

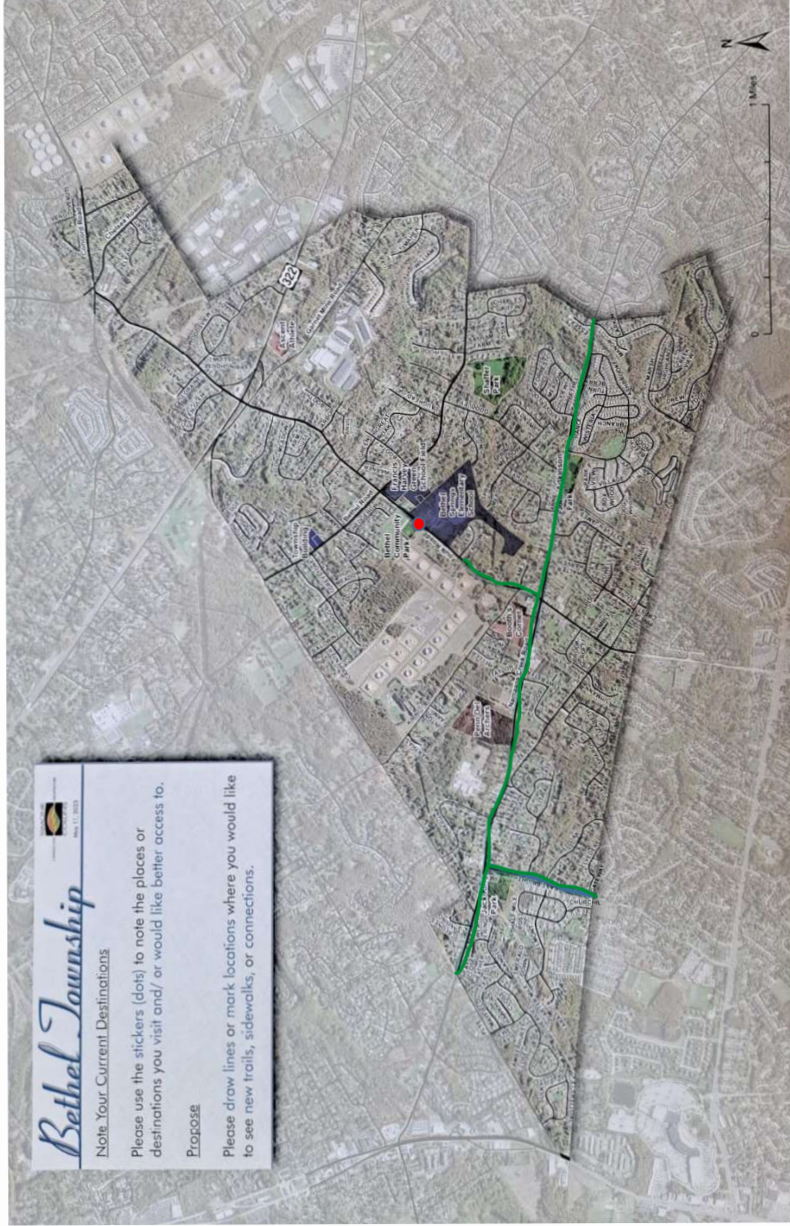
#### Trails

- PS elaborated that trails are the most desired facility for walking.
- An attendee said that developers should put in sidewalks in future developments. He went on to say that kids want to walk or bike to Booth’s Corner and Dunkin Donuts but there is currently no safe connection.
  - PS responded that for years, many municipalities waived sidewalks because if built they would not connect to anything, assuming that the sidewalks would be waived for other developments. Now there are not that many new developments without sidewalks. He went on to say that SC will review where new sidewalks can go. However, he said that even if the Comprehensive Plan recommends sidewalks, it could still take 25 – 30 years to construct all the sidewalks.
  - PS also referred to “Vision Zero” which is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy and equitable mobility for all.
    - For more information, please refer to the Vision Zero Network website: <https://visionzeronetwork.org/about/what-is-vision-zero/#:~:text=Vision%20Zero%20is%20a%20strategy,momentum%20in%20major%20American%20cities>.
    - Cathy Spahr, a committee member, said that Delaware County is embarking on a county-wide Vision Zero Plan and will also be doing an Active Transportation Plan.
- Cathy Spahr also suggested connecting with PennDOT to talk about sidewalks.
- An attendee asked for more safety measures on Bethel Road, especially at the curve where the Shaffer Park entrance is.

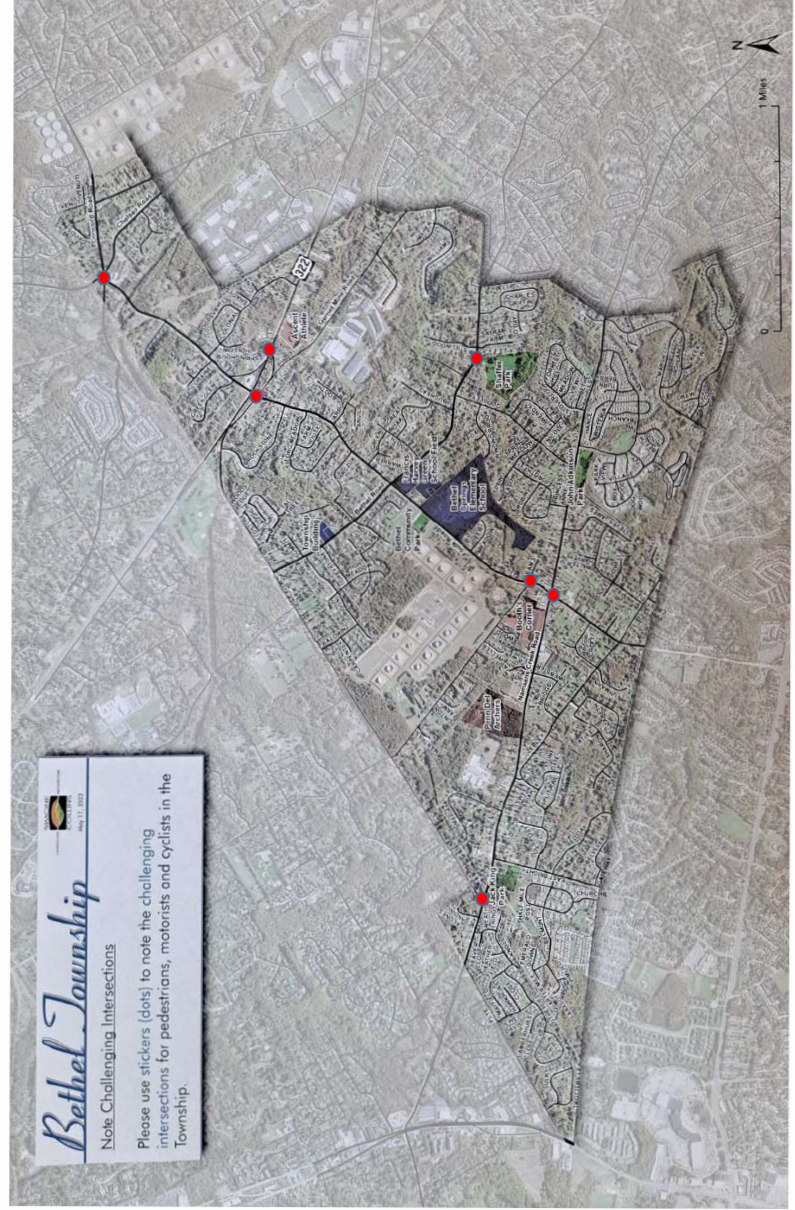
#### Boards:

SC provided the attendees an opportunity to identify existing conditions and propose areas for enhancement on two printed boards of the Township, as seen below. The first board allowed attendees to note the places they visit and/ or would like better access to, as well as mark locations where they would like to see new trails, sidewalks, or connections. The second board allowed attendees to note challenging intersections for pedestrians, motorists, and cyclists in the Township.





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NEXT STEPS:

- PS asked that residents should take the online public opinion survey at: <https://www.surveymonkey.com/r/BT-CompPlan>
- SC will continue data gathering and analysis
- SC will conduct Key Person Interviews
- The next public meeting will be Thursday, March 14, 2024.
- The next committee meeting will be June 15, 2023.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



BETHEL TOWNSHIP COMPREHENSIVE PLAN MEETING

May 17, 2023

SIGN IN SHEET

NAME & ADDRESS: (please print)

1. Kristina Lamia [Redacted]
2. Donna Vance [Redacted]
3. Sat Vana [Redacted]
4. Ida Hutchinson [Redacted]
5. Diane + Dennis Smith [Redacted]
6. Uicker Denn [Redacted]
7. Stephanie Derohannessian [Redacted]
8. Melissa Mroz [Redacted]
9. Mariacree + Tom Constan [Redacted]
10. Eric Shinnen [Redacted]
11. John Noy [Redacted]
12. Erin Bugnae [Redacted]

TURN PAGE



# Bethel Township Comprehensive Plan

Public Meeting 1 - May 17, 2023

## Online Attendance

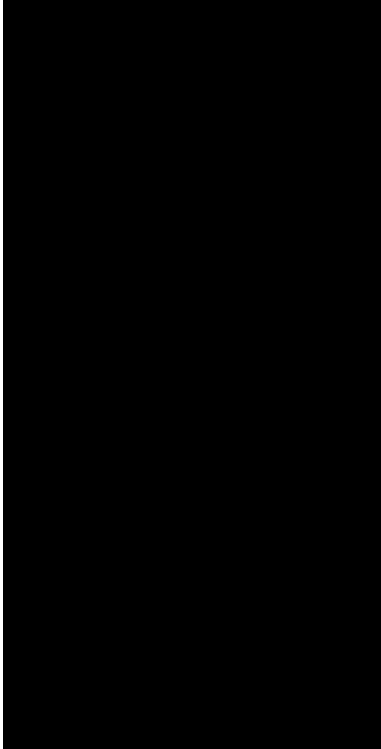
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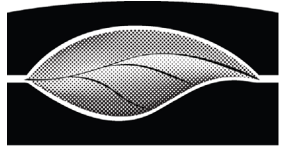
- 13. GARY LAMAHAN
- 14. \_\_\_\_\_
- 15. \_\_\_\_\_
- 16. \_\_\_\_\_
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- 18. \_\_\_\_\_
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- 27. \_\_\_\_\_
- 28. \_\_\_\_\_
- 29. \_\_\_\_\_

### **Name**

- Janice Matier
- Martin Champagne
- Tim Pulte
- Beth Dzeda
- Jason Fletcher
- Deborah Clark
- Brett Small
- Daniel Lieberman
- Fely MacMain
- Deborah Chmielowski
- Perry Artese
- Michael Schneider
- Amanda Millard
- Mike Policella

### **Email**





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## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan</b>	Project No.:	<b>22068.10</b>
Location:	<b>Bethel Township Building</b>	Meeting Date/Time:	<b>6.15.23 7:00 – 9:00pm</b>
Re:	<b>Committee Meeting 2</b>	Issue Date:	<b>10/30/2023</b>

### ATTENDEE LIST:

**Committee:** Lou Torrieri (LT), Cathy Spahr (CS), George Lincoln (GL), Michael Dunn (MD), Garry Lanahan (GL), Ed Miles (EM), Joe Platt Jr. (JP), Laurence Smith (LS)

**Simone Collins:** Pete Simone, Pankaj Jobanputra (PJ), Tim Adams

### GENERAL NOTES:

#### Presentation Overview

- Pete Simone (PS) and Pankaj Jobanputra (PJ) of Simone Collins (SC) led the committee group through a presentation which included the following elements:
  - Project Scope/Schedule
  - Suggested Township Vision & Goals
    - Review of 2006 Bethel & Adjacent municipalities comprehensive plan goals
  - Review of Committee Meeting 1 and Public Meeting 1 Brainstorming sessions
  - Demographics – A Closer Look
  - Initial Survey Results
  - Official Map Review
  - Existing Land Use Review
  - Land Use Opportunities
  - Housing Opportunities
  - Gateway/Branding Opportunities

#### Discussion

- PS reviewed project schedule and stated that SC will reconvene with the Committee after the summer. PS noted that SC may provide updates before then and also communicated the option to add another meeting.

- PJ reviewed Suggested Township Goals/2006 Plan Goals/Adjacent Municipality Goals and stated that the Committee is invited to wordsmith these goals post-meeting.
  - PS stated that 2006 goals have been subtly changed to reflect the attitudes shown by survey respondents.
  - SC reiterated the congruence between Bethel Comp Plan goals and Adjacent Municipalities (Aston, Upper Chichester, Concord).
  - Noted that SC is also reviewing Delaware County Comp. Plan.
  - LS requested that comprehensive plans of adjacent municipalities be made available to the Committee.
    - SC will provide links.
  - PS stated the importance of conveying the comprehensive planning process to the public.
- PS reviewed stated facts & concepts from Public Meeting 1.
  - Noted desire to remain residential, safety concerns for bike/ped users, connectivity, resident comment about walking trails through HOA land.
  - PS stated that the public talked about aesthetics more than SC expected and that there is ample grant money available for trails/sidewalks.
  - EM raised questions about stormwater concerns and the location being referred too, since the highway department is generally on top of things in terms of road flooding.
    - Other Committee members clarified that stormwater concerns were more about erosion and backyard flooding.
- PJ began demographics review.
  - Highlighted the rapidly growing senior community and the need for aging in place strategies.
  - Noted contrast between typical housing tenure and Bethel (typical 70/30 owner/renter split vs. 95/5 in Bethel).
  - Noted strength of the housing stock based on housing values far exceeding state/national averages.
  - Noted that commuting patterns are reflected in survey results.
  - Committee Member raised question about OnTheMap data showing 1200 workers commuting to Bethel.
    - Committee validated data and that it likely adds up across Bethel’s employers.
- PJ began reviewing initial survey results.
  - PS noted the 25% who want to retire in Bethel and reiterated that some may not be able to stay in their home, citing health/cost constraints.
  - CS stated that some may want to leave once their kids grow up to avoid school district taxes.
  - MD stated that % of those who want to live here for 10-20 years is likely 70%.
  - PS acknowledged the strong desire to remain in the community regardless of survey results.
  - EM stated that this likely doesn’t capture the number of homes that are turned over from parent to child and provided a personal anecdote of knowing many residents who have done this, creating a multi-generational asset.



- PJ stated that this demonstrates the need for In-Law Suites or Accessory Dwelling Units (ADUs), which will further bolster home value.
  - PS asked the question about whether that creates a need for zoning changes to allow for ADUs. Elaborated that it is an enforcement issue because you do not want your zoning officer to be constantly out verifying ADU safety. With such a strong desire to stay in the community, it is something to think about.
  - Committee Member stated that if it is an older home, ADU is often built onto the existing structure rather than as a separate structure.
  - Committee Member stated that this is usually done informally, with less fees. During economic downtown, we saw a lot of adults move back in with senior parents and that it happens under the radar.
    - It is up to the HOA to enforce, and they often “turn their eyes” to such occurrences.
    - PS stated that it should be permitted or not permitted by zoning, regardless of HOA actions, due to potential for abuses.
  - Committee Member asked about the benefit of allowing ADUs.
    - PS stated that it allows elderly parents some privacy when living in a private dwelling with their family.
  - Committee Member asked what the benefit to the Township is by including this in a comprehensive plan.
    - PS stated that it strengthens the ability of people to stay in the community and clarified that it is just something to think about exploring.
  - PS stated that ADUs are usually defined by a separate kitchen unit, which is where the exploratory questions come in.
  - CS posed that it’s a question of what the Township values in its community. If family is valued, then allowing multi-generational families to exist is in line with that. Elaborated that comprehensive plans are a statement of values which then lead to regulations, and that comprehensive plans are not regulations.
  - PS stated that the percentage of houses this would happen to is not a significant amount and would not change the character of the Township.
- Several Committee Members stated that a professor did a market analysis for the Belmont 3 development and that this should be provided to SC.
  - PS stated that the price of success is higher cost, resulting in higher values.
    - JP stated that the cost of services will likely increase as well.
    - PS stated that all of these questions will have to be dealt with, and that SC is just asking about whether this is something that should be explored.
  - MD gave personal anecdote about how adding a separate kitchen as part of an ADU takes away from the family aspect of the ADU.
  - GL voiced concern about elderly respondents skewing survey results.
    - Discussion ensued about how to reach a greater audience, and a question was asked about whether QR codes could be mailed out.
      - CS suggested including mailer in sewer bills, as Township has already paid for the stamp, and it would be cost-effective.

- PJ noted resurgence in the importance of parks/rec facilities following COVID19 pandemic.
- PS noted importance of locations of medical services in an aging community.
- LT stated that there is a vocal minority who is opposed to many changes.
  - Validated by several Committee Members.
    - CS stated that the residents who are not opposed trust their supervisors to do the best thing for the most amount of people, and that is why they do not have a stronger presence at public meetings.
- Committee Member posed question about whether the goal is to make Bethel self-contained.
  - Committee Members stated that medical services are available in Concord and are not needed within Bethel borders.
  - PS noted that it is more about access.
- Committee Member acknowledged the push in surrounding counties for walking trails and sidewalks and the large amount of available funding.
  - PS stated that these benefit seniors and kids the most, and that is why they are so popular.
  - CS cited the Radnor Trail as having contradicted the initial negative response from abutting landowners who now have an informal competition of who has the nicest backyard along the trail.
- PJ noted the high level of non-commuters.
  - CS acknowledged that this is a stark difference from pre-pandemic.
  - PS clarified that there is not enough data yet that point to definitive long-term commuting effects.
- PS noted the troubling intersections, and that Al Federico (transportation subconsultant) is exploring solution options.
  - Committee Members agree that the busyness of intersections compared to Five Points is relative.
- In response to priority rankings, CS noted that stormwater is #9 when it is something people are very vocal about.
  - JP stated that it’s a very local impact.
  - PS posed the notion that fear of crime could be exacerbated by news and social media. (Note: this is in reference to Crime/Public Safety being the top priority for respondents of the public opinion survey.)
    - Committee Member stated that most crime is property crime or “opportunity crimes.”
    - PS stated that older people are often more fearful of crime, which could be represented in these results.
    - GL framed the ranking as “I live in a safe community and would like to keep it that way.”
    - JP stated that the Township wants to make sure that the services reflect a positive outcome in terms of crime and safety.
    - LT asked about how this data is being used.

- PS clarified that this is just a snapshot and shouldn't be read into too deeply.
  - CS stated that the diversity of services in Booths Corner satisfies most Township needs.
    - PS stated that planner's job is to plan for the unknowable and anticipate absences.
    - EM noted that Booths Corner business model is to immediately replace absences.
  - LS asked a question about situations where a parcel is zoned one thing, but money wants it to be something else.
    - PS stated that SC would have to review allowed uses and that is not just Booths Corner, it's the auction house across the street too.
    - GL stated that Bethel has many non-conforming commercial properties simply due to longevity of tenure.
- PS reviewed the official map and gave basic explanation about what it is and its importance, PS also gave examples of what can be included.
  - Noted that official maps do not force a municipality to do anything, rather it gives the Township a seat at the table to discuss a site with its owner(s).
  - EM expressed concern about Township losing out to developers by making acquisition plans public.
    - PS stated that this is a transparent process and doesn't necessarily drive-up cost. You can work in compromises and it also depends on the parcel and the circumstances. The official map can help implement improvements in the Plan and secure grant funding because it conveys seriousness to a funder.
- PJ reviewed land use maps.
  - Noted 1.7% of recreational land use is reflected in survey results but there is a desire for more.
- PJ reviewed Opportunities.
  - Discussed potential number of units needed to absorb projected growth.
    - LT stated that Bethel is pretty much built out.
    - CS informed SC about how Independence Town developed having a unique issue concerning access through the state of Delaware.
  - EM noted specific rules about making parcels for acquisition public.
    - JP stated that these are opportunities to consider and are not written in stone.
  - LS asked how do we portray the acquisition process.
    - PS stated that we frame it as opportunities, which several Committee Members agreed with. Stated that comprehensive plans have no legislative teeth.
      - JP validated and stated that these plans protect the Township from developers and are really negotiation tools.
  - PS stated that people will accuse the Township of changing zoning, which is not actually happening. As a Committee, we need to come to a mutual agreement about what the Plan is.
  - PS discussed the opportunity for branding and gateways and how this can reinforce/create Township identity.
    - EM referenced unique street name signs.

- PS stated how people consider Booths Corner as a town center and referenced West Conshohocken Vision Plan and could we do something like that at Booths Corner.
  - PS stated that SC will share the trail plan (part of the Park and Open Space Plan) with this committee due to its importance/relevance.
- LT expressed concern about the comprehensive plan being bogged down by too much information and referenced the 2006 plan.
  - PS responded that the fewer words/more graphics, the better. SC can put heavy details in appendix.
  - LS stated that there was unnecessary historical information in the 2006 plan.
    - PS stated that SC has no intention of being redundant and that the Plan has to be written in plain English and avoid planner jargon whenever possible. SC makes sure to explain jargon via callout when its use is necessary.
- GL expressed desire for next public meeting to not devolve into a Shaffer Park meeting.
  - PS confirmed.

#### Next Steps

- Continue mapping and analysis
- Inventory resources
- Further transportation analysis
- Conduct Key Person Interviews
- Next Committee Meeting - October 12<sup>th</sup>
- Public Meeting #2 – March 14<sup>th</sup>

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Sincerely,

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## Discussion

1. Discussion about Bethel being a dry community. EM noted that a referendum is needed to change the status of this and to allow alcoholic beverages in Bethel. This initiative was stalled due to the Pandemic and never started up again. Survey showed that of “wanted” businesses in the Township, restaurants and bars were highest on the list. If Township want to encourage future mixed uses in “village” areas, alcohol sales may be an important factor to resolve.
2. GI requested that SC send to the Township / committee up to date opinion survey results for both the Comp Plan and the Recreation Plan. **(SC to send Twp survey results for both plans.)**
3. GI requested that SC send her the contact person for the bird watching group that was one of the Ker Person Interviews.
4. SC to send tonight’s presentation to the committee.
5. Discussion about new housing units in the Township. Is the 60+ age cohort going to be able to find housing for retirement in the Township?
6. Discussion about accessory dwelling units. GI noted that this should be considered. Discussion about whether or not accessory dwelling units are needed? PS noted that many other communities are considering accessory dwelling units.
7. General discussion about the costs of new housing construction in general. Based on the opinion survey, townhouses appear to be the only type of housing (Other than detached single family units) to be acceptable to residents who took the survey.
8. Discussion about “Village Center” at Booth’s Corner. What does existing C-1 zoning allow here? PS noted likely just a strip center. PS suggest that Township plan now for future uses at this important location in the Township. **(SC to do a simple yield analysis of the properties (auto auction and farmers market) to determine what is possible under existing zoning.)**
9. To enhance the current appearance of Booth’s Corner, Township could undertake a sidewalk and/or tree planting and possibly lighting program to enhance the appearance of this iconic location in the Township. Delaware County planning department notes Booth’s Corner as a “neighborhood center”.
10. Preliminary connectivity plan (part of the park and open space plan) shows proposed sidewalk in and around Booths Corner – for safety and utility. Better pedestrian connections rank very high in the public opinion survey.
11. Discussion about the “mushroom farm” site and the “archery range” site. Both sites have challenges toward redevelopment. In the recent past, various proposals have been discussed, but nothing has happened. Discussion about identifying these parcels as possible park / open space sites. Likely to be the least controversial possible use here and benchmarking in the Park and Open Space plan has shown that the Township is underserved by park and open space sites.
12. The contaminated site adjacent to Community Park is nearly complete of contamination clean up. In past years, the Township has had a conversation with property owners (Booth family), however, nothing has resulted from this discussion. The Parks and Recreation Plan will show this site as a desired park / open space land.
13. The existing horse farm in the northeast corner of the Township is recommended to be shown as a possible future park and open space. This site is currently zoning Industrial; however, it does not appear to be a good site for industrial use. It is possible that only a part of this site is ideal for open space, but for purposes of the plan, it is likely best to show the entire site as open space. This land is also contiguous to the proposed powerline trail alignment.

14. SC recommends that the Township adopt an Official Map and add these possible parks and open space sites to the Official Map so that the Township can be an active part of the discussion about these sites for open space and recreational uses.
15. Regarding transportation improvements, both the Rt. 322 improvement project and the roundabout project at Five Points in the NE corner of the Township are – at best – several years into the future away from construction.
16. PJ reviewed connectivity gaps in the Township for both improved pedestrian and cyclist connectivity.
17. SC reviewed connectivity concepts in the form of sidewalks and off-road and on-road trail routes. SC noted that off-road routes would require easements. GI noted that sharrow routes would not be utilized. Connectivity is technically part of the Park and Recreation plan but was reviewed since it has land use implications for connections to parks, schools, and mixed-use village commercial areas.
18. PJ presented ideas for future land use categories. This is a tool for generalizing land uses in the Township. Two areas were suggested for a land use called “Village Mixed-Use”. One area is the Booth’s Corner area (previously mentioned) and the other is the area in the northeast corner of the Township (Five Points) that would include both the existing land zoned C-2 (current landscape company) and the existing horse farm, mentioned above previously under open space. (There could be overlap between open space the village mixed use.)
19. The long-term (30 year) future of the tank farm was discussed. Could this become part of the Booth’s Corner mixed use village area, with denser housing (townhouses) small commercial, community space, etc.?
20. GI noted that a tree replacement ordinance and a solar energy ordinance were recently adopted by the Township.

## Next Steps

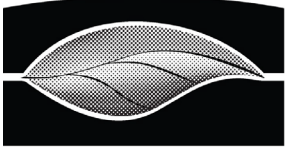
- Finalize mapping and analysis.
- Finalize Key Person Interviews
- Draft report narrative
- Refine and prioritize recommendations.
- Committee Mtg 4 – February 15
- Public Meeting #2 – March 14<sup>th</sup>

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Sincerely,

SIMONE COLLINS, INC.  
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## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Bethel Township Building 1092 Bethel Road, Garnet Valley, PA 19060</b>	Meeting Date/ Time:	<b>2/15/2024 7:00-9:00 PM</b>
Re:	<b>Committee Meeting #4</b>	Issue Date:	<b>5.17.24</b>

### ATTENDEES:

Peter Simone, Simone Collins (SC)  
Pankaj Jobanputra, SC  
(Please see attached sign-in sheet)

### MEETING SUMMARY:

### PRESENTATION

Pete Simone (PS) and Pankaj Jobanputra (PJ) of Simone Collins (SC) led the group through a brief presentation which included the following elements:

- Suggested Vision and Goals
- Updated Survey Results
- Analysis
  - Housing
  - Economic Development
  - Community Services
  - Transportation
  - Historic Preservation

- Land Use
- Zoning
- Draft Plan Layout
- Next Steps

### NOTES:

#### General Comments/Questions

- The team and committee discussed the preliminary recommendations.

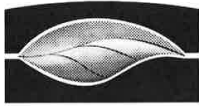
### Next Steps:

- Upcoming Meetings
  - Public Meeting #2: Thursday, March 14, 2024 @ 7:00-9:00PM
- Committee
  - Provide feedback to SC on items in the Committee Meeting #4 presentation.
- Simone Collins
  - Refine preliminary recommendations

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Sincerely,

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### MEETING SIGN-IN SHEET

Project: Bethel Township Comprehensive Plan      Project No.: 21002.10

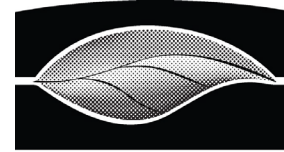
Location: Bethel Township Building  
1092 Bethel Rd., Garnet Valley, PA 19060      Meeting Date: 2.15.2024  
Time: 7:00 pm

Re: Committee Meeting #4 – Draft Plan Preview

CHECK IF PRESENT	NAME	TITLE	ORGANIZATION/GROUP
X	Giovanna Iacono	Chair	Bethel Township
X	Lou Torrieri	Chair	Planning Commission
X	Catherine Spahr	Member	Planning Commission
X	George Lincoln	Member	Planning Commission
X	Michael Dunn	Member	Planning Commission
	Laurence Smith	Solicitor	Planning Commission / Sewer Authority
X	Garry Lanahan	Chair	Zoning Hearing Board
X	Rich Nutinsky	Resident	Bethel Township
X	Ed Miles	Resident	Bethel Township

X Stephanie Dehannessian

Supervisor



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### MEETING NOTES

Project: Bethel Township Comprehensive Plan Update      Project No.: 22068.10

Location: Bethel Township Building  
1092 Bethel Road, Garnet Valley, PA 19060      Meeting Date/Time: 3/14/2024 7:00-9:00 PM

Re: Public Meeting #2      Issue Date: 5.17.24

#### ATTENDEES:

Peter Simone, Simone Collins (SC)  
Pankaj Jobanputra, SC  
(Please see attached sign-in sheet)

#### MEETING SUMMARY:

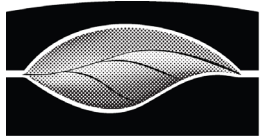
#### PRESENTATION

Pete Simone (PS) and Pankaj Jobanputra (PJ) of Simone Collins (SC) led the group through a brief presentation which included the following elements:

- Suggested Vision and Goals
- Updated Survey Results
- Analysis
  - Housing
  - Economic Development
  - Community Services
  - Transportation
  - Historic Preservation







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**MEETING NOTES**

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Bethel Township Building 1092 Bethel Road, Garnet Valley, PA 19060</b>	Meeting Date/ Time:	<b>5/14/2024 7:00-9:00 PM</b>
Re:	<b>Board of Supervisors #1</b>	Issue Date:	<b>6.7.2024</b>

**ATTENDEES:**

Pankaj Jobanputra, SC

**PRESENTATION**

Pankaj Jobanputra (PJ) of Simone Collins (SC) led the group through a presentation which reviewed recommendations and included the following elements:

- Draft Vision and Goals
- Draft Recommendations
  - Housing
  - Economic Development
  - Community Services
  - Transportation
  - Historic Preservation
  - Future Land Use
  - Zoning
- Themes

**NOTES:**

General Comments/Questions

- The team and members of the public discussed the preliminary recommendations.

**Next Steps:**

- Simone Collins
  - o Finalize Draft plan and submit by May 15<sup>th</sup>

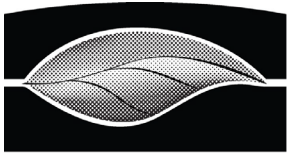
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Sincerely,

Pankaj Jobanputra  
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KEY PERSON INTERVIEW  
MEETING NOTES



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## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Virtual</b>	Meeting Date/ Time:	<b>09/18/2023 11:00-12:00 PM</b>
Re:	<b>Key Person Interview – Delaware County Planning</b>	Issue Date:	<b>5.17.24</b>

### ATTENDEES:

- Rebecca Ross (RR), Principal Planner
- Tom Shaffer (TS), Community and Regional Planning Manager
- Pankaj Jobanputra (PJ), Simone Collins Landscape Architecture (SC)
- Emma Haley (EH), SC

### MEETING SUMMARY:

- TS – Bethel is an environment for people who like low-density and have more space around them.
- RR – There is a sense of community and Booths Corner is a big regional draw and point of pride. It is different from neighboring communities and has proximity to Delaware and Chadds Ford. It is transitional from that affluence to the more mixed incomes in Upper Chichester.
- RR – There are planning challenges – it is auto-dependent and does not accommodate accessible housing units, which can be addressed by cooperation with surrounding communities. In terms of long-term planning, how can new development be brought in without losing open space. Connecting the communities through trail or on-road multimodal network could also be a good thing to reduce auto-reliance.
- RR – In terms of aging in place, Swarthmore pursued ADU ordinances and is a good model. The lack of space for multi-family apartments in Bethel makes it ripe for accessory

dwellings. Swarthmore targeted their ADU ordinance to be family oriented. Bethel does not have “starter homes” and ADUs can be an opportunity for stepping up the housing ladder for young families. For older people who don’t want to move out and want to age in place, ADUs can also be a great solution without putting the entire home on the market.

RR – There may be zoning and building code implications, especially if people are eager for a unit with separate entry and a kitchen. I’m unsure of the existing market in Bethel, but suites could be a start. If the continuation of the bucolic environment is desired, small, separated properties could be a good way to manage density.

RR – Housing affordability, in general, is a huge issue, and housing stock is trending toward single family, luxury apartments and townhouses. In Media, I’ve seen things that are out of scale, and people have been dissatisfied. Not necessarily an issue in Bethel as it is in eastern communities where housing can be densified. The school district is usually a big issue, but Bethel has a good district. Being a built out, dense County, we are concerned that communities look for ways to accommodate future growth, which is something we’re trying to encourage.

TS – The widening of 322 will help to draw some local traffic from parallel roads once it has more capacity. The roundabout that is proposed will improve safety at those intersections, which will be a big benefit for the area.

RR – From a broader perspective, I don’t see any concerns regarding school or community services as the Township has competitive tax rates resulting in good quality services. I do see medical uses increasing. We see more concern with aging hospitals and their ongoing upkeep and support and staffing, we do know Riddel has concerns with being overloaded in its emergency room because of a lack of regional facilities.

TS – There is a regional trail being planned along a power line from Concord to Clayton, which bisects the northern section of Bethel.

RR – Overall, it is a good effort to connect community assets and improve access to outlying areas. What was the concern with HOA trails?

EH – Proposing trails will allow unfamiliar faces in developments and that developments are not open to connections between parks and HOA land.

RR - We have lots of examples of people objecting to projects like rail trails and then desiring gates in back fences for easy access. An abbreviated version of a trail might be more palatable. It is a big concern with Shaffer Park properties that join parcels.

RR – I think that areas to focus on are accommodating future development in a responsible way, addressing rising housing prices, and being prepared for new housing units and aging in place desires.

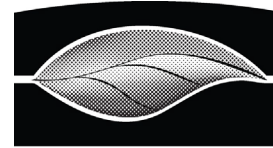


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## MEETING NOTES

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Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Virtual</b>	Meeting Date/ Time:	<b>08/30/2023 11:00-12:00 PM</b>
Re:	<b>Key Person Interview – Bethel Township EMS</b>	Issue Date:	<b>5.17.24</b>

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### ATTENDEES:

Bruce Egan (BE), Administrative Director

Ray Stiles (RS), EMS Coordinator

Pankaj Jobanputra (PJ), Simone Collins Landscape Architecture (SC)

Emma Haley (EH), SC

### MEETING SUMMARY:

BE – The building at the Township campus that my office and EMS are in needs lot of improvements, there is no bathroom.

BE – There needs to be some planning for an in-house EMS unit with suitable crew quarters and garage space for specific EMS units as we don't want to keep the chase car outside. When we do have issues, they are attentive to our needs. The hose company is modern and updated but needs industrial carpet/tile.

RS – EMS vehicles need to be secured since medics carry medical narcotics and keeping the vehicles indoors is ideal for this.

BE – Crozer is the EMS provider for the Township and has 2 people assigned to the Bethel area. However, there are issues with EMS delivery in Delaware County, including 24/7 staffing, recruitment, and retention – however these issues are nationwide and not unique to Delaware County.

RS – The Fire Department and EMS are separate entities, but the municipality is responsible for both. The Township is contracted with Crozer for EMS and houses the Fire Dept. in its own building. The Fire company has 80 members on books with 15 that regularly respond to calls. There are usually 3 members available during the day. The Fire Dept. is 100% volunteer and is experiencing similar recruitment issues.

BE – There is currently 1 ambulance, which is adequate for now.

RS – Fire Dept. equipment is currently adequate, and we get assistance from neighboring municipalities. Fire Company purchases are supported by a fire tax as well as fundraising events and initiatives. We average between 325 to 350 fires per year but can't give an accurate statistic because we respond to fires in neighboring municipalities as well.

RS – The Fire Dept. has outgrown the firehouse, as the electric system is at maximum load and storage is non-existent. We need trucks that fit in the firehouse. If we plan for on-site 24/7 staffing, then we need facilities to accommodate that. It would be possible to expand the building or build a separate "public safety" building. The Township campus is becoming very crowded as the Police Dept. is also outgrowing their building.

BE – The Township should plan for 24/7 operation for ambulance and fire truck staffing – it is difficult to get several firefighters to show up at odd hours during the day and night. We advertise constantly for volunteers in schools and events.

BE – The fact of the matter is that there is a nationwide paramedic shortage. The bottom fell out during COVID, and the EMS landscape has changed dramatically. We get called to the nursing home frequently, as well as Booths Corner on weekends. We would get called to 322 for crashes before improvements to the roadway were made.

RS – Goodley Road floods regularly but we are in the process of trying to mitigate it with DCED grants and FEMA hazard mitigation grants. Besides 5-points, there aren't many bottlenecks. The effect of the 322 improvements on local roads is unknown, but it may make sense to upgrade traffic signalization.

RS – Any time we hold events at a park and feel the need for ambulance presence, we are usually accommodated. Parking at Community Park can get right but there generally aren't egress issues.

EH – If the Shaffer Park concepts go through, there will be a 9-foot trail with a parking lot off Bethel Road and pedestrian access off Goodley Road.

RS – How will driving on paved trail be prevented?

EH – We can have removable bollards, but we do not generally see that happening.

BE – I would recommend a push button for emergencies, like what is commonly on college campuses, as well as a nearby AED. We are bound to have an emergency there with a multiple-minute response time, and having a nearby AED will be paramount.

RS – Without immediate access, police will not patrol the park.

RS – We do what we can to make sure we have continued ambulance access in the Township, and I am at a loss for how to increase the number of volunteers. Bruce is offering pay and still cannot get volunteers.

BE – In 2022, we had just under 1,300 responses with around 100 per month. We can likely get the true number from the 911 center upon request.

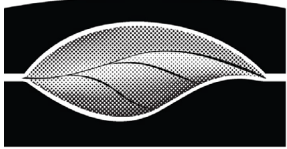
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## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Virtual</b>	Meeting Date/Time:	<b>09/5/2023 3:00-4:00 PM</b>
Re:	<b>Key Person Interview – Bethel Township Finance</b>	Issue Date:	<b>5.17.24</b>

### ATTENDEES:

Marco Agostini (MA), Finance Director

Peter Barsz (PB), Treasurer

Pankaj Jobanputra (PJ), Simone Collins Landscape Architecture (SC)

### MEETING SUMMARY:

MA – The Police Department is the bulk of expenditure and is consistent with their ask each year, and always knows what they need. On top of keeping up with repairs and maintenance, they try to get a new vehicle every few years.

PB – You pay 24 hours’ worth of salaries and police vehicles run 24/7, while fire vehicles are used as needed.

MA – Highway Department occasionally has an expenditure like a new truck, mower, or big repair.

PB – If we budget for vehicles, we can consistently replace them when accidents happen. Its harder if you aren’t prepared, and when you are on the road 24/7, the chances of an accident are increased substantially.

PB – Recent capital expenditures include a salt shed, redid the plant, repaved roads, did improvements to parking lots, equipment replacements, trucks for highway and cars for police. There is also a portion of millage that goes into the fire fund to assist with fire equipment purchases.

MA – Outside of normal vehicles, we don’t see any big purchases on the horizon.

PB – One big recent purchase is the doctor’s property, which was purchased with a loan and immediately repaid.

PB – Each department typically gets its budget request. We listen to the needs of the managers and trust their judgement.

MA – Everyone is very hands on here, and as far as trying to provide everything – we talk with department heads.

MA – For parks, we developed a maintenance budget for the Shaffer property that includes the cost to maintain and things like porta potties, doggie bags for dog owners that visit, on-site electric meters. Park maintenance is consistent year after year.

PB – We use general funds for parks.

MA – We also have a recreation fee in lieu and have \$13,800 that goes towards parks.

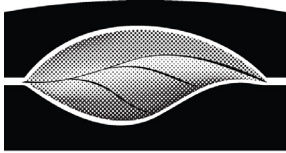
PB – Taxes have been consistent and have not had an increase in 11 years. Trash collection needs to be funded and is a challenge every year since costs keep going up. There are standard cost increases everywhere and utilities always go up. Insurance is also a big cost. Real estate tax is the largest revenue generator.

MA – I can send you the last 4 years of our budgets.

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 SIMONE COLLINS, INC.  
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**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
 119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
 PHONE: 610.239.7601 FAX: 610.239.7606  
 WWW.SIMONECOLLINS.COM

**MEETING NOTES**

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Virtual</b>	Meeting Date/Time:	<b>10/16/2023 3:00-4:00 PM</b>
Re:	<b>Key Person Interview – Fire Company &amp; Highway Dept.</b>	Issue Date:	<b>5.17.24</b>

**ATTENDEES:**

Jeffrey Kane (JK), Fire Chief & Roadmaster

Brett Small (BS), Deputy Fire Chief

Pankaj Jobanputra (PJ), Simone Collins Landscape Architecture (SC)

**MEETING SUMMARY:**

BS – A full road crew is 6 people, and we are currently down to 2.

BS – Our equipment inventory is 6 dump trucks, tractors with mower and backhoe, and several mower and trailers. Most of the summer schedule consists of grass cutting and maintenance as needed such as pot hole filling or tree removal. We stop cutting grass in November. In the fall we do tree trimming, roadway maintenance, leaf removal, and snow clearing at parking lots, trails, and Township roads.

BS – We have no storage or locker room. We absolutely need equipment and vehicle storage.

BS - We have increased a few line items, including fuel, parts, repairs, and equipment replacement.

BS – We are working on our wish list and are including replacing older trucks. We try to keep ahead of major things and replace trucks when we can get resale value.

BS – we have 6 part time workers but might hire 1 or 2 more full time workers. We put out hiring ads but haven't gotten responses.

BS – Park maintenance takes a lot of time, but it is seasonal. Road maintenance is always ongoing, and storm drains always need repairs. We will prepare for winter by filling areas to mitigate plow damage.

BS – We are pretty good around here in terms of flooding since we are high, it has to be significant rain for flooding to happen. The Township is getting grants to put in new culverts. A lot of flooding work gets turned over to ACOE. We haven't had any bad storms but get occasional tree damage that falls off into streets. PECO would take care of downed wires. We try to keep trees trimmed to the best of our ability.

We are out of office space and have no storage. Equipment is much better here than in a lot of places and we are fortunate that the Township assists us with getting fire trucks. We will start replacing trucks in 3 years, so it will be 3-5 years before the need for another truck comes up.

As far as gear goes, we should be good with what we have, but there is always room for better. Our rescue tools are from 2006 and are coming up on being outdated soon. The people who maintain them don't know how many years parts will be remain supported. We need to update our jaws of life tools and extraction equipment which will be well over \$100,000. When we refurbish or get a new truck, we have to replace the internal equipment. Our truck maintenance is good and we have a company come in once a year to change oil and perform preventative maintenance. Our fire hose is nearing the end of its life so we will need to replace that. Fundraising drives raise us between 50-60,000 a year. We have a carnival every year, which is very time consuming, but we do other fund raising. We get relief association money from the state to buy new equipment, we usually get \$60-63,000.

A big thing is getting volunteers, which is a nationwide problem. We have good firemen and have 10 dedicated people, and about 20 that help when they can. In total, the fire company has about 80 members.

We don't have issues at the parks as they are easily accessible for the fire company. We have 3 other fire companies in the area that help us as well.

We are called out to around 30 vehicle accidents annually.

Additional sidewalks would be great for the community as people are currently forced to walk in the street. We have had a pedestrian fatality in the past.

The major safety improvements are needed at 5 Points as there are line of sight issues. There is a retention pond at the intersection, and we have had vehicles



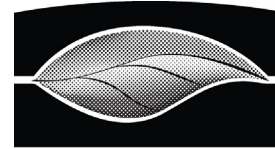
crash into it before. The water is used for irrigation for the tree nurse next door and it is drained on a regular basis. Some intersections are difficult to get a fire truck through. We are supposed to get a preemption system at the light at the fire station, but we don't have a date for that.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,



Pankaj Jobanputra, AICP  
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## MEETING NOTES

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Virtual</b>	Meeting Date/ Time:	<b>09/20/2023 1:00-2:00 PM</b>
Re:	<b>Key Person Interview – Police Department</b>	Issue Date:	<b>5.17.24</b>

### ATTENDEES:

John Egan (JE), Police Chief

John McCarthy (JM), Police Lieutenant

Pankaj Jobanputra (PJ), Simone Collins Landscape Architecture (SC)

### MEETING SUMMARY:

JE - Most of the crime comes from the border on the west end of town, they are utilizing Rt 202, basically burglaries and thefts, there are no murders or robberies.

JE – The police station was built in the 90s by people from the town. We have 23 officers but would like to have 25. All officers are part time and we've outgrown the police station. When someone is admitted to the station, they're in middle of the police department. Our locker room facilities are in a small 7 x 12 room. We have presented 2 options to the Township: remodel or tear down and build new station. Our one interview room is too small and we have 2 computer stations and 1 8 foot long table where business is conducted, We eat and write reports there.

JE - We get equipment to keep the Dept. and vehicles updated. We're trying to stay up to date with computers. We have a tracking system for issuing citations. We try to replace cars as once they have 60,000 miles they cost money. It's easy to put 60,000 on a car as different people drive them every day they get worn out.

There is no system in place for replacing cars, we just make the request. We have 6 cars including the Chief's vehicle. The Township has not raised taxes in 8 years. One car has 100,000 miles and another has 77,000 miles. The newer cars purchased in 2022 have 50,000 miles. The others were purchased in 2017 and 2019. We have to spend 20,000 extra per car to install the necessary equipment.

JM – Our budget increased last year and we got a lot of much needed equipment. My hope is that we get a similar increase this year.

JM – Our officers are sent out for a minimum of 2 days' worth of required training. Outside of that, we have CPR, first aid, and firearms training annually.

JM – The border with Delaware is our "hot-bed" of crime. In the past 3 to 4 months we've had 5 to 6 burglaries. We get a lot of thefts from vehicles. Bethel is generally a quiet town, and the crime element is leaking from other places.

JM – Crime is currently one of the hottest buttons, especially in the last 2 months. Aston, Concord, and Upper Chichester have also been dealing with similar issues.

JM - All of the parks are generally very safe and we rarely have issues there. Sometimes we get vehicles parked there which is traditionally younger folks. We have very little issues with them and minimal drinking. Most parks are fairly small and Shaffer will be our first big park. We do have some minor vandalism at parks like spray paint and broken glass bottles.

JM – The Township does not have big festivals but does hold organized events like corn boil and fireworks which get good attendance. We do regular patrols around parks.

JM - 322 is currently being widened from 2 lanes to 4-6 lanes. It has not begun the construction phase but is slated to being in late 2024. It will be a 2-year project. We don't have a great deal of accidents but get minor ones in parking lots and most are vehicle vs deer. We had a few fatalities back in 2014 or 2015, and serious accidents in 2018. Common accident locations are on Folk and Zebley, Folk and Bethel, Folk and Garnet Mine, Naamans Creek and Garnet Mine, Naamans and Folk, Rt 322, Bethel Rd, 5 Points, and the entire length of 322.

JM – Lighting and road delineations would help and we don't have many traffic lights, they are maintained by the Township and electrical company.

JE – We have been looking into getting red light cameras.

JM – The vast majority of the Township does not have sidewalks, and combined with street lighting could be a big safety upgrade. I'd say 10% of the Township has street lighting.

JM - One thing the Township lacks is retail space - the only retail is Booths Corner which is only open on Friday and Saturday. Other than small convenience stores, there is no other retail. In terms of strictly residential development, I think the Township could benefit from new development.

JM - With trails, our biggest concern is that we don't have any access to them. One thing we continue to stress with Shaffer is that we need to purchase some type of vehicle, like a small 4-wheeler that can access the trail, to serve as a patrol vehicle. If someone gets hurt, we can strap some type of board to get that person out of the woods.

JE - We recommended building a small 1 car garage that can house Razors, which can do 60mph and has a container on back. You can manipulate that and get a backboard in there. We haven't gotten information back about this idea and where the potential building would be. It could happen in Shaffer. We can't do it without this as we won't get box ambulance in there since walkways are not wide enough.

JM – I am a fan of a trail system but can understand people thinking it will bring crime, which I personally don't see happening.

JE – Our highest concern is a new or upgraded facility, for which there is grant money available out there.

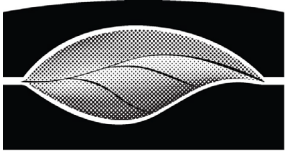
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Sincerely,



Pankaj Jobanputra, AICP  
SIMONE COLLINS, INC.  
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**MEETING NOTES**

Project:	<b>Bethel Township Comprehensive Plan Update</b>	Project No.:	<b>22068.10</b>
Location:	<b>Virtual</b>	Meeting Date/ Time:	<b>09/19/2023 2:00-3:00 PM</b>
Re:	<b>Key Person Interview – Township Zoning and Engineering</b>	Issue Date:	<b>5.17.24</b>

**ATTENDEES:**

- Matthew Houtmann (MH), Municipal Engineer
- Steve Wasylszyn (SW), Zoning Officer
- Peter Simone (PS), Simone Collins Landscape Architecture (SC)
- Pankaj Jobanputra (PJ), SC

**MEETING SUMMARY:**

PS – Are there any chronic zoning issues or requests for variances?  
 MH – Both the zoning ordinance and SALDO need an upgrade, they are currently reflective of development trends of the early 1970s. The township isn’t looking for drastic changes in allowable uses, but would benefit from a stronger commercial base, especially restaurants. There is not much vacant ground left to reassign zoning.

PS – Booths Corner and the auto auction are prime real estate and at some point, they may be sold. Nobody really wants change, and unless you plan for change, it will happen regardless. Those lands are valuable and would make for a great town center.

MH – The list of allowable uses needs to be thoroughly reviewed, especially for non-residential districts, and updated according to present demands.

PS – We were surprised to learn that Bethel is a dry township.

MH – When Prohibition ended, you could still be a dry town. If the Township wanted to become non-dry, they could do that, but there isn’t any motivation behind it.

MH – I’ve heard that Laurel Pipeline and Buckeye filed for Act 2 clearance, which is presently before DEP, and would be cleared for residential use. The Pipeline people pushed public water in, got clean standards, and put a plan through at the Supervisor level. An ordinance was passed to allow it but it was restrictive, and I’m not sure if it is proceeding past that.

PS – What about progress on transportation improvements?

MH – The middle phase of the 322 improvements will throw traffic on collector streets, and the couched roundabout will start in approximately 8 years.

PS – We’ve talked about aging in place and the ability to create in-law suites but have gotten pushback. Some in-laws don’t need their own apartments and the municipality must try and enforce that.

SW – We do allow in-law suites and it’s not a zoning issue. As soon as parents leave, people can rent the suite. They are supposed to get a permit from the Township, and you can put in a suite now, but not in a separate building and it cannot be rented out. This is in all residential districts.

MH – A personal observation is that you have to consider the School District. You can get a family that moves in at the beginning of the school year and as soon as the last kid is off to college, they move out. Then a new family comes in and restarts the cycle. This keeps the school population high and discourages people from staying in homes, especially in their twilight years.

PS – We heard that there were plans for soccer fields but residents did not want them.

MH – We had flooding problems there and are trying to get infrastructure improvements. We handle the MS4 permit and one of the first projects would be to retrofit the basin at the open space parcel in south branch of Naamans Creek. We are also looking at stormwater management in Shaffer Park. Our permit is up in 2027.

PS – Have you looked at using park sites to meet stormwater requirements?

MH – There isn’t much opportunity at Bethel Community Park. Jack King Park may have a stream but not much potential. Adkinson has a pond which may be able to grab water off of the parking lot.

PS – We will make suggestions for share the roads where can through the District's betterment program. There is no room for shoulders and trail opportunities are limited, depending on what the pipeline has for contaminated sites.

MH – The contaminated site starts on Laurels property. The Booth family owns it and used to live in the development just north of the parcel.

PS – Has there been anything proposed at the Penn Del Archery site?

MH – Developers look at the mapping and see a vacant parcel every once in a while, but haven't heard any meaningful inquiries.

MH – The mushroom farm ran for many years. A Delaware developer submitted a sketch plan with ~10,000sf lots but I do not think it would be well received. A few years ago someone wanted to put in a micro-bourbon distillery but there were issues with nitrates being released into streams and the big pond.

PS – Is the tank farm community minded?

MH – The Fire Marshall works with them. They are very accommodating and if they can help the Township, they would. It is a homeland security site and they have a gated entrance.

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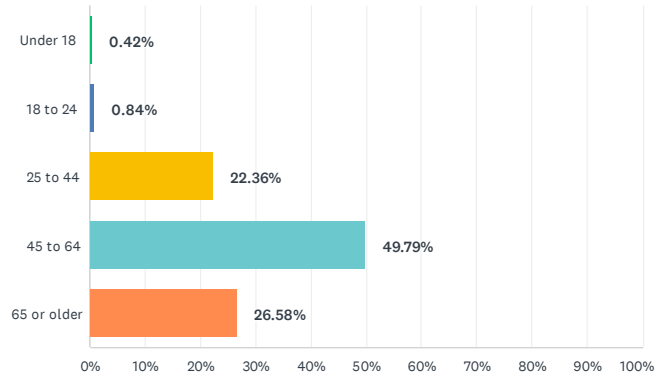
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PUBLIC OPINION SURVEY  
RESULTS

### Q1 What is your age?

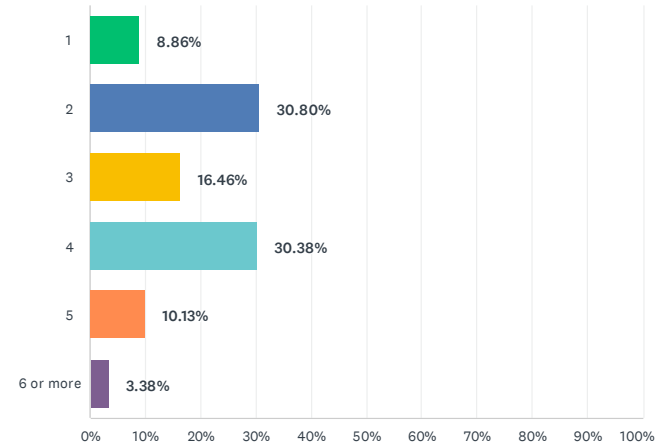
Answered: 237 Skipped: 6



ANSWER CHOICES	RESPONSES	
Under 18	0.42%	1
18 to 24	0.84%	2
25 to 44	22.36%	53
45 to 64	49.79%	118
65 or older	26.58%	63
<b>TOTAL</b>		<b>237</b>

### Q2 How many people currently live in your household?

Answered: 237 Skipped: 6

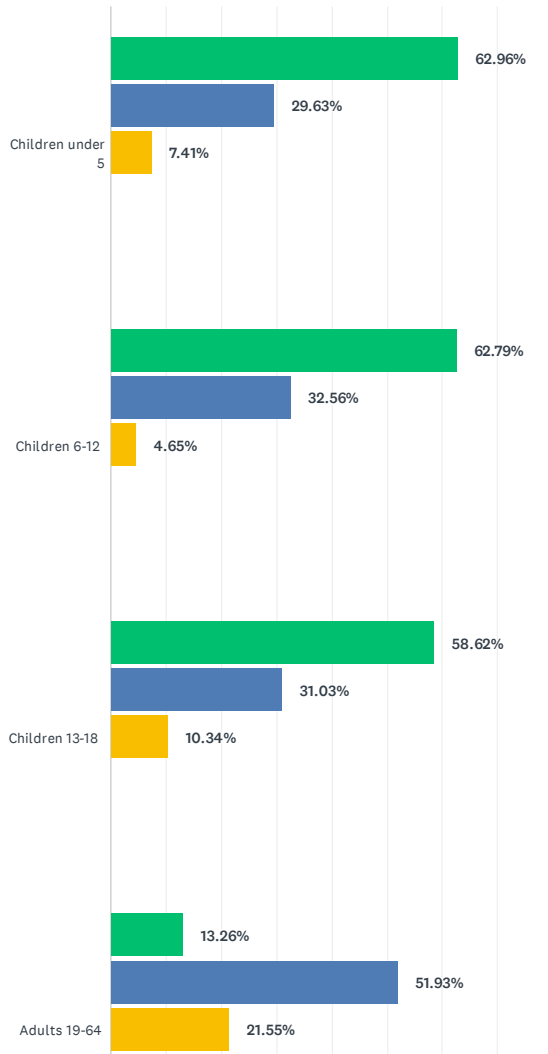


ANSWER CHOICES	RESPONSES	
1	8.86%	21
2	30.80%	73
3	16.46%	39
4	30.38%	72
5	10.13%	24
6 or more	3.38%	8
<b>TOTAL</b>		<b>237</b>



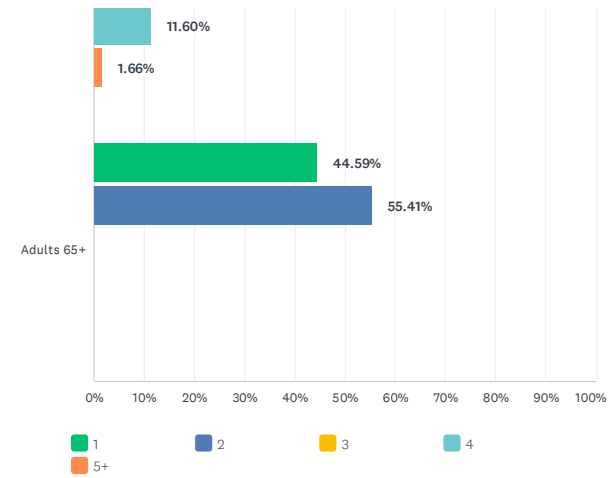
### Q3 Please indicate how many people of each age group currently live in your household

Answered: 232 Skipped: 11



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Bethel Township Comprehensive Plan Update



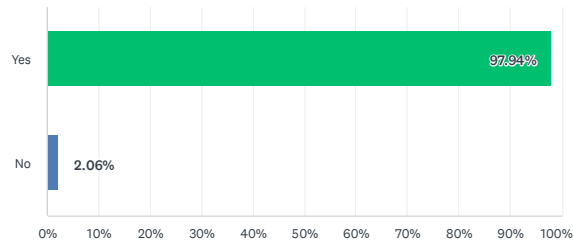
	1	2	3	4	5+	TOTAL	WEIGHTED AVERAGE
Children under 5	62.96% 17	29.63% 8	7.41% 2	0.00% 0	0.00% 0	27	1.44
Children 6-12	62.79% 27	32.56% 14	4.65% 2	0.00% 0	0.00% 0	43	1.42
Children 13-18	58.62% 34	31.03% 18	10.34% 6	0.00% 0	0.00% 0	58	1.52
Adults 19-64	13.26% 24	51.93% 94	21.55% 39	11.60% 21	1.66% 3	181	2.36
Adults 65+	44.59% 33	55.41% 41	0.00% 0	0.00% 0	0.00% 0	74	1.55

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Bethel Township Comprehensive Plan Update

Q4 Are you a resident of Bethel Township?

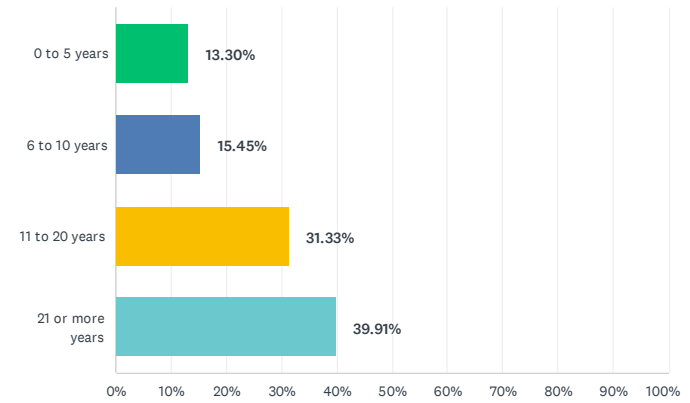
Answered: 243 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	97.94%	238
No	2.06%	5
TOTAL		243

Q5 If you live in Bethel, how long have you lived in the Township?

Answered: 233 Skipped: 10

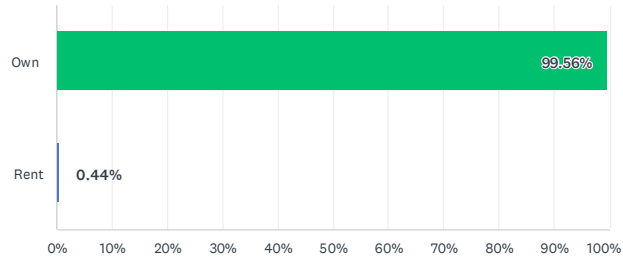


ANSWER CHOICES	RESPONSES	
0 to 5 years	13.30%	31
6 to 10 years	15.45%	36
11 to 20 years	31.33%	73
21 or more years	39.91%	93
TOTAL		233



### Q6 Do you own or rent your place of residence?

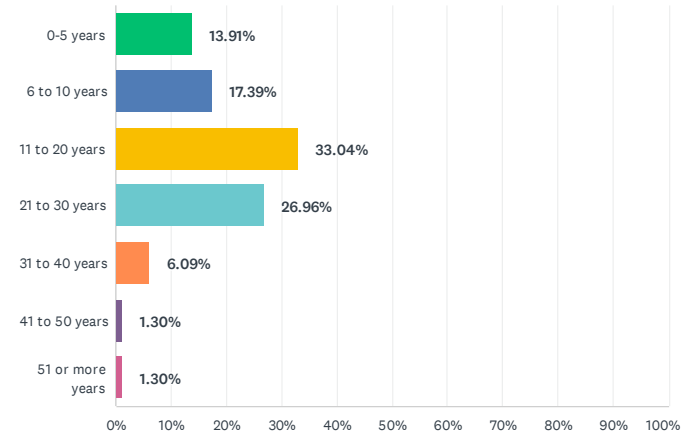
Answered: 227 Skipped: 16



ANSWER CHOICES	RESPONSES	
Own	99.56%	226
Rent	0.44%	1
TOTAL		227

### Q7 How long have you lived at your place of residence?

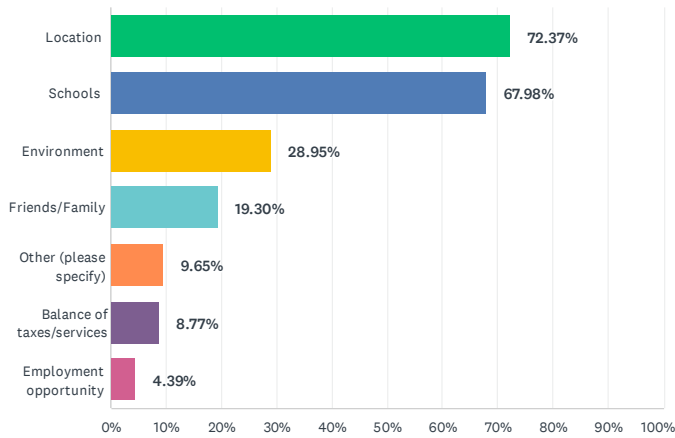
Answered: 230 Skipped: 13



ANSWER CHOICES	RESPONSES	
0-5 years	13.91%	32
6 to 10 years	17.39%	40
11 to 20 years	33.04%	76
21 to 30 years	26.96%	62
31 to 40 years	6.09%	14
41 to 50 years	1.30%	3
51 or more years	1.30%	3
TOTAL		230

Q8 If you are a resident of Bethel Township, which of these influenced your decision to move here? (Please check all that apply.)

Answered: 228 Skipped: 15



ANSWER CHOICES	RESPONSES
Location	72.37% 165
Schools	67.98% 155
Environment	28.95% 66
Friends/Family	19.30% 44
Other (please specify)	9.65% 22
Balance of taxes/services	8.77% 20
Employment opportunity	4.39% 10
Total Respondents: 228	

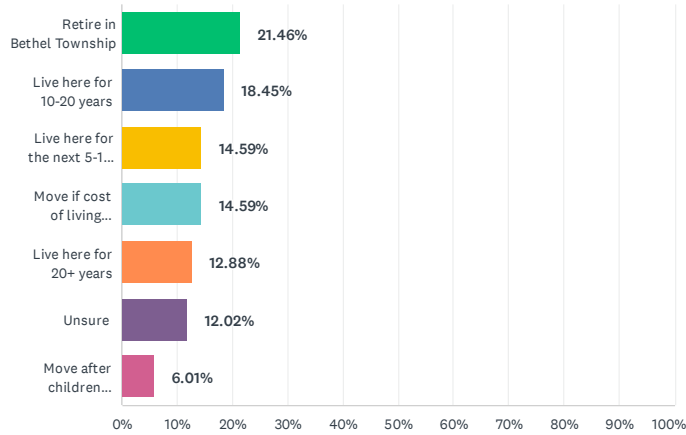
#	OTHER (PLEASE SPECIFY)	DATE
1	Retired	2/4/2024 7:35 AM
2	Retirement community	2/2/2024 5:01 AM
3	Community	2/1/2024 1:25 PM
4	Grew up and stayed here	1/18/2024 2:56 PM
5	Always lived here	1/9/2024 8:45 PM
6	Lived here my entire life	1/8/2024 4:58 PM

7	I grew up in Bethel	11/22/2023 4:17 PM
8	Originally taxes	10/7/2023 9:55 AM
9	Over 55 community	8/21/2023 12:05 PM
10	Grew up in the house I live in. Lived here off and on since 1969	8/20/2023 10:40 AM
11	Born and raised	7/19/2023 4:51 PM
12	Lifelong resident	7/17/2023 8:31 AM
13	Sports	7/6/2023 9:46 AM
14	55+ development	6/10/2023 8:25 PM
15	55 age community with services, with garage!	6/6/2023 10:04 AM
16	Adult community	6/3/2023 10:59 AM
17	55+ retirement community	6/3/2023 10:31 AM
18	Residence options	6/3/2023 8:45 AM
19	Value on land preservation	5/31/2023 9:49 PM
20	Open space	5/21/2023 9:34 AM
21	to have a farm	5/20/2023 10:39 PM
22	My family has been here for generations	5/19/2023 5:38 AM



### Q9 If you are a resident of Bethel Township, what are your long-term plans?

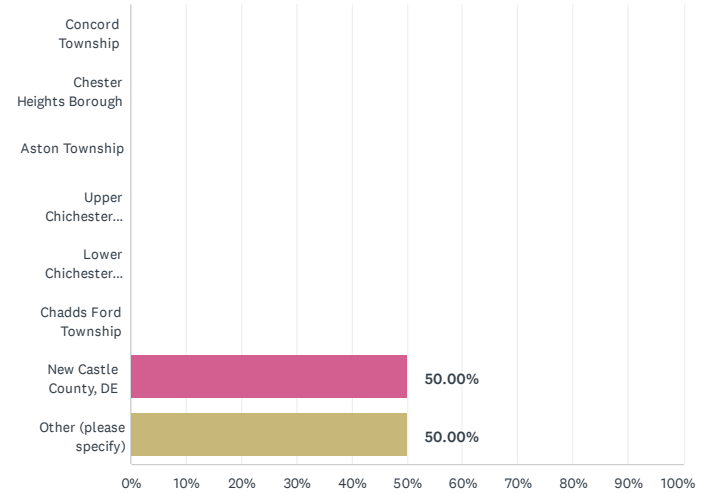
Answered: 233 Skipped: 10



ANSWER CHOICES	RESPONSES	
Retire in Bethel Township	21.46%	50
Live here for 10-20 years	18.45%	43
Live here for the next 5-10 years	14.59%	34
Move if cost of living becomes burdensome	14.59%	34
Live here for 20+ years	12.88%	30
Unsure	12.02%	28
Move after children graduate	6.01%	14
<b>TOTAL</b>		<b>233</b>

### Q10 If you are not a resident of Bethel Township, what is the name of the municipality you live in?

Answered: 4 Skipped: 239

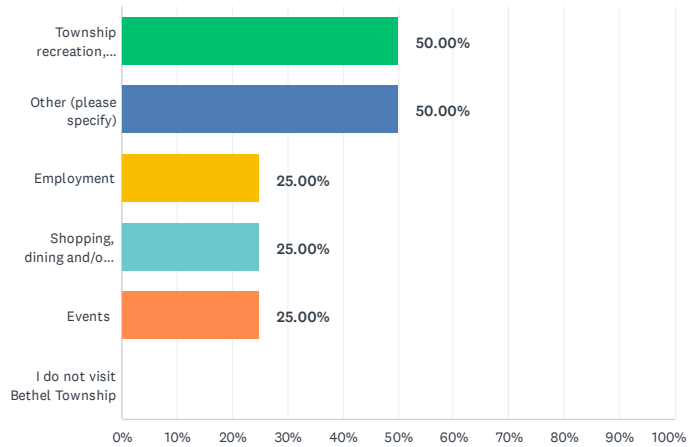


ANSWER CHOICES	RESPONSES	
Concord Township	0.00%	0
Chester Heights Borough	0.00%	0
Aston Township	0.00%	0
Upper Chichester Township	0.00%	0
Lower Chichester Township	0.00%	0
Chadds Ford Township	0.00%	0
New Castle County, DE	50.00%	2
Other (please specify)	50.00%	2
<b>TOTAL</b>		<b>4</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Chester	5/19/2023 10:46 AM
2	Chester	5/19/2023 9:34 AM

**Q11 If you are not a resident of Bethel Township, what are the primary reasons you visit? (Please check all that apply.)**

Answered: 4 Skipped: 239

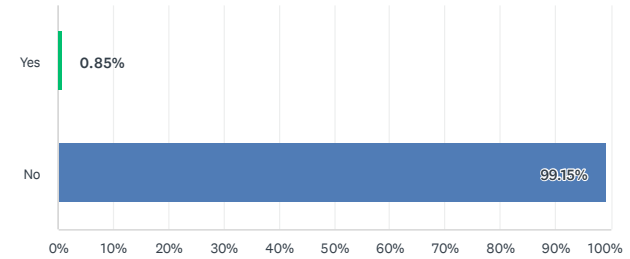


ANSWER CHOICES	RESPONSES	
Township recreation, parks and open space	50.00%	2
Other (please specify)	50.00%	2
Employment	25.00%	1
Shopping, dining and/or retail services	25.00%	1
Events	25.00%	1
I do not visit Bethel Township	0.00%	0
Total Respondents: 4		

#	OTHER (PLEASE SPECIFY)	DATE
1	SC Test	5/19/2023 10:46 AM
2	Simone Collins Test	5/19/2023 9:34 AM

**Q12 Do you own rental or commercial real estate in Bethel Township?**

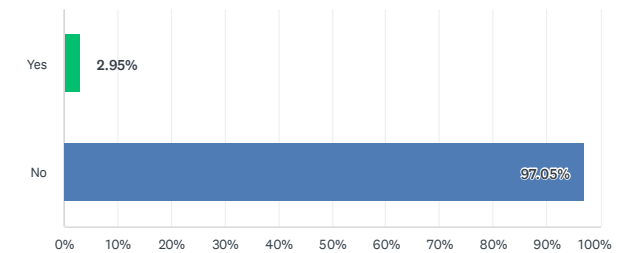
Answered: 234 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	0.85%	2
No	99.15%	232
TOTAL		234

**Q13 Do you own a business in Bethel Township?**

Answered: 237 Skipped: 6

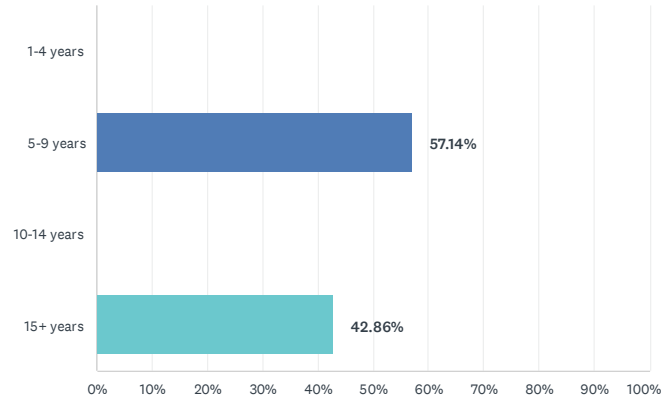


ANSWER CHOICES	RESPONSES	
Yes	2.95%	7
No	97.05%	230
TOTAL		237



### Q14 How long have you owned a business in Bethel Township?

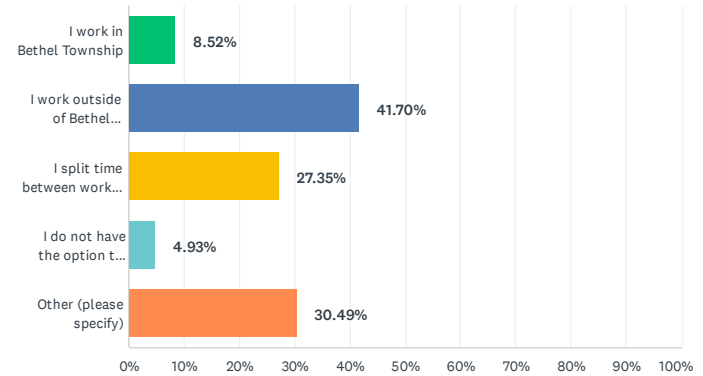
Answered: 7 Skipped: 236



ANSWER CHOICES	RESPONSES	
1-4 years	0.00%	0
5-9 years	57.14%	4
10-14 years	0.00%	0
15+ years	42.86%	3
<b>TOTAL</b>		<b>7</b>

### Q15 Where do you currently work from? (Please check all that apply.)

Answered: 223 Skipped: 20



ANSWER CHOICES	RESPONSES	
I work in Bethel Township	8.52%	19
I work outside of Bethel Township	41.70%	93
I split time between working in an office and working remotely	27.35%	61
I do not have the option to work remotely	4.93%	11
Other (please specify)	30.49%	68
<b>Total Respondents: 223</b>		

#	OTHER (PLEASE SPECIFY)	DATE
1	retired	2/6/2024 10:35 AM
2	Retired	2/4/2024 7:35 AM
3	Retired	2/2/2024 9:14 AM
4	Retired	2/2/2024 5:02 AM
5	Retired	2/1/2024 2:35 PM
6	Retired	2/1/2024 1:26 PM
7	retired	2/1/2024 10:49 AM
8	retired	2/1/2024 10:41 AM
9	Retired	1/31/2024 11:28 PM
10	Retired	1/31/2024 11:43 AM
11	Retired	1/26/2024 5:25 PM

Bethel Township Comprehensive Plan Update

12	I work remotely part-time	1/26/2024 11:18 AM
13	retired	1/22/2024 9:09 PM
14	Retired	1/20/2024 1:41 PM
15	Work Remotely for a Corporation from Home	1/18/2024 2:57 PM
16	Work remotely	1/10/2024 9:09 AM
17	I'm a Realtor so I have buyer clients looking in Bethel, but my office is in Media.	1/8/2024 4:55 PM
18	Retired	1/8/2024 3:32 PM
19	Retired	1/8/2024 11:42 AM
20	Not employed	1/8/2024 10:54 AM
21	retired	1/8/2024 10:47 AM
22	Work from home	1/8/2024 10:44 AM
23	Retired from GVSD	12/29/2023 7:53 AM
24	Retired	12/21/2023 1:55 PM
25	Retired	12/4/2023 10:41 PM
26	Remote working	11/2/2023 12:39 PM
27	Was working remote than retired	10/22/2023 8:26 PM
28	Retired	10/16/2023 1:59 PM
29	Work remotely	10/15/2023 10:53 AM
30	retired	9/6/2023 7:40 AM
31	Retired	8/21/2023 4:15 PM
32	Retired	8/21/2023 3:42 PM
33	Retired	8/21/2023 12:05 PM
34	Full remote from my home	7/17/2023 8:32 AM
35	Retired	7/16/2023 1:18 PM
36	Retired	6/29/2023 3:14 PM
37	Retired	6/15/2023 1:42 PM
38	Retired	6/10/2023 8:26 PM
39	100% remote work position (actual location MD)	6/8/2023 1:29 PM
40	Retired	6/8/2023 9:34 AM
41	Retired	6/7/2023 9:19 AM
42	Retired	6/7/2023 7:14 AM
43	Retired	6/6/2023 10:05 AM
44	retired	6/4/2023 3:08 PM
45	retired	6/4/2023 12:27 PM
46	Retired	6/3/2023 1:02 PM
47	retired	6/3/2023 12:36 PM
48	retired	6/3/2023 11:17 AM
49	Retired	6/3/2023 10:59 AM

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50	Retired	6/3/2023 10:32 AM
51	Retired	6/3/2023 10:17 AM
52	Retired	6/3/2023 9:14 AM
53	Retired	6/3/2023 8:45 AM
54	Retired	6/3/2023 6:38 AM
55	Retired	6/3/2023 6:29 AM
56	Retired	6/2/2023 9:51 PM
57	Retired	6/2/2023 9:48 PM
58	Retired	6/2/2023 9:25 PM
59	SAHM	5/30/2023 3:08 PM
60	Na	5/30/2023 2:29 PM
61	Retired	5/30/2023 10:07 AM
62	I volunteer	5/24/2023 6:47 PM
63	Remotely for company outside Bethel Township	5/20/2023 11:30 AM
64	Retired	5/20/2023 10:53 AM
65	not currently working	5/20/2023 10:38 AM
66	Retired	5/19/2023 8:17 PM
67	Service technician	5/19/2023 6:29 PM
68	Retired	5/18/2023 5:19 PM

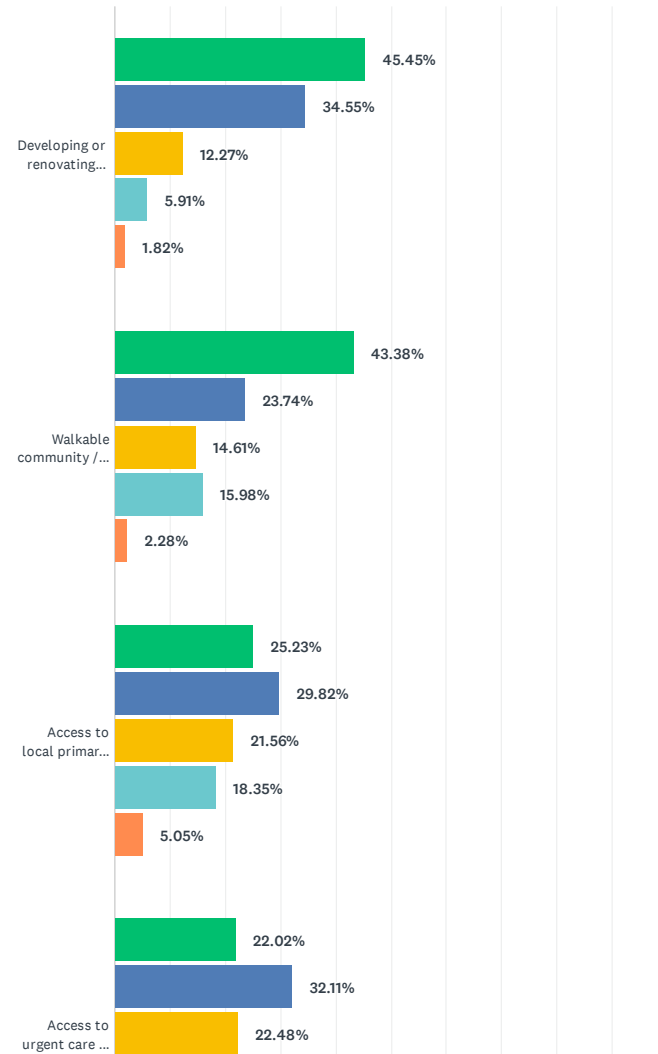
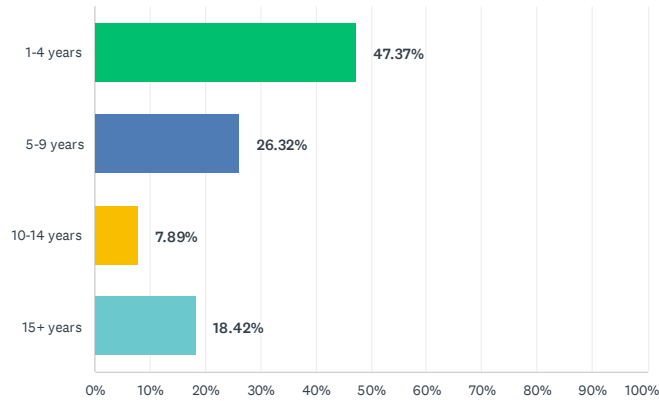


### Q16 If you work in Bethel Township, how long have you worked in the Township?

### Q17 Thinking about land use planning in Bethel Township, how important to you is each of the following issues?

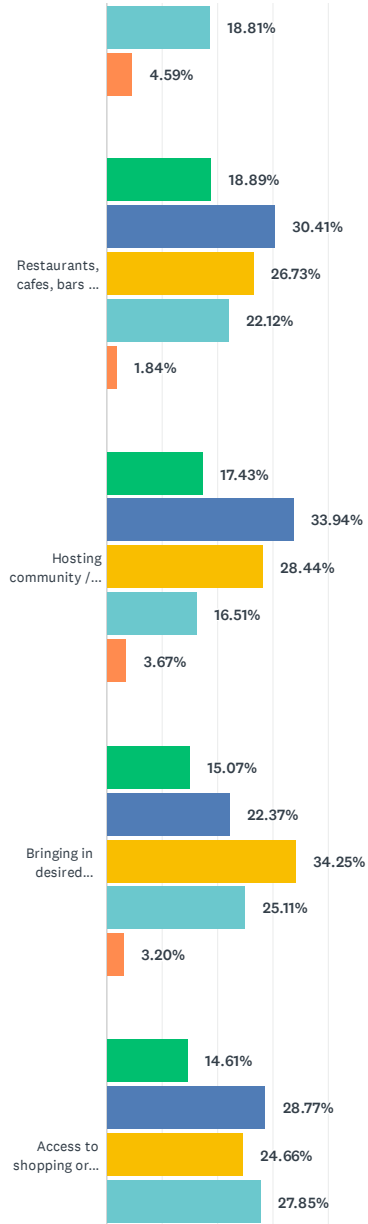
Answered: 38 Skipped: 205

Answered: 220 Skipped: 23

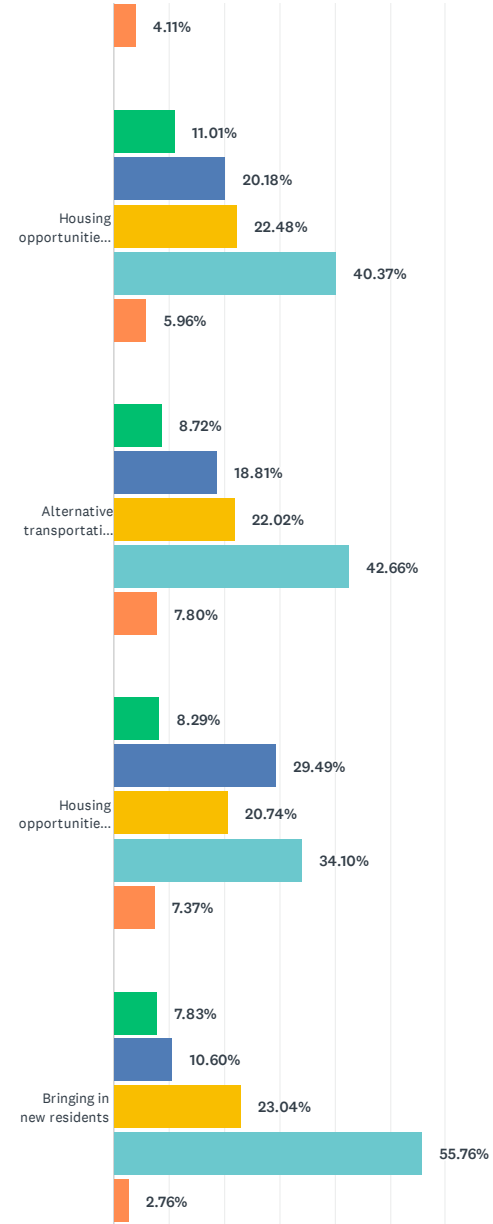


ANSWER CHOICES	RESPONSES	
1-4 years	47.37%	18
5-9 years	26.32%	10
10-14 years	7.89%	3
15+ years	18.42%	7
TOTAL		38

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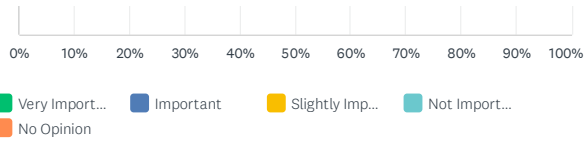


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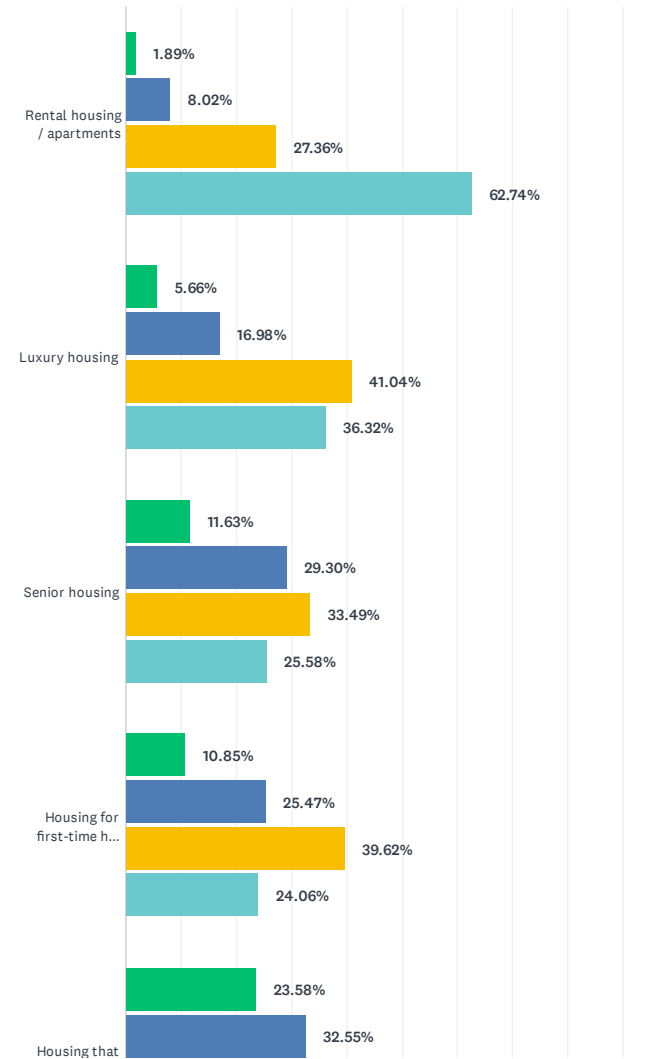


	VERY IMPORTANT	IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL
Developing or renovating parks and recreation facilities	45.45% 100	34.55% 76	12.27% 27	5.91% 13	1.82% 4	220
Walkable community / sidewalks and bike paths	43.38% 95	23.74% 52	14.61% 32	15.98% 35	2.28% 5	219
Access to local primary care medical services	25.23% 55	29.82% 65	21.56% 47	18.35% 40	5.05% 11	218
Access to urgent care and outpatient services	22.02% 48	32.11% 70	22.48% 49	18.81% 41	4.59% 10	218
Restaurants, cafes, bars and entertainment options	18.89% 41	30.41% 66	26.73% 58	22.12% 48	1.84% 4	217
Hosting community / arts and cultural events	17.43% 38	33.94% 74	28.44% 62	16.51% 36	3.67% 8	218
Bringing in desired businesses	15.07% 33	22.37% 49	34.25% 75	25.11% 55	3.20% 7	219
Access to shopping or personal service shops	14.61% 32	28.77% 63	24.66% 54	27.85% 61	4.11% 9	219
Housing opportunities for seniors	11.01% 24	20.18% 44	22.48% 49	40.37% 88	5.96% 13	218
Alternative transportation options	8.72% 19	18.81% 41	22.02% 48	42.66% 93	7.80% 17	218
Housing opportunities for young families	8.29% 18	29.49% 64	20.74% 45	34.10% 74	7.37% 16	217
Bringing in new residents	7.83% 17	10.60% 23	23.04% 50	55.76% 121	2.76% 6	217

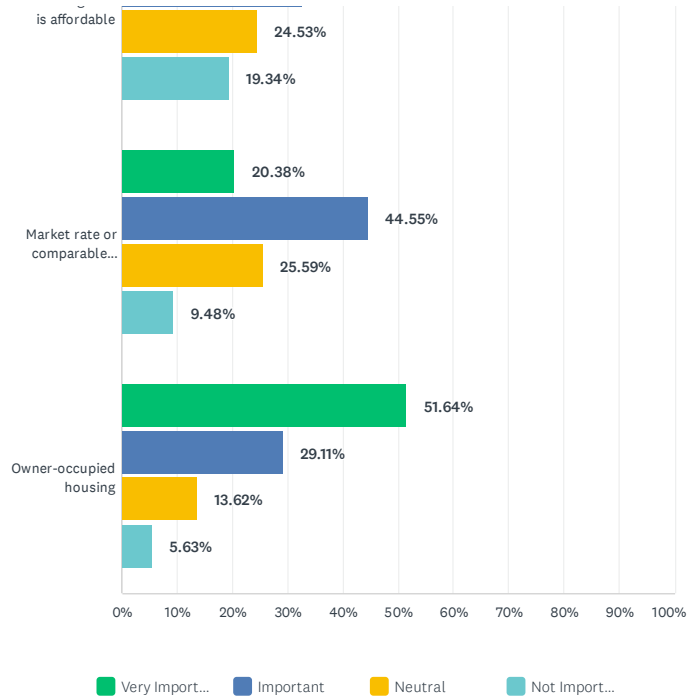
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Q18 How important is it that the following types of housing are available in Bethel Township?

Answered: 217 Skipped: 26



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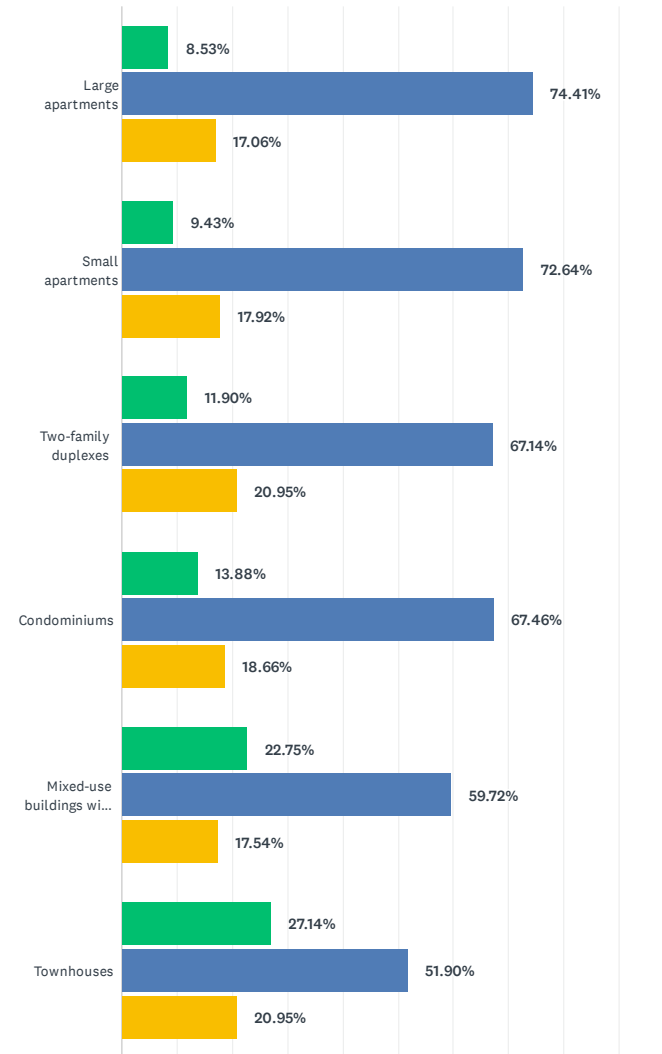


	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	TOTAL
Rental housing / apartments	1.89% 4	8.02% 17	27.36% 58	62.74% 133	212
Luxury housing	5.66% 12	16.98% 36	41.04% 87	36.32% 77	212
Senior housing	11.63% 25	29.30% 63	33.49% 72	25.58% 55	215
Housing for first-time home buyers	10.85% 23	25.47% 54	39.62% 84	24.06% 51	212
Housing that is affordable	23.58% 50	32.55% 69	24.53% 52	19.34% 41	212
Market rate or comparable housing	20.38% 43	44.55% 94	25.59% 54	9.48% 20	211
Owner-occupied housing	51.64% 110	29.11% 62	13.62% 29	5.63% 12	213

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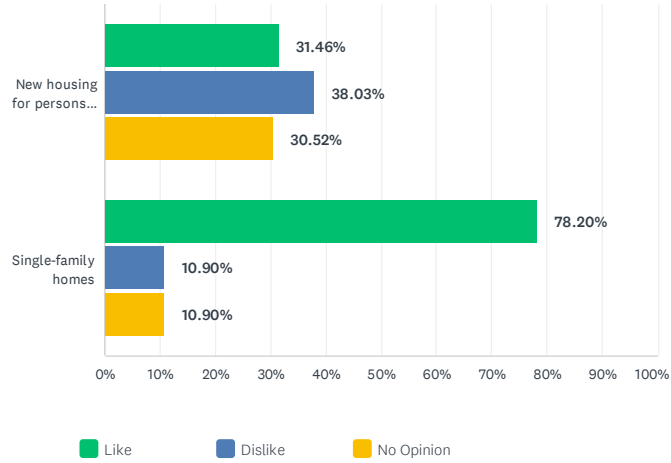
Q19 Which of the following specific types of housing would you like to see in Bethel Township?

Answered: 217 Skipped: 26





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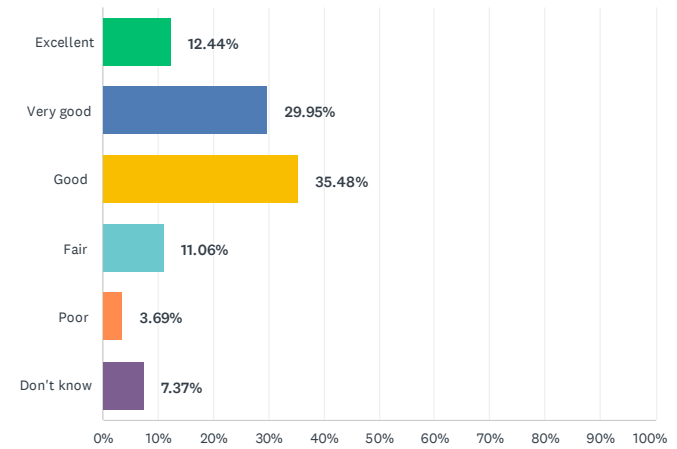


	LIKE	DISLIKE	NO OPINION	TOTAL
Large apartments	8.53% 18	74.41% 157	17.06% 36	211
Small apartments	9.43% 20	72.64% 154	17.92% 38	212
Two-family duplexes	11.90% 25	67.14% 141	20.95% 44	210
Condominiums	13.88% 29	67.46% 141	18.66% 39	209
Mixed-use buildings with ground floor retail and residential above	22.75% 48	59.72% 126	17.54% 37	211
Townhouses	27.14% 57	51.90% 109	20.95% 44	210
New housing for persons over 55 years of age	31.46% 67	38.03% 81	30.52% 65	213
Single-family homes	78.20% 165	10.90% 23	10.90% 23	211

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Q20 How would you describe the quality of the existing housing stock in Bethel Township?

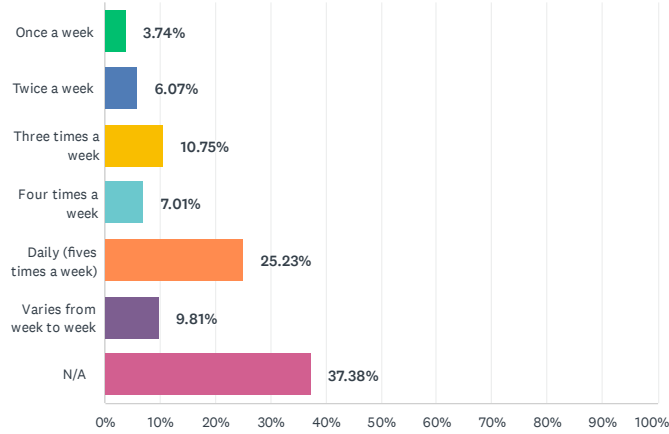
Answered: 217 Skipped: 26



ANSWER CHOICES	RESPONSES
Excellent	12.44% 27
Very good	29.95% 65
Good	35.48% 77
Fair	11.06% 24
Poor	3.69% 8
Don't know	7.37% 16
TOTAL	217

### Q21 How often do you commute from home to work?

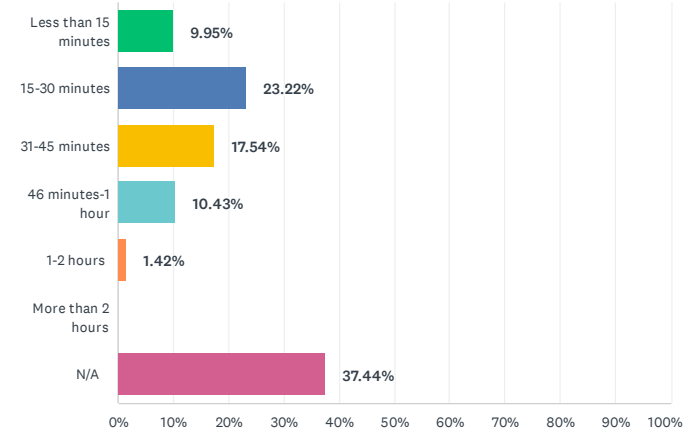
Answered: 214 Skipped: 29



ANSWER CHOICES	RESPONSES	
Once a week	3.74%	8
Twice a week	6.07%	13
Three times a week	10.75%	23
Four times a week	7.01%	15
Daily (fives times a week)	25.23%	54
Varies from week to week	9.81%	21
N/A	37.38%	80
<b>TOTAL</b>		<b>214</b>

### Q22 How long is your typical commute (one way)?

Answered: 211 Skipped: 32

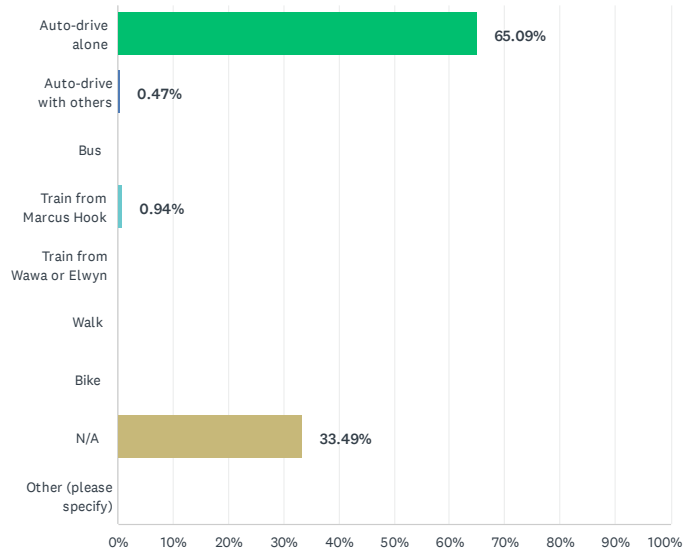


ANSWER CHOICES	RESPONSES	
Less than 15 minutes	9.95%	21
15-30 minutes	23.22%	49
31-45 minutes	17.54%	37
46 minutes-1 hour	10.43%	22
1-2 hours	1.42%	3
More than 2 hours	0.00%	0
N/A	37.44%	79
<b>TOTAL</b>		<b>211</b>



### Q23 What is your main mode of transportation to work?

Answered: 212 Skipped: 31

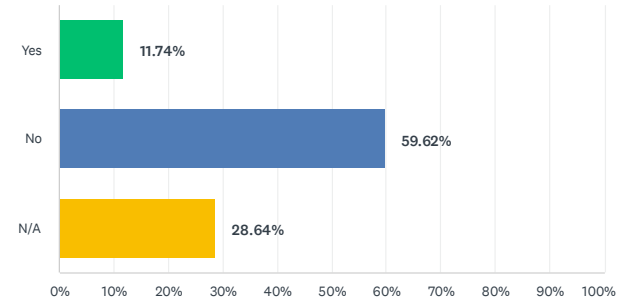


ANSWER CHOICES	RESPONSES	
Auto-drive alone	65.09%	138
Auto-drive with others	0.47%	1
Bus	0.00%	0
Train from Marcus Hook	0.94%	2
Train from Wawa or Elwyn	0.00%	0
Walk	0.00%	0
Bike	0.00%	0
N/A	33.49%	71
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>212</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

### Q24 Would you be interested in commuting alternatives and resources, such as carpooling, biking, transit, etc.?

Answered: 213 Skipped: 30



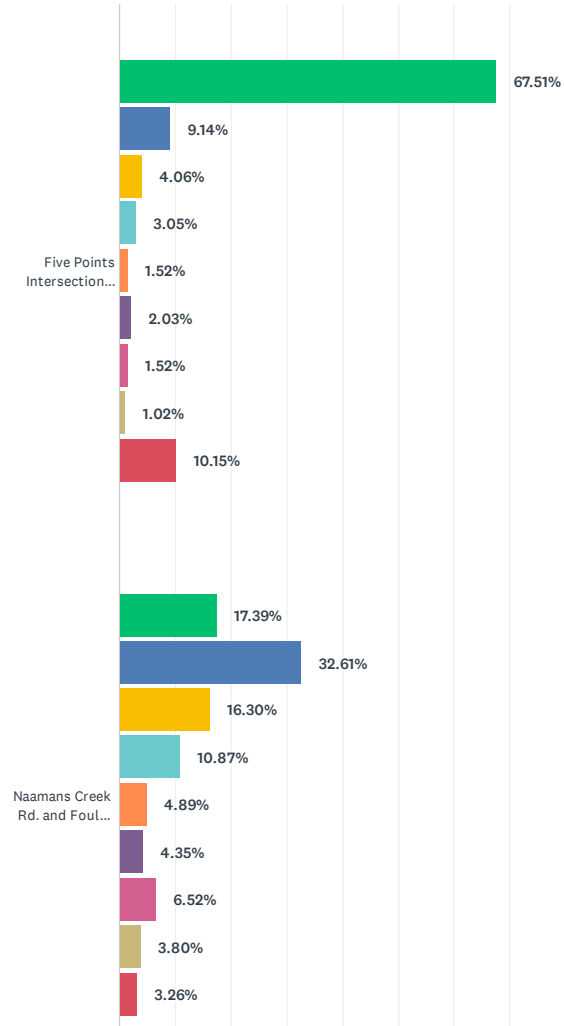
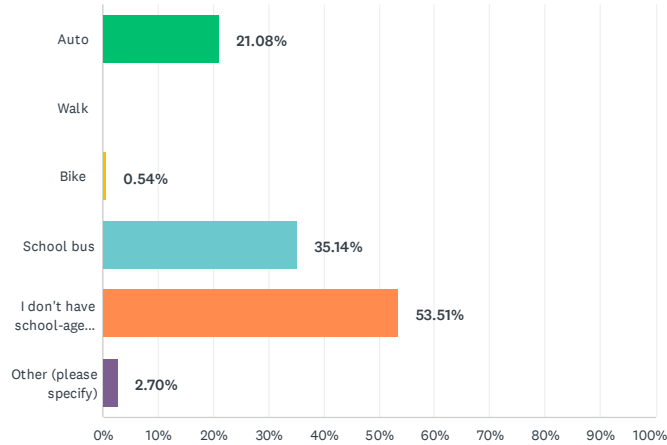
ANSWER CHOICES	RESPONSES	
Yes	11.74%	25
No	59.62%	127
N/A	28.64%	61
<b>TOTAL</b>		<b>213</b>

**Q25 If you have school-age children, what modes of transportation do they use to/from school? Check all that apply.**

**Q26 Please rank the below intersections you would consider to be the most congested or problematic intersections in Bethel? (Select 1 for the most congested or problematic.)**

Answered: 185 Skipped: 58

Answered: 203 Skipped: 40

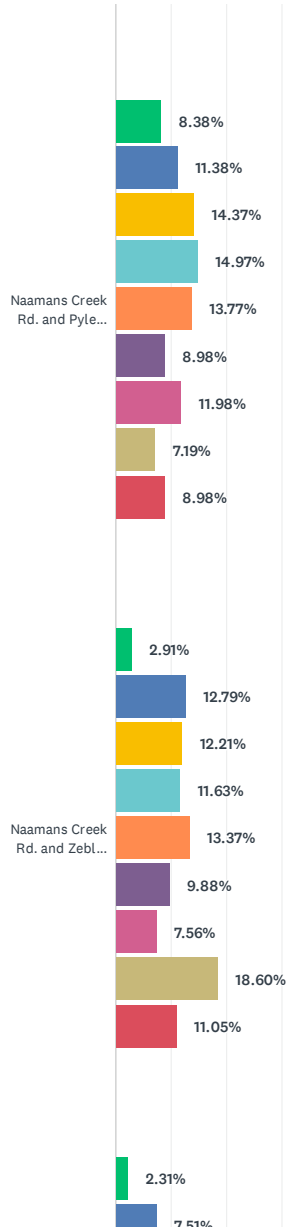


ANSWER CHOICES	RESPONSES	
Auto	21.08%	39
Walk	0.00%	0
Bike	0.54%	1
School bus	35.14%	65
I don't have school-age children	53.51%	99
Other (please specify)	2.70%	5
Total Respondents: 185		

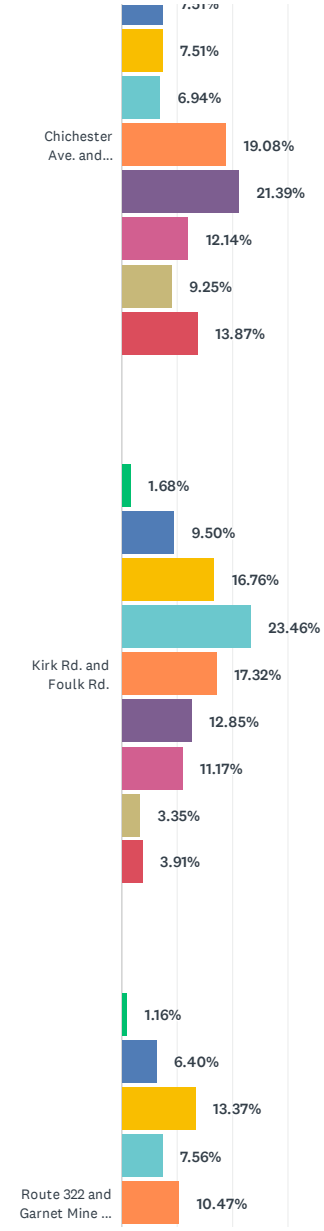
#	OTHER (PLEASE SPECIFY)	DATE
1	I drive him to preschool in WC	1/26/2024 8:51 PM
2	Wish more opportunities for them to bike or walk	10/7/2023 10:01 AM
3	Retired	6/3/2023 6:34 AM
4	Online school	5/21/2023 9:38 AM
5	we need less children in township	5/20/2023 10:45 PM



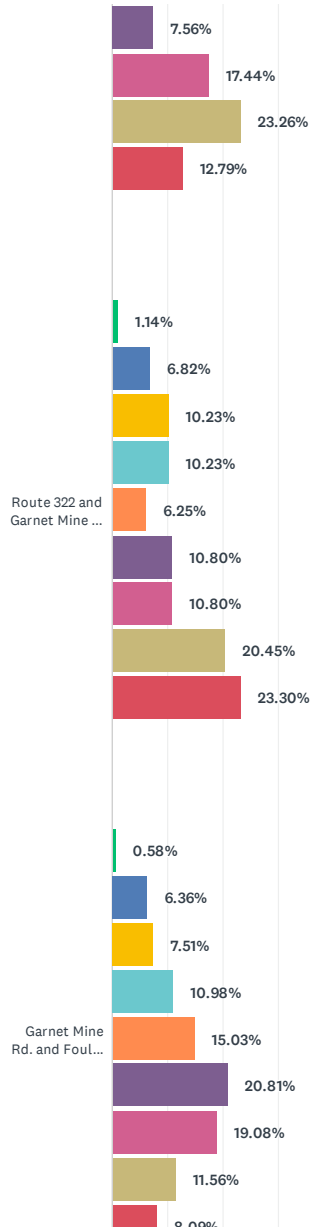
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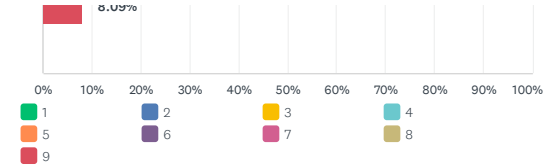
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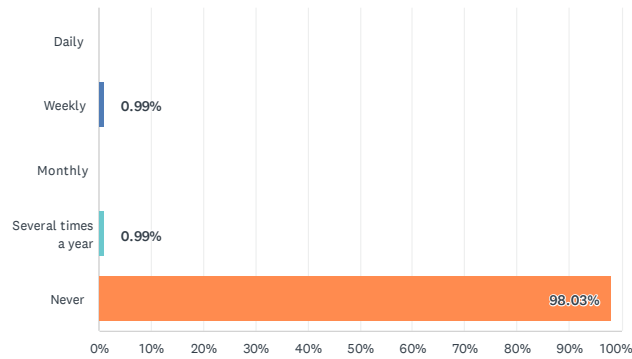
	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Five Points Intersection of Concord Rd. / Foulk Rd. / Valleybrook Rd. / Chelsea Rd.	67.51% 133	9.14% 18	4.06% 8	3.05% 6	1.52% 3	2.03% 4	1.52% 3	1.02% 2	10.15% 20	197	7.60
Naamans Creek Rd. and Foulk Rd.	17.39% 32	32.61% 60	16.30% 30	10.87% 20	4.89% 9	4.35% 8	6.52% 12	3.80% 7	3.26% 6	184	6.69
Naamans Creek Rd. and Pyle Rd.	8.38% 14	11.38% 19	14.37% 24	14.97% 25	13.77% 23	8.98% 15	11.98% 20	7.19% 12	8.98% 15	167	5.21
Naamans Creek Rd. and Zebley Rd.	2.91% 5	12.79% 22	12.21% 21	11.63% 20	13.37% 23	9.88% 17	7.56% 13	18.60% 32	11.05% 19	172	4.61
Chichester Ave. and Concord Rd.	2.31% 4	7.51% 13	7.51% 13	6.94% 12	19.08% 33	21.39% 37	12.14% 21	9.25% 16	13.87% 24	173	4.25
Kirk Rd. and Foulk Rd.	1.68% 3	9.50% 17	16.76% 30	23.46% 42	17.32% 31	12.85% 23	11.17% 20	3.35% 6	3.91% 7	179	5.31
Route 322 and Garnet Mine Rd. (west of Foulk Rd.)	1.16% 2	6.40% 11	13.37% 23	7.56% 13	10.47% 18	7.56% 13	17.44% 30	23.26% 40	12.79% 22	172	3.95
Route 322 and Garnet Mine Rd. On Ramp	1.14% 2	6.82% 12	10.23% 18	10.23% 18	6.25% 11	10.80% 19	10.80% 19	20.45% 36	23.30% 41	176	3.69
Garnet Mine Rd. and Foulk Rd.	0.58% 1	6.36% 11	7.51% 13	10.98% 19	15.03% 26	20.81% 36	19.08% 33	11.56% 20	8.09% 14	173	4.21



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Q27 How often do you use SEPTA Route 119, which runs along Conchester Highway (Route 322) and has stops outside the Township at Clayton Park and Creek Parkway?

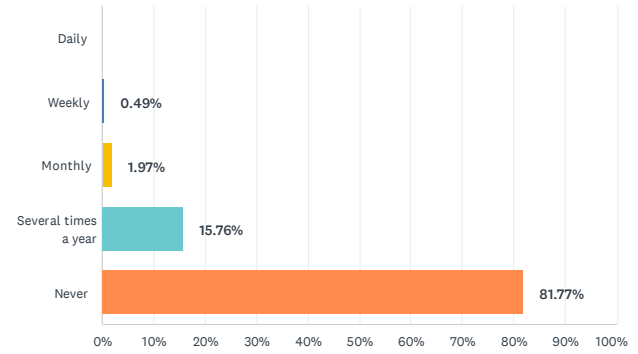
Answered: 203 Skipped: 40



ANSWER CHOICES	RESPONSES	COUNT
Daily	0.00%	0
Weekly	0.99%	2
Monthly	0.00%	0
Several times a year	0.99%	2
Never	98.03%	199
<b>TOTAL</b>		<b>203</b>

Q28 How often do you use the Media/Wawa Regional Rail line?

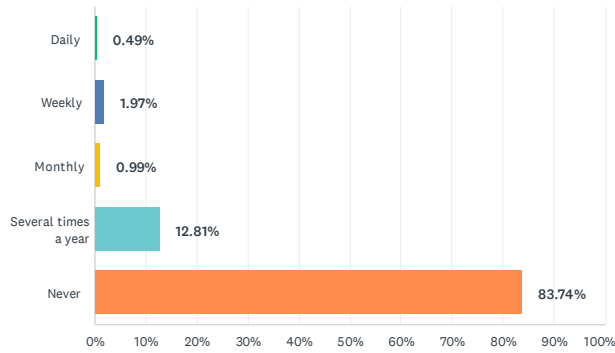
Answered: 203 Skipped: 40



ANSWER CHOICES	RESPONSES	COUNT
Daily	0.00%	0
Weekly	0.49%	1
Monthly	1.97%	4
Several times a year	15.76%	32
Never	81.77%	166
<b>TOTAL</b>		<b>203</b>

### Q29 How often do you use the Wilmington/Newark Regional Rail line?

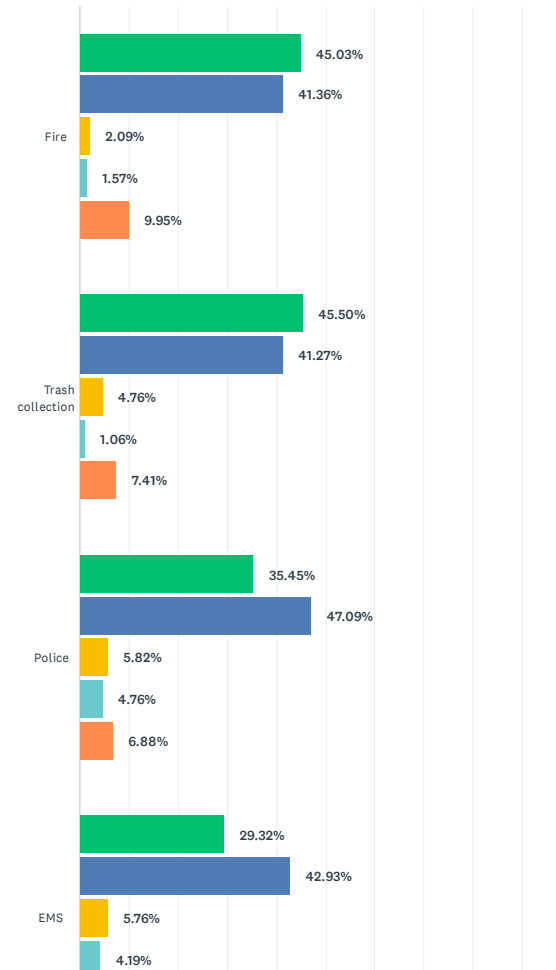
Answered: 203 Skipped: 40



ANSWER CHOICES	RESPONSES	COUNT
Daily	0.49%	1
Weekly	1.97%	4
Monthly	0.99%	2
Several times a year	12.81%	26
Never	83.74%	170
TOTAL		203

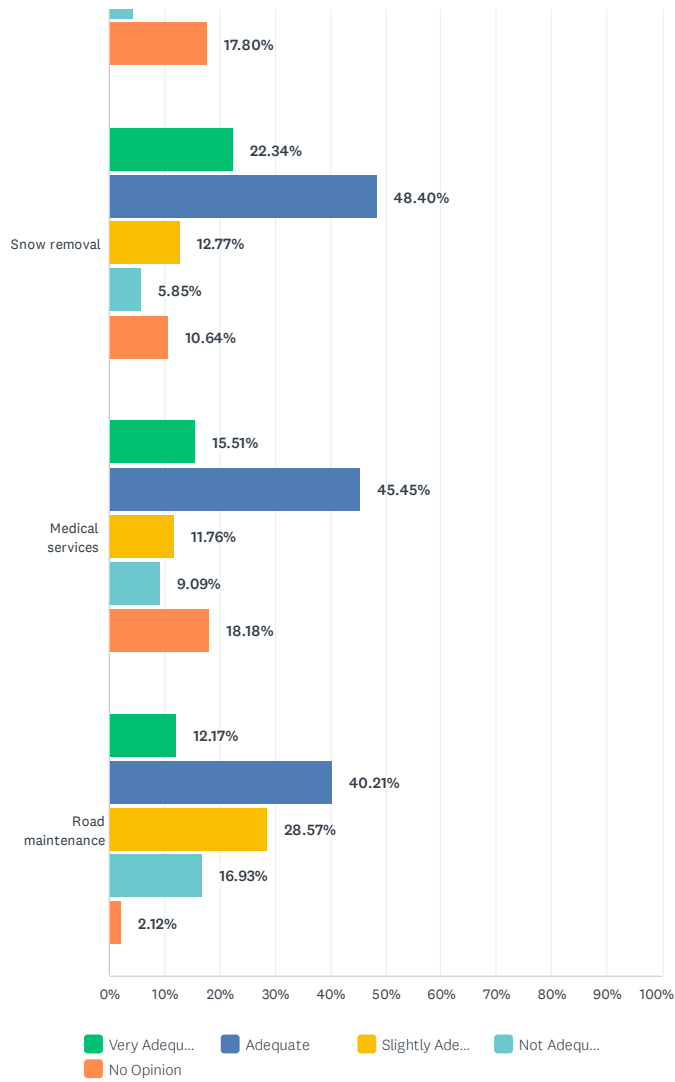
### Q30 How adequate do you find the following services in the Township?

Answered: 191 Skipped: 52





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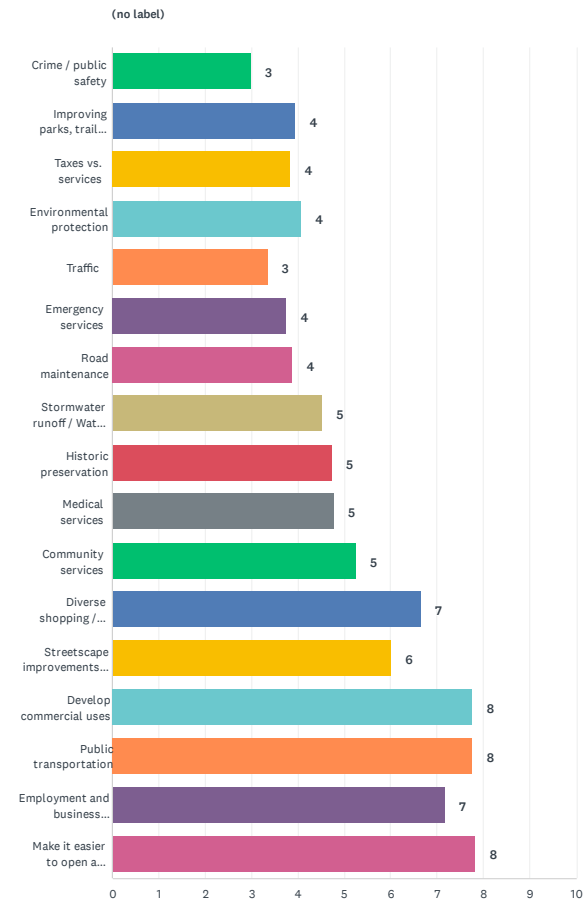


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Q31 Rank from 1 to 10 the top priorities for Bethel Township. Please rank each of the following according to the scale (1=High Priority, 10=Low Priority).

Answered: 182 Skipped: 61

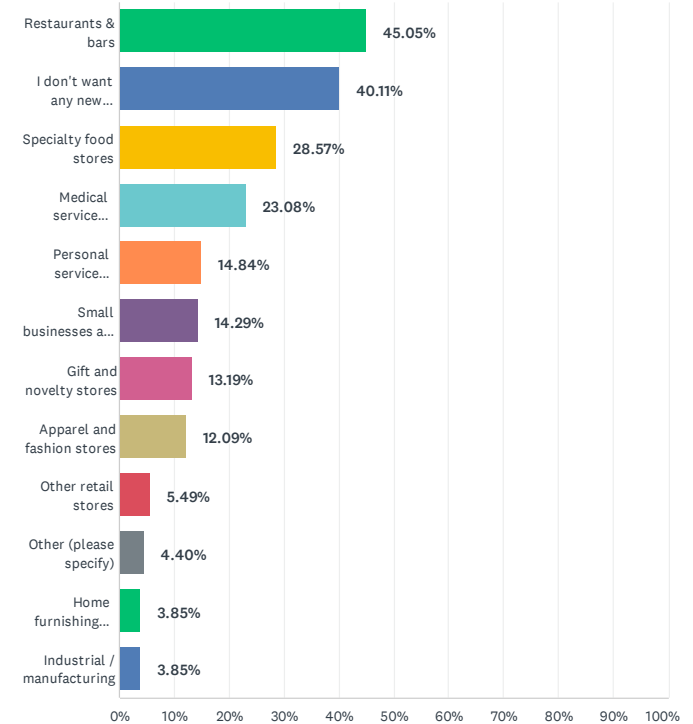
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(no label)	1	2	3	4	5	6	7	8	9	10
Crime / public safety	47.50% 76	14.37% 23	7.50% 12	6.88% 11	7.50% 12	3.13% 5	1.88% 3	3.13% 5	4.38% 7	3.75% 6
Improving parks, trails and recreation	31.36% 53	11.83% 20	12.43% 21	6.51% 11	10.65% 18	6.51% 11	2.96% 5	5.33% 9	2.96% 5	9.47% 16
Taxes vs. services	32.67% 49	10.67% 16	8.00% 12	9.33% 14	16.00% 24	2.67% 4	5.33% 8	6.00% 9	6.00% 9	3.33% 5
Environmental protection	28.57% 44	12.99% 20	12.34% 19	6.49% 10	9.09% 14	5.84% 9	8.44% 13	4.55% 7	3.25% 5	8.44% 13
Traffic	25.00% 40	18.13% 29	20.63% 33	6.88% 11	13.13% 21	6.25% 10	2.50% 4	5.00% 8	1.25% 2	1.25% 2
Emergency services	24.68% 38	16.88% 26	16.23% 25	7.14% 11	13.64% 21	5.84% 9	3.90% 6	2.60% 4	2.60% 4	6.49% 10
Road maintenance	15.53% 25	16.77% 27	17.39% 28	16.15% 26	13.66% 22	4.97% 8	6.83% 11	5.59% 9	0.62% 1	2.48% 4
Stormwater runoff / Water quality improvements	15.17% 22	15.86% 23	11.03% 16	12.41% 18	12.41% 18	8.28% 12	5.52% 8	8.28% 12	4.83% 7	6.21% 9
Historic preservation	14.49% 20	9.42% 13	15.94% 22	10.87% 15	14.49% 20	7.25% 10	6.52% 9	9.42% 13	3.62% 5	7.97% 11
Medical services	12.88% 17	15.15% 20	9.09% 12	12.88% 17	16.67% 22	7.58% 10	3.79% 5	6.82% 9	5.30% 7	9.85% 13
Community services	7.69% 11	9.09% 13	11.19% 16	11.19% 16	20.28% 29	6.99% 10	9.79% 14	10.49% 15	8.39% 12	4.90% 7
Diverse shopping / restaurants	5.15% 7	7.35% 10	6.62% 9	6.62% 9	11.76% 16	7.35% 10	6.62% 9	11.03% 15	13.97% 19	23.53% 32
Streetscape improvements and building facades	2.17% 3	8.70% 12	11.59% 16	9.42% 13	16.67% 23	7.97% 11	10.14% 14	10.87% 15	5.07% 7	17.39% 24
Develop commercial uses	1.60% 2	2.40% 3	6.40% 8	4.00% 5	6.40% 8	10.40% 13	4.00% 5	13.60% 17	8.80% 11	42.40% 53
Public transportation	1.61% 2	2.42% 3	2.42% 3	5.65% 7	11.29% 14	5.65% 7	9.68% 12	7.26% 9	15.32% 19	38.71% 48
Employment and business opportunities	1.63% 2	4.07% 5	7.32% 9	4.88% 6	14.63% 18	5.69% 7	8.13% 10	9.76% 12	16.26% 20	27.64% 34
Make it easier to open a business	1.69% 2	2.54% 3	3.39% 4	1.69% 2	16.10% 19	1.69% 2	5.93% 7	15.25% 18	11.86% 14	39.83% 47

Q32 What types of new businesses should Bethel Township seek to attract? (please check all that apply)

Answered: 182 Skipped: 61



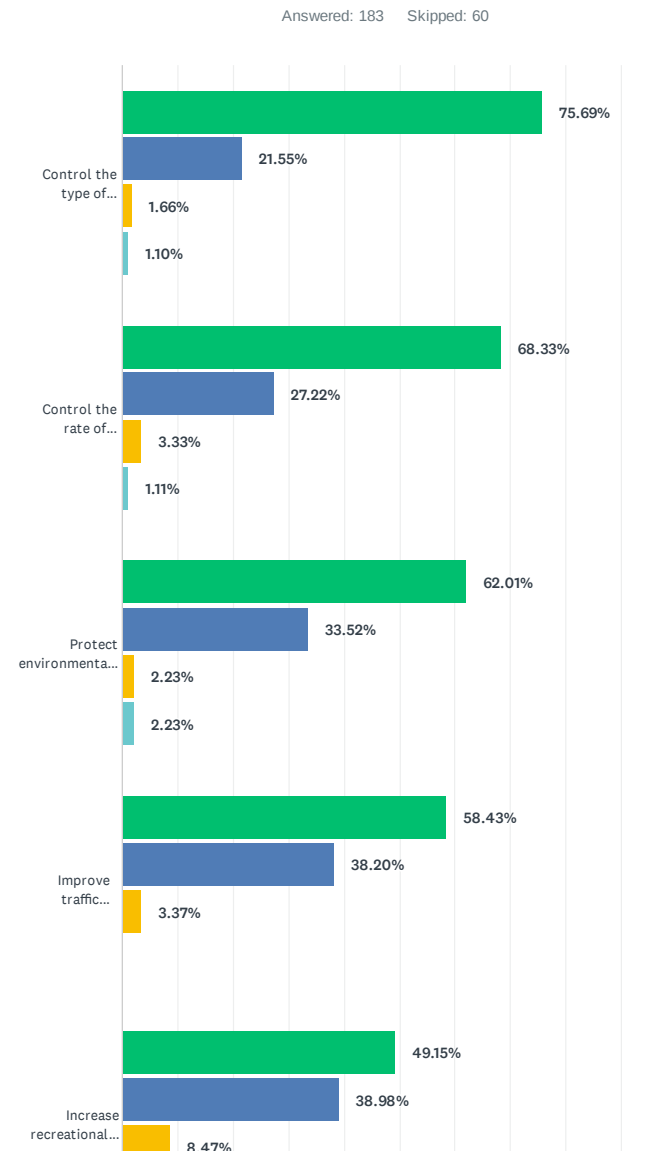


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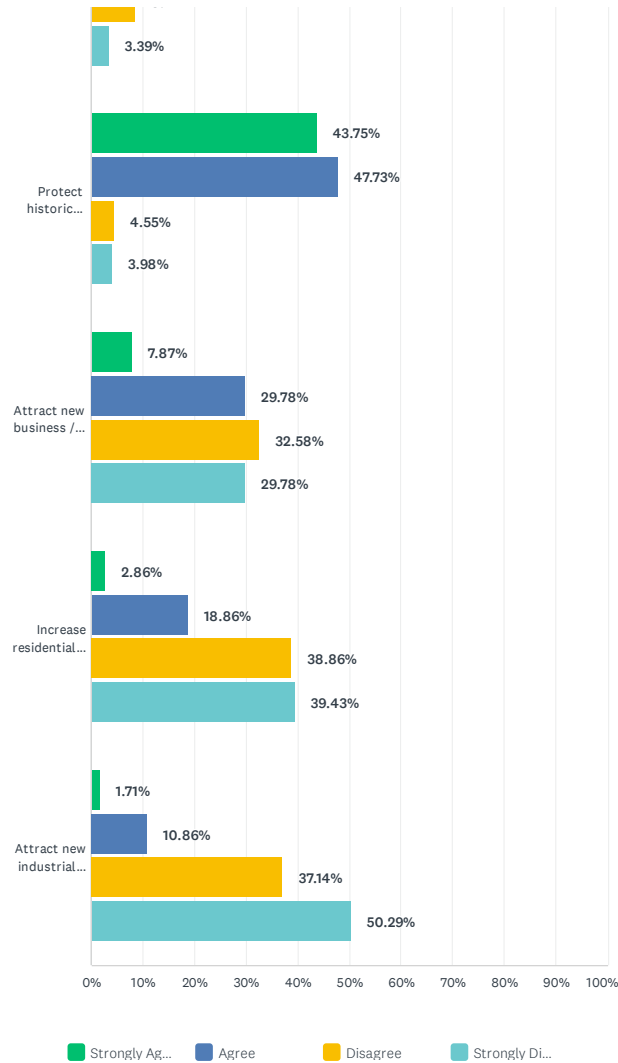
ANSWER CHOICES	RESPONSES	
Restaurants & bars	45.05%	82
I don't want any new businesses	40.11%	73
Specialty food stores	28.57%	52
Medical service (doctors, dentists, etc.)	23.08%	42
Personal service (hairdressers, dry cleaners, etc.)	14.84%	27
Small businesses and offices	14.29%	26
Gift and novelty stores	13.19%	24
Apparel and fashion stores	12.09%	22
Other retail stores	5.49%	10
Other (please specify)	4.40%	8
Home furnishing stores	3.85%	7
Industrial / manufacturing	3.85%	7
Total Respondents: 182		

#	OTHER (PLEASE SPECIFY)	DATE
1	PLEASE MAINTAIN CURRENT INFRASTRUCTURE BEFORE BUILDING NEW SOIL EROSION IS RIDICULOUS HERE	1/26/2024 8:56 PM
2	Stuff for kids and young families. Something like Dave and busters	1/26/2024 11:15 AM
3	Concord Township built up this area to excess. We do not need any restaurants, crumble cookie, or new developments. We need to focus on preserving open space, historical buildings, and the environment.	1/8/2024 5:15 PM
4	Please keep bethel a small community. I didn't move to Media. If I wanted to leave in media then I would move there.	1/8/2024 11:09 AM
5	Too small of a township for all of these bsusinesses	8/21/2023 4:12 PM
6	Neutral, wouldn't mind more but don't feel that more are explicitly needed.	6/8/2023 1:40 PM
7	Restaurant	5/29/2023 7:49 PM
8	We are very close to all of these types of stores, why open more.	5/22/2023 11:32 AM

Q33 Over the next 10 years, Bethel Township should try to:



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	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Control the type of development	75.69% 137	21.55% 39	1.66% 3	1.10% 2	181
Control the rate of development	68.33% 123	27.22% 49	3.33% 6	1.11% 2	180
Protect environmental quality	62.01% 111	33.52% 60	2.23% 4	2.23% 4	179
Improve traffic circulation	58.43% 104	38.20% 68	3.37% 6	0.00% 0	178
Increase recreational opportunities and open space	49.15% 87	38.98% 69	8.47% 15	3.39% 6	177
Protect historic structures	43.75% 77	47.73% 84	4.55% 8	3.98% 7	176
Attract new business / commercial development	7.87% 14	29.78% 53	32.58% 58	29.78% 53	178
Increase residential development	2.86% 5	18.86% 33	38.86% 68	39.43% 69	175
Attract new industrial development	1.71% 3	10.86% 19	37.14% 65	50.29% 88	175

#	OTHER (PLEASE SPECIFY)	DATE
1	Bethel needs to invest in taking care of the ramps to and from foulk onto and from 322. While it may be state responsibility they do not do it and it's a trash dump - this is a major entrance into our community and should be cleaned and spruced up to make it a nicer reflection of our common	2/1/2024 9:38 PM
2	Provide better support to township police and fire departments and ensure the township has EMS coverage	1/29/2024 9:21 AM
3	TRAFFIC IS HORRIBLE	1/9/2024 10:43 AM
4	Better zoning laws so we don't end up like Concord	1/8/2024 12:05 PM
5	Control the speeding on Garnet Mine Road!	12/21/2023 2:03 PM
6	Smarter traffic lights would be great	11/24/2023 6:31 PM
7	Distribute taxes better. Senior citizens should get more/more accessible tax breaks, especially from school taxes. Maybe long-term property owners should get extra consideration to make keeping their properties	11/22/2023 4:38 PM
8	Five point intersection - please improve it.	8/20/2023 4:49 PM
9	Affordable Senior Housing	5/30/2023 2:47 PM
10	stop the break up of farms and large properties	5/20/2023 10:50 PM



## Q34 What do you like the most about Bethel Township?

Answered: 117 Skipped: 126

#	RESPONSES	DATE
1	almost rural feel. quiet with trees and wildlife.	2/7/2024 9:03 PM
2	Ease of travel not congested near interstate	2/4/2024 7:48 AM
3	low taxes, serene	2/1/2024 10:19 PM
4	The schools the community and the location	2/1/2024 9:40 PM
5	Location	2/1/2024 1:46 PM
6	location	2/1/2024 10:58 AM
7	School district. Sense of community	1/31/2024 8:14 PM
8	I feel safe in my neighborhood. Love our school district	1/31/2024 3:27 PM
9	Just like the area in general	1/31/2024 1:24 PM
10	Safe and quiet	1/30/2024 7:51 PM
11	School system and the convince of being close to different areas.	1/30/2024 10:28 AM
12	They have a strong fire service	1/29/2024 12:00 PM
13	Great community that is accessible to tax free Delaware shopping and close to major interstates such as route 202 and I-95	1/29/2024 9:35 AM
14	The schools	1/28/2024 2:48 AM
15	The Facebook page	1/27/2024 7:45 PM
16	It's a quiet community with easy access to more robust shopping districts. I like that it doesn't have too many businesses.	1/27/2024 2:41 PM
17	Location and proximity to many locations in the tri-state area. Quieter suburban feel!	1/27/2024 8:14 AM
18	My neighbors, open-space, not like the city although I was not prepared for the wildlife out these parts.	1/26/2024 9:05 PM
19	A small town environment	1/26/2024 6:08 PM
20	Quiet, safe town.	1/26/2024 11:26 AM
21	Schools and location are good	1/26/2024 11:17 AM
22	Close-knit suburban feel.	1/26/2024 10:57 AM
23	Bethel is a Beautiful town that is close to a Major city. Also, love the parks to play with kids and walk my dog	1/25/2024 1:34 PM
24	I like the rural history & older houses that have been preserved —also Bethel Springs Elementary was an excellent school for our children	1/20/2024 8:55 PM
25	The neighborhoods and park	1/20/2024 6:44 PM
26	It's location	1/20/2024 1:46 PM
27	Location. Schools.	1/18/2024 6:34 PM
28	Most everything	1/18/2024 3:06 PM
29	schools, strong community support, small town feel	1/16/2024 3:37 PM
30	Bed room community	1/15/2024 8:10 AM

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31	small town feel dont want trails, dont want sidewalks	1/10/2024 7:46 PM
32	Neighbors.	1/10/2024 8:13 AM
33	Rural character	1/9/2024 8:18 PM
34	Used to like the open space	1/9/2024 10:45 AM
35	It is not concord township.	1/8/2024 5:29 PM
36	Low crime area with quality schools	1/8/2024 4:22 PM
37	Quiet and safe	1/8/2024 3:46 PM
38	Good schools	1/8/2024 1:06 PM
39	Schools,	1/8/2024 12:09 PM
40	Schools community	1/8/2024 11:41 AM
41	Small local community. Not a lot of over development.	1/8/2024 11:39 AM
42	It's a small community with no sidewalks and no street lights.	1/8/2024 11:11 AM
43	That it's a bedroom community	1/8/2024 11:08 AM
44	Taxes are used appropriately	1/8/2024 10:58 AM
45	Country feel	12/29/2023 8:04 AM
46	Was country setting	12/21/2023 2:09 PM
47	Safe and great services (Police, Trash)	11/24/2023 6:33 PM
48	Friendly, suburban neighborhoods.	11/22/2023 4:43 PM
49	Schools and community. Bethel Police dept are also very good and responsive	11/22/2023 11:19 AM
50	Location	11/22/2023 10:34 AM
51	Nature, beauty	11/2/2023 12:56 PM
52	Open space mostly residential	10/22/2023 8:43 PM
53	It's a safe place to raise a family	10/15/2023 11:00 AM
54	Safe, great schools	10/15/2023 10:48 AM
55	Open spaces with larger single family lots	10/7/2023 11:42 AM
56	More residents residential than business. Family friendly and more green space, hope to keep that way and not overbuild like Concord	10/7/2023 10:08 AM
57	Small town feel	10/7/2023 9:46 AM
58	hands off approach to regulations and government control	9/6/2023 7:59 AM
59	I liked the old Bethel, 1990s	9/1/2023 10:11 PM
60	The sale.	8/24/2023 9:26 PM
61	Quite and privacy. Natural surroundings.	8/21/2023 4:21 PM
62	It's relatively safe, taxes are reasonable, It's beautiful, with open spaces and parks, convenient to shop, and the location is good.	8/21/2023 12:26 PM
63	Small town feel and not a lot of businesses.	8/20/2023 4:51 PM
64	Always has been a great place to live. Not over crowded.	8/20/2023 11:00 AM
65	the amount of greenery and the quality of houses	7/30/2023 10:22 PM
66	Schools	7/17/2023 5:35 PM
67	My home town	7/17/2023 8:42 AM

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68	The local government leaves the people alone and the appearance that taxes are used responsibly.	7/16/2023 2:00 PM
69	Quiet and open	7/15/2023 7:32 PM
70	That we have our own police department	7/15/2023 7:16 PM
71	The openness and schools. The proximity to Delaware shopping centers	7/12/2023 1:42 PM
72	residential feel and open space.	7/4/2023 11:28 AM
73	Size and lower taxes	6/29/2023 3:30 PM
74	Open space; conservation schools	6/21/2023 10:35 AM
75	Country feel to living	6/16/2023 11:11 AM
76	The beauty of the area especially where I live.	6/15/2023 1:52 PM
77	It is quiet and peaceful, but with close access to many modern conveniences.	6/8/2023 1:41 PM
78	Rural/small town feel	6/7/2023 9:32 AM
79	Location, close to medical facilities, shopping, airport, and I-95	6/7/2023 7:44 AM
80	Middle income community with diversity situated in an attractive environment, yet convenient to shopping and medical services.	6/6/2023 10:51 AM
81	location	6/4/2023 12:46 PM
82	No public transportation	6/3/2023 4:00 PM
83	Location	6/3/2023 1:10 PM
84	Location, Open Space	6/3/2023 12:59 PM
85	location	6/3/2023 11:31 AM
86	Feeling safe living here`	6/3/2023 11:22 AM
87	Location	6/3/2023 11:06 AM
88	Close to supermarkets and other shopping	6/3/2023 10:48 AM
89	Location	6/3/2023 9:41 AM
90	Open spaces not congested ease of ability to interstate highways and country roads & open space	6/3/2023 6:50 AM
91	It isn't overcrowded and it's close to shopping and restaurants.	6/2/2023 11:47 PM
92	The trees and green-ness. Let's keep it- and the air it gives us to breathe.	6/2/2023 9:48 PM
93	Great school district, nice mix of open space and residential/commercial space.	6/2/2023 9:14 PM
94	Nice community to raise a family.	5/30/2023 3:47 PM
95	Low crime, serenity, close proximity to restaurants, interstates, and retail stores; in addition to what's offered here.	5/30/2023 2:50 PM
96	Still has open space-should stay this way and stop building on every open part of land. Seeing the wildlife.	5/30/2023 2:49 PM
97	Environment and accessibility to everything. Schools and quality housing.	5/30/2023 1:46 PM
98	Location and schools	5/30/2023 11:39 AM
99	Garnet Valley SD, scrapple fries at Coffee Station	5/29/2023 4:02 PM
100	Small quiet limited development	5/29/2023 11:57 AM
101	Fireworks	5/24/2023 11:49 AM
102	Booths Corner, Community, peaceful	5/24/2023 10:46 AM

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103	Small community.	5/22/2023 11:33 AM
104	The nature around my property	5/21/2023 6:21 PM
105	Open space	5/21/2023 9:49 AM
106	the farms	5/20/2023 10:52 PM
107	Very family friendly, nice parks and outdoor recreational space, active and responsive police, fire and rescue services, fair tax base.	5/20/2023 2:00 PM
108	Close proximity to everything.	5/20/2023 11:59 AM
109	School System	5/20/2023 11:53 AM
110	Schools, wildlife, and semi-Country environment, quickly diminishing. STOP THE HOUSING DEVELOPMENT.	5/20/2023 11:12 AM
111	The location, the way the twp maintains the fields and parks and does a reasonable job on road maintenance. The twp provides a variety of housing choices in a good school district. Like that the twp supports DCCC so residents get a slight tuition discount. For the most part, it is a safe place to live.	5/20/2023 10:55 AM
112	This is a nice area that's convenient and friendly.	5/20/2023 10:40 AM
113	The community	5/20/2023 12:14 AM
114	Location	5/19/2023 8:26 PM
115	The sale	5/19/2023 6:40 PM
116	That is remains a rural area.	5/19/2023 10:13 AM
117	Rural feel but close to everything	5/17/2023 10:53 PM



## Q35 What do you like the least about Bethel Township?

Answered: 112 Skipped: 131

#	RESPONSES	DATE
1	losing open spaces.	2/7/2024 9:03 PM
2	N/A	2/4/2024 7:48 AM
3	Rt 491 at Pyle Rd and Rt 491 at Garnet Mine Road	2/1/2024 10:19 PM
4	The traffic increasing	2/1/2024 9:40 PM
5	Lack of benefits our community receives compared to the taxes we pay to to the township.	2/1/2024 1:46 PM
6	traffic	2/1/2024 10:58 AM
7	Traffic	1/31/2024 8:14 PM
8	I wish we had a community park like concord with walking trails	1/31/2024 3:27 PM
9	Taxes way too high and continue to go up	1/31/2024 1:24 PM
10	Traffic	1/30/2024 7:51 PM
11	Needs to be cleaner - too much litter on the roads, especially on the off/on ramps of 322! 322 is an eyesore in the township. When you come into Bethel the last few years you're greeted by trash on the sides of the roads - it's a mess!	1/30/2024 10:28 AM
12	Entitled residents	1/29/2024 12:00 PM
13	The township like other local areas has become overdeveloped. With the exception of minor improvements the roads stayed the same but traffic has greatly increased. Some commercial development should have been mixed in over the years instead of all residential. As a result most of the tax base is all residential.	1/29/2024 9:35 AM
14	Taxes	1/28/2024 2:48 AM
15	Not enough sidewalks	1/27/2024 7:45 PM
16	The township needs more accessible green space and green spaces put to better use. We do not need any more development.	1/27/2024 2:41 PM
17	Storm water management, it floods too much Water table is too high, needs better management.	1/27/2024 8:14 AM
18	That yall keep building and building and building and the current infrastructure is crumbling! This is turning into a city and most people like myself moved here BECAUSE ITS NOT WEST CHESTER OR HAVERTOWN!!	1/26/2024 9:05 PM
19	Too much traffic and speeders on Foulk Rd including large tractor trailer trucks!	1/26/2024 6:08 PM
20	Limited walking options	1/26/2024 11:26 AM
21	There is not a downtown area which lessens the community feel. I wish there would be more for kids/teens to do	1/26/2024 11:17 AM
22	Traffic is becoming a problem.	1/26/2024 10:57 AM
23	I love Bethel- got married right in John Adkinson park!!	1/25/2024 1:34 PM
24	Increasing traffic noise from 322	1/20/2024 8:55 PM
25	Too much development and township services are already below par	1/20/2024 6:44 PM
26	Too much traffic	1/20/2024 1:46 PM
27	Traffic at Booths corner.	1/18/2024 6:34 PM

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28	no town center, not walkable or connected	1/16/2024 3:37 PM
29	Lack of communication to residents. Rely on electronic communication too heavily	1/15/2024 8:10 AM
30	Part time police force, new intrusive developments.	1/10/2024 8:13 AM
31	Building, traffic	1/9/2024 9:15 PM
32	Taxes	1/9/2024 8:18 PM
33	Has become wayyyyy over developed over the past few years. Will be moving as soon as possible	1/9/2024 10:45 AM
34	There are no ordinances protecting the environment.	1/8/2024 5:29 PM
35	Lack of community recreation areas.	1/8/2024 4:22 PM
36	Overhead electrical lines make it look like a dump.	1/8/2024 3:46 PM
37	overdevelopment	1/8/2024 1:06 PM
38	No sidewalks. Poor communications from the Township.	1/8/2024 12:09 PM
39	Water run off, rapid rate of development ( schools cannot handle it)	1/8/2024 11:41 AM
40	No sense of future direction by township planners. Searching to increase tax revenues through shortsighted and poorly thought out development plans.	1/8/2024 11:39 AM
41	Love Bethel the way it is.	1/8/2024 11:11 AM
42	Taxes	1/8/2024 11:08 AM
43	Too much new houses being developed	1/8/2024 11:02 AM
44	Traffic	1/8/2024 10:58 AM
45	Township changing the country feel	12/29/2023 8:04 AM
46	The speeding on the roads. The way the sewer bills are calculated. Why can't the billing be for the amount of water used as in other townships!	12/21/2023 2:09 PM
47	Would be nice if more trails	11/24/2023 6:33 PM
48	Overbuilding and zoning to benefit the developers.	11/22/2023 4:43 PM
49	Lack of lighting and sidewalks in neighborhoods	11/22/2023 11:19 AM
50	Lack of businesses - should be a few more restaurants, but not too many.	11/22/2023 10:34 AM
51	No Side walks	11/2/2023 12:56 PM
52	Roads and traffic	10/22/2023 8:43 PM
53	Not many sidewalks	10/15/2023 11:00 AM
54	Traffic	10/7/2023 11:42 AM
55	No main street	10/7/2023 10:08 AM
56	Traffic sometimes	10/7/2023 9:46 AM
57	traffic control, poor intersections, lack of larger sized passive recreational lands, speeding on main roadways.	9/6/2023 7:59 AM
58	Taxes, traffic, road quality	9/1/2023 10:11 PM
59	To many people live here. Too crowded. It's becoming cityfied. If you want a city move to one. We don't need condos, apartments or row homes that you call townhouses. It was all farms and beautiful land. My family farmed a lot of this area and you have destroyed it over the years. They built a 55 and over development across from us with so much light pollution. Never listened to our concerns when built. The access to the development across from our driveway. Said our property was open space. We own that land. All this township cares about	8/24/2023 9:26 PM

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in money in their own pockets. Why do developers have more say in our area than the people who live here. All that want sidewalks and city life go back to the city you came from.

60	I don't like the plan to connect all the parks and don't like boardwalks in our wetlands and flood plains when it abuts back or side of residences. Invasion of Privacy. Opening us up to the public and the internet. I don't like this going behind our houses and building walks on our property line. People can walk or ride a bike on the street in front of the house and it is just fine. This has always been the practice.	8/21/2023 4:21 PM
61	Over 55 communities must maintain their roads, although we pay taxes, like the rest of the taxpayers. Bethel Township should maintain our roads.	8/21/2023 12:26 PM
62	Too many new houses - every empty lot - is being built on. Traffic at five points	8/20/2023 4:51 PM
63	Trying to develop too much. Taking people's property for their own use. Not notify residents by mail of upcoming developments that could affect your safety and wellness.	8/20/2023 11:00 AM
64	the new giant housing developments that have torn down a massive amount of trees	7/30/2023 10:22 PM
65	Can't think of anything	7/17/2023 8:42 AM
66	Car dependence	7/16/2023 2:02 PM
67	Traffic	7/16/2023 2:00 PM
68	Too many new over priced homes	7/15/2023 7:32 PM
69	Taxes are too high	7/15/2023 7:16 PM
70	Increased housing developments that are unaffordable	7/12/2023 1:42 PM
71	traffic congestion at intersections.	7/4/2023 11:28 AM
72	Traffic; too many new developments	6/21/2023 10:35 AM
73	Wanting to add more parks	6/16/2023 11:11 AM
74	Traffic at the five point intersection.	6/15/2023 1:52 PM
75	The Five Points intersection is really quite rough.	6/8/2023 1:41 PM
76	Ganet Valley School Administration	6/7/2023 5:07 PM
77	No safe way to bike on roads	6/7/2023 7:44 AM
78	Traffic at times, and lack of safe and available pedestrian walking/cycling paths/sidewalks! (Example: Naamans Creek Road)	6/6/2023 10:51 AM
79	no complaint	6/4/2023 12:46 PM
80	No complaints	6/3/2023 4:00 PM
81	Traffic at certain intersections (eg Foulk and Naamans, Foulk and Kirk, % points at Concord Road)	6/3/2023 12:59 PM
82	congestion at key areas	6/3/2023 11:31 AM
83	speeding on Numans Creek Rd	6/3/2023 11:22 AM
84	Too few businesses	6/3/2023 11:06 AM
85	N/A	6/3/2023 9:41 AM
86	Building of new homes & businesses.enforce building codes & proper builder licenses & procedures	6/3/2023 6:50 AM
87	Traffic near Booth's Corner.	6/2/2023 11:47 PM
88	I think it is a nice place to live- and we should protect that.	6/2/2023 9:48 PM
89	Traffic at certain intersections, lack of wider roads, lack of accessibility for walking/biking as means of transport.	6/2/2023 9:14 PM
90	The amount of housing development that continues to be proposed and happen. We don't need	5/31/2023 10:03 PM

more houses or people. Already too crowded.

91	Speed limits and traffic violations are not enforced.	5/30/2023 3:47 PM
92	Taxes are too high	5/30/2023 2:50 PM
93	Amount of congestion that has happened over the last 21 years. So much traffic. Naamans creek road sometimes sounds like a raceway.	5/30/2023 2:49 PM
94	Traffic and over development of open spaces.	5/30/2023 1:46 PM
95	Lack of sidewalks/safe biking and running	5/30/2023 11:39 AM
96	Lack of sidewalks	5/29/2023 7:51 PM
97	Overdevelopment, lack of comprehensive plan.	5/29/2023 4:02 PM
98	Lack of sidewalks!!! Would love a more walkable community	5/29/2023 11:57 AM
99	lack of walkability. I have to take a car to get anywhere.	5/24/2023 10:46 AM
100	Not keeping up with the road surfaces.	5/22/2023 11:33 AM
101	Traffic, new builds	5/21/2023 6:21 PM
102	Big houses and developments	5/21/2023 9:49 AM
103	housing developments	5/20/2023 10:52 PM
104	Losing open space, new residential construction in areas already established and now becoming cramped and over developed.	5/20/2023 2:00 PM
105	Taxes are getting out of hand	5/20/2023 11:59 AM
106	Taxes	5/20/2023 11:53 AM
107	Housing development!	5/20/2023 11:12 AM
108	Do not like that Bethel pushes for 55+ communities that require the HOA be responsible for snow, storm drain and road repairs.... and then do an inferior job inspecting this construction at time of installation leaving the 55+ communities with financial headaches. Think it is wrong of Bethel twp to tax residents at the same rate when not providing similar services to all. The twp will always opt to build 55+ because it benefits their budgets.	5/20/2023 10:55 AM
109	It's definitely getting congested but so is everywhere in the Philadelphia metro area.	5/20/2023 10:40 AM
110	Taxes	5/20/2023 12:14 AM
111	Over development	5/19/2023 8:26 PM
112	Too much development. Moved here over 20 years ago to be in a small town, "country" setting. The township is distorting the charm of Bethel	5/19/2023 10:13 AM



### Q36 What would you like Bethel Township to do in order to make it a better place to live?

Answered: 115 Skipped: 128

#	RESPONSES	DATE
1	maintain what makes Bethel attractive in the first place. open space and recognize that our location is unique, close to outside businesses and services but coming back to a quiet neighborhood.	2/7/2024 9:03 PM
2	Better police patrol	2/4/2024 7:48 AM
3	pretty good. Taxes are just right for service provided.	2/1/2024 10:19 PM
4	Maybe sidewalks to make walking safer	2/1/2024 9:40 PM
5	Have governing officials be fiscally responsible	2/1/2024 1:46 PM
6	improve traffic flow	2/1/2024 10:58 AM
7	Control development	1/31/2024 8:14 PM
8	Add a community park	1/31/2024 3:27 PM
9	Lower taxes	1/31/2024 1:24 PM
10	Create a "main street" type of area that has a few stores and restaurants, and is walkable. A place to have parades.	1/30/2024 7:51 PM
11	Create a gateway to the township at each end. Street cleanup/lighting and highway maintenance. Start imposing litter fines. Too much trash on the side of the roads! It's a real issue.	1/30/2024 10:28 AM
12	Lower taxes	1/29/2024 12:00 PM
13	After incident and through further investigation, the townships EMS services need to top priority. Also, after investigating the fire department further the fire department does not have paid staffing. Both of these combined, should be a top priority due to the taxes that this township pays.	1/29/2024 11:08 AM
14	Think of all of the impacts before approving future land development. We have solid police and fire departments but is the township doing enough to support them? More homes and businesses increases the responsibilities of both the police and fire departments. No one likes tax increases but should you really be proud of bragging about years of no tax increases all the while expecting more to be done at the same cost. Could you run your household with years of no raises while the cost of things skyrockets. EMS service has become a big issue with many local towns, how is the township handling EMS service?	1/29/2024 9:35 AM
15	Keep taxes low	1/28/2024 2:48 AM
16	Little town center	1/27/2024 7:53 PM
17	More walkable. Better town center.	1/27/2024 7:45 PM
18	We need easily accessible walking trails throughout the township; community composting; better environmental initiatives; community gardening; more knowledge sharing about recycling and events.	1/27/2024 2:41 PM
19	Protect the peaceful value Bethel currently has, prioritize single Family homes, not apartments/condos/townhomes.	1/27/2024 8:14 AM
20	Stop building and provide more opportunities/events/services for the children and adults already here so we can know our neighbors. Also get Bethel full time police department 🚔 Because I dont call police when someone breaks in. This is driving crime here because they know State is going to take forever. If Calvacante would have made it here yall would have	1/26/2024 9:05 PM

banned me from Bethel. Give our police department the resources and opportunities it deserves. Not a never have I received a message in the city of Philly to turn my lights out for a shooter. 😞😞

21	Add more parks for recreation that include biking/walking trails, fishing ponds that will encourage a healthy lifestyle and limit urban sprawl	1/26/2024 6:08 PM
22	Easier access to parks - sidewalks to enter	1/26/2024 11:26 AM
23	Attract event type place for teens. Maybe an arcade	1/26/2024 11:17 AM
24	Stop new housing developments from being built.	1/26/2024 10:57 AM
25	Increase recreational space. Open Shaffer Park.	1/26/2024 10:41 AM
26	Continue using open space wisely	1/25/2024 1:34 PM
27	Stop building and taking away green spaces	1/21/2024 9:36 AM
28	No development	1/20/2024 6:44 PM
29	Stop commercial building	1/20/2024 1:46 PM
30	increase walkability and connectivity (add sidewalks, crosswalks), work with Booth's Corner to turn it into a true town center that is aesthetically pleasing and includes an outside area for gatherings/events	1/16/2024 3:37 PM
31	Diverse community events for all ages not just kids	1/15/2024 8:10 AM
32	no changes please	1/10/2024 7:46 PM
33	Lower taxes. Less development.	1/10/2024 8:13 AM
34	Lower taxes	1/9/2024 8:18 PM
35	Traffic management	1/9/2024 10:45 AM
36	Sidewalks Stop cramming homes in	1/8/2024 5:39 PM
37	Focus on protecting the environment such has ordinances that restrict the use of harmful pesticides, fungicides, weed killers. That are harmful to people, animals, and the environment.	1/8/2024 5:29 PM
38	More police presence	1/8/2024 3:46 PM
39	improve parks, open space and sidewalks	1/8/2024 1:06 PM
40	Build sidewalks. Connect open spaces. Embrace transparency and effective communication.	1/8/2024 12:09 PM
41	Slow real estate development	1/8/2024 11:41 AM
42	Maintain single family homes and continue with making bethel township a family friendly place. Keep low income and section 8 housing out of the township. Curb additional development including apartments, townhouses and condos.	1/8/2024 11:39 AM
43	Keep it the same. Fix up the parks we already have and add a playground for kids. Maybe add a place to have dinner.	1/8/2024 11:11 AM
44	Preserve as much historical and open space as possible	1/8/2024 11:08 AM
45	Better outdoor spaces	1/8/2024 11:02 AM
46	Keep taxes low	12/29/2023 8:04 AM
47	No more industrial sites. Garnet Mine road has very large trucks on the roads that actually shake the house. They are noisy and pollution from the diesel is terrible. Are on the road up to midnight. And start up around five in the morning. Extremely disruptive	12/21/2023 2:09 PM
48	Walkable if possible. Improve traffic flow with smart lights.	11/24/2023 6:33 PM
49	Conserve space, environment and maintain a suburban atmosphere.	11/22/2023 4:43 PM
50	Continue having local police dept. Lighting in neighborhoods to deter crime and make it safer to walk dogs at night	11/22/2023 11:19 AM

Bethel Township Comprehensive Plan Update

51	Limit development, increase police force, offer more recreational opportunities that are not just geared towards children.	11/22/2023 10:34 AM
52	Make more walkable.	11/2/2023 12:56 PM
53	We need to develop but we MUST take control to not ruin the family oriented feeling of community	10/22/2023 8:43 PM
54	Improve recreational spaces and more sidewalks	10/15/2023 11:00 AM
55	Control development, widen the roads like gamet mine, Kirk and put a traffic light at 5 points intersection	10/7/2023 11:42 AM
56	Stay strong to no apartments and townhomes	10/7/2023 10:08 AM
57	I'm good	10/7/2023 9:46 AM
58	look at purchasing remaking open space areas utilizing grants or conservation entities that will run and maintain it such as natural lands trust	9/6/2023 7:59 AM
59	Stop building all residential/commercial properties	9/1/2023 10:11 PM
60	Stop trying to make a city. Too many people. No condos, no apartments, no townhomes/ rowhomes. More open spaces.	8/24/2023 9:26 PM
61	There are busy intersections where walks are needed. like foulk road.	8/21/2023 4:21 PM
62	Maintain our roads and take care of snow removal, as it does for the rest of the township. Over 55 communities are not treated fairly.	8/21/2023 12:26 PM
63	No new houses!!! Better paved roads. Preserve open space and history. Thank you.	8/20/2023 4:51 PM
64	Slow down traffic on Naamans Creek Rd. People race past my house.	8/20/2023 11:00 AM
65	improve open space usage so we don't have to go elsewhere to run/bike/relax	7/30/2023 10:22 PM
66	More recreation. Pickle ball courts, bike paths	7/17/2023 10:59 PM
67	Stay the course	7/17/2023 8:42 AM
68	Create walkable areas, discourage car use. Mixed use development so don't need to drive everywhere	7/16/2023 2:02 PM
69	Stop new construction	7/16/2023 2:00 PM
70	Sidewalks	7/15/2023 11:17 PM
71	More open space	7/15/2023 7:32 PM
72	Lower taxes	7/15/2023 7:16 PM
73	improve traffic flow and add street lighting.	7/4/2023 11:28 AM
74	More recreational opportunities for young children and teenagers	7/3/2023 10:36 AM
75	Stop developing spaces particularly for new neighborhoods	6/21/2023 10:35 AM
76	Leave the open space	6/16/2023 11:11 AM
77	Improve the five point intersection.	6/15/2023 1:52 PM
78	Can't think of anything in particular currently.	6/8/2023 1:41 PM
79	Keep it from growing!.	6/7/2023 5:07 PM
80	Develop Shaffer Property so entire community can enjoy this huge open space and not just neighboring residents	6/7/2023 7:44 AM
81	Make use of the newly acquired property for park and recreational use, with access connection by way of walking/cycling trails as well as vehicle.	6/6/2023 10:51 AM
82	no opinion	6/4/2023 12:46 PM
83	Keep public transportation out	6/3/2023 4:00 PM

Bethel Township Comprehensive Plan Update

84	Improve traffic flow if possible.	6/3/2023 12:59 PM
85	lower fees and requirements	6/3/2023 11:31 AM
86	Enforce traffic laws	6/3/2023 11:22 AM
87	Do not overdevelop the township.	6/3/2023 9:41 AM
88	Keep open spaces & stop building new homes keep it rural as possible	6/3/2023 6:50 AM
89	Don't allow people to exit onto Naaman's Road from the entrance to Booth's Corner that is closest to Foulk.	6/2/2023 11:47 PM
90	Get people to slow down.	6/2/2023 9:48 PM
91	Protect and preserve some open/undeveloped space. Ensure rate of residential housing doesn't overrun school district limits.	6/2/2023 9:14 PM
92	Less houses. More community that is connected and easy to navigate. Parks. Recreation. Social establishments. Sidewalks	5/31/2023 10:03 PM
93	Enforce vehicle code violations.	5/30/2023 3:47 PM
94	Find a balance between high taxes and services required, even if this means attracting more industrial/businesses that could foot more of the bill.	5/30/2023 2:50 PM
95	Stop building and adding more housing to an already overly congested area. More control over the aggressive driving in the area especially naamans creek road and Pyle roads	5/30/2023 2:49 PM
96	Stop approving housing development and overcrowding. Leave some of the open spaces and farm lands.	5/30/2023 1:46 PM
97	Make more sidewalk connections and safe ways to bike. Stop building and bringing in more traffic!	5/30/2023 11:39 AM
98	Have sidewalks along Naamans creek road to get to Booths Corner	5/29/2023 7:51 PM
99	Elect Chuck and Stephanie!	5/29/2023 4:02 PM
100	Sidewalks!!!	5/29/2023 11:57 AM
101	improve the walkability and connection between neighborhoods and booths corner.	5/24/2023 10:46 AM
102	Less residential building	5/21/2023 6:21 PM
103	Save the land	5/21/2023 9:49 AM
104	stop the breakup of farms and other large properties.	5/20/2023 10:52 PM
105	Maintain roads, parks and emergency services. Continue involving the community before major decisions are made that will impact standard of life currently in place.	5/20/2023 2:00 PM
106	Keep the school system here moving in thr right directiodirection.... Keep politics out of what children learn ... That is what made this township in the beginning and it needs to stay that way ...	5/20/2023 11:59 AM
107	More electronic capabilities get with the times. Ie. Taxes, and Sewer etc. Should be able to pay on line.	5/20/2023 11:53 AM
108	I guess if given a choice, commercial development is preferable to continual land clearing for more cheap houses and apartments and kids in the already burgeoning schools.	5/20/2023 11:12 AM
109	Provide high quality inspections of infrastructure when developments are being built.	5/20/2023 10:55 AM
110	Limit development and preserve open space.	5/20/2023 10:40 AM
111	It already is a better place to live.	5/20/2023 12:14 PM
112	Halt development	5/19/2023 8:26 PM
113	Stop building	5/19/2023 6:40 PM
114	Persevere what we have, what this community is all about. Do not develop open spaces by adding public parks, parking lots on the Schaefer property.	5/19/2023 10:13 AM

Bethel Township Comprehensive Plan Update

115	Preserve it the way it has been for many years	5/17/2023 10:53 PM
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**Q37 If you have any additional comments or ideas, please provide them below.**

Answered: 39 Skipped: 204

#	RESPONSES	DATE
1	None	2/1/2024 1:46 PM
2	If anything would cause me to leave it's the upkeep in township maintenance - the area is looking really bad and it's not inviting to attract potential businesses and residents. Make cleaning up the streets and putting dollars towards landscape and lighting projects	1/30/2024 10:28 AM
3	Put more focus into our fire department and EMS. They seem to become forgotten.. until someone actually needs them	1/29/2024 2:03 PM
4	Please make better use of the Bethel Dog Park/Bush Hill Farm Space. This is a tremendous opportunity to adopt community gardening and local composting services, in addition to putting a herd of goats to use to better maintain our open land. Paved walking trails here would also be fantastic.	1/27/2024 2:41 PM
5	I am not a political person as I typically see nothing but greed in all parties. Yall do a really great job with your community and this new asking our opinion before decisions are made is very impressive from someone who was not raised here and had none of this. Now whether this is to just shut us up and yall do what you want anyway time will tell. But for the love of god please stop building. 🙏	1/26/2024 9:05 PM
6	Provide leaf pickup and expand recycling services to reduce trash that is transported to the landfill	1/26/2024 6:08 PM
7	Communication needs to improve. Website is not maintained	1/20/2024 6:44 PM
8	Fix the 5 way stop sign congestion. Its horrible	1/9/2024 10:45 AM
9	I believe it very important to protect open space, the environment, and historic buildings. The surrounding townships have shown that all they care about is tax dollars, building more development, adding to the traffic, destroying historic buildings such as St. Thomas historic rectory, and the Chadds Ford inn building. We do not need any more brick and mortar stores. Most people shop online.	1/8/2024 5:29 PM
10	Absolutely NO PICKLEBALL AT ATKINSON PARK	1/8/2024 3:46 PM
11	All meetings should have in person and Zoom video options. Video recordings of meetings should be housed in perpetuity on YouTube	1/8/2024 12:09 PM
12	Not interested in more businesses moving to Bethel.	1/8/2024 11:08 AM
13	Have the police force get out and write some speeding tickets. It is ridiculous and so unsafe how fast vehicles are traveling on our back roads.	12/21/2023 2:09 PM
14	Bethel was a nicer place to live before it got so built up and traffic got so congested because of it.	11/22/2023 4:43 PM
15	None	10/7/2023 11:42 AM
16	Police do not conduct any speed enforcement. limited patrols available with existing manpower and staffing. noisy truck and motorcycle traffic. Perhaps look at the Concord Twp and Middletown Twp Policing method utilizing State Police.	9/6/2023 7:59 AM
17	Reduce expenditures in the township and get better value for products services we procure. Reduce the number of part time Police and find the best value between full time and part time.	9/1/2023 10:11 PM
18	None	8/21/2023 4:21 PM
19	I want to be notified before plans are made to make a walking path through my property. I know	8/20/2023 11:00 AM

how townships are. They just take what they want. And I'm not giving up my property just so people have a walking path. There are plenty of places to walk in Bethel.

20	Intersection of naamens creek and garnet mine is terrible. That would have been number one if it was listed on this survey	7/15/2023 11:17 PM
21	Don't restrict solar generation. It is environmentally bad to rely on fossil fuels indefinitely.	7/4/2023 11:28 AM
22	Consider a senior center	6/29/2023 3:30 PM
23	Shaffer Park development would be so sad to residents around it.	6/16/2023 11:11 AM
24	It is a pleasant place to reside, lets just maintain what we have.	6/7/2023 5:07 PM
25	Doing a great job. Keep it up.	6/7/2023 9:32 AM
26	Would like survey results to be posted on website Add more sidewalks near Booths Corner	6/7/2023 7:44 AM
27	speed bumps on marsh rd should be lowered I have a car (factory built) that cannot clear without hitting nose cowing and dragging the bottom I have observed other vehicles having the same problem	6/4/2023 12:46 PM
28	Bethel is a great place to live, be careful what changes you make (eg More residential developments)	6/3/2023 12:59 PM
29	Do not turn his wonderful township into the over crowded and overdeveloped area such as Springfield Twsp and Upper Darby Twsp !!	6/3/2023 9:41 AM
30	Policing of residential neighborhoods & stop the soliciting near or on 202 n& s and naamans rd	6/3/2023 6:50 AM
31	Don't allow development that will change the quiet and uncrowded nature of Bethel township. I moved from an area that was being overdeveloped and I don't want to have to leave here too.	6/2/2023 11:47 PM
32	I'd like to see affordable senior housing/condominiums being considered.	5/30/2023 2:50 PM
33	Sidewalks and connectivity from park to park.	5/29/2023 7:51 PM
34	Improve transparency and documentation. Start by saving and posting the videos of all township meetings. Archive prior years. That's a common practice. Not destroying the video following approval of previous months minutes.	5/29/2023 4:02 PM
35	Balance the needs of everyone and not succumb to loudest in the room. Work harder to engage the community in decisions.	5/24/2023 10:46 AM
36	we need less school age children and developments.	5/20/2023 10:52 PM
37	Thank you for giving the residents the opportunity to contribute and be a part of the process. Please continue advertising meetings so residents can remain engaged.	5/20/2023 2:00 PM
38	Road conditions should be a priority. Must maintain. With the increased delivery trucks on the road Amazon. UPS etc. They ate wearing at a faster pace. Suggestion: Charge the delivery companies a fee to use our roads for deliveries, we need to generate revenue from the trucks that tear up our roads.	5/20/2023 11:53 AM
39	I live Bethel and my three kids went through GV Schools. I don't want to leave after I retire but the crowds and taxes will probably necessitate it.	5/20/2023 11:12 AM



DRAFT PLAN COMMENTS FROM THE  
BOARD OF SUPERVISORS AND THE  
PLANNING COMMISSION WITH  
SIMONE COLLINS RESPONSES



Giovanna Iacono, PE, MBA  
CHAIRWOMAN

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Chuck Dennie, PE  
SUPERVISOR

Stephanie DeOhanessian, MB  
SUPERVISOR

October 1, 2024

To: Peter Simone

RE: **Bethel Township Comprehensive Plan – Comments**

Peter,

The Board of Supervisors as well as the Planning Commission have reviewed the draft Comprehensive Plan and request the following corrections/edits to the document.

**Technical Corrections**

- Orientation of the document should be portrait not landscape. **Landscape orientation was shown to both committees at meetings. The Township maps “fit” better in landscape orientation. This can only be done as an additional service. Not recommended.**
  - **Title Page:** Revise date to accurately reflect adoption date **What is adoption date? TBD?**
  - **Page II:** Lawrence Smith is the Planning Commission Solicitor **OK**
  - Graphic after page 5 is not needed. **We suggest adding an outline of the Township on page 4 and page 5 so that these Aerials show township growth.**
  - **Page 6:** Schedule is not accurate as final plan was not presented on August 13. State basic schedule, remove ending date and focus on public and committee meetings. It might be helpful to indicate the committee was comprised of residents as well as members of the Planning Commission and Parks and Recreation Boards. **Will correct schedule. Will add note about committee composition.**
  - **Page 8:** Ray Stiles is the Emergency Management Coordinator (EMC) **OK**
  - **Page 8:** The table titled “If you live in Bethel, how long have you lived in the Township?” is included twice. **OK**
  - **Page 32:** Bethel Springs Elementary School serves students in Kindergarten through 5th grade (K-5). **OK**
  - **Page 33:** Large blank space at the top? **Legend will be enlarged.**
  - **Pages 32 and 59:** We are in the process of changing Emergency Services provider from Crozer to Main Line Health but haven’t formally signed contract yet. Not sure if we should rephrase? **Will rephrase to reflect planned change.**
  - **Page 34:** The Save-A-Lot included on the map no longer exists. **OK**
  - **Page 35:** Francis Harvey Green School Field does not belong to the Township. The language should be changed to reflect that the School District property at Francis Harvey Green is also available as open space to Bethel

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- residents. Shaffer Park should be changed to Shaffer Preserve (in all instances) **OK**
- **Page 42, 46:** Are these photos in Bethel? **Will correct if needed**
- **Pages 45-47:** There appear to be quotes on these graphics but it’s not clear if these were quotes from residents from the survey, committee members or what. Remove quotes or add a note that indicates -survey respondent **will add note that these are comments from the public opinion survey.**
- **Page 49:** Text is hard to read (blue on blue) **Will enlarge and make black.**
- **Page 53:** 3. Naamans Creek Rd and Pyle Rd: Naaman’s Road is incorrect. Should be Naamans Creek Road **OK**
- **Page 53:** 4. Naamans Creek Rd and Zebley Rd: Zebley is spelled incorrectly (shown as Zebly), Naaman’s Creek shouldn’t have apostrophe **OK**
- **Pages 64-68:** The tables are difficult to read because the font is very small. **At 100 % size, we suggest that these are very readable since they are high contrast. Also, as a digital copy, the reader can enlarge to any size.**

**Comments**

**Aerial Photo of Bethel (Page 4):** Is it possible for Bethel to be outlined? **Agreed.**

**Online Survey (Page 8):** Please identify the sample size of the survey. **OK.**

**Figure of Bethel Township Priorities (Page 13):** Would it be possible for us to also see the cumulative data for this survey question in figure form? **Will adjust chart**

**Township Zoning Map (Page 17):** Would it make sense for the map to be on its own page? **The map here serves as a graphic reference, not necessarily a place to get detailed information. We suggest in this context the size is good.**

**Housing Analysis (page 23):** The last sentence in the third paragraph about Bethel needing to produce 220 housing units should be removed. **OK**

**Municipal Housing Unit Change Figure (Page 24):** Clarity on the figure title is needed. A better explanation is needed as to what this figure actually represents. Consider “Municipal Housing Unit Growth”? “Change” implies that parcels, units, or owners were changed. **Title to map will be added “Housing Unit growth by Township by percentage 1990-2010”**

**Accessory Dwelling Units (Pages 23, 24, and 50):** “Currently, the existing Zoning Ordinance has no provisions for Accessory Dwelling Units, a common solution for Aging-In-Place strategies.”

- There is general concern from residents regarding the addition of provisions for Accessory Dwelling Units (ADU) as discussed in the Comprehensive Plan, and to that end we would like to change the language addressing ADUs. Page 23 indicates that ADU’s are for aging in place, but page 50 indicates it’s to diversify housing stock. These contradict. Diversification of housing stock would mean a trend towards townhomes, apartments, and multifamily units. **Both Statements are true. The Township does have some zoning districts that allow for higher density housing. Or an applicant can request a zoning change or text amendment to allow something else than a single family dwelling. The Township is essentially built out. The major opportunity for additional housing types may be in the Booths Corner area if the Township decides to allow more mixed-use development as suggested by this plan. Whatever the market “demands” with new residential units, the overall character of the Township will not change. Also, as discussed, many times at the committee meetings an ADU CAN BE an in-law suite – or it can be an apartment rented to a “stranger” – the key is to have kitchen facilities. It does not**

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have to be a separate structure. By having an apartment to rent, an older resident or couple on a fixed income is able to supplement their income through this rental and remain in the community. This may be allowed on larger SF lots, and it is unlikely that the Township will be overrun by ADUs. Also, the Comp Plan suggestion does not have to be followed by the Board of Supervisors.

- We would like the plan to focus less on ADUs and clarify that the addition of ADU-related code would be highly specific to avoid misinterpretation, abuse, and overuse. **Sentence to this effect added on page 50 under “Diversify Housing Stock”**
- Page 23: The aging in place dilemma could easily be accommodated with provisions to allow for attached in-law suites rather than a detached accessory dwelling. Please modify language. **Sentence added on page 24.**
- Page 50: The reference to ADU’s should be clarified again to maybe indicate consideration of additional areas where townhomes could be built and less focus on the ADU’s. The goal is not to have people renting out accessory structures. See notes above. **ADUs are NOT necessarily separate structures.**

Residential Housing Type Figure (Page 25): Does white represent non-residential areas? **Yes.**

DVRPC Employment Forecast (Page 26): Please also include annual increase expressed as a percentage. **Table will be revised.**

Land Use Category Table (Page 30): Previous sections separate detached vs attached single family homes. This table should reflect those separately as well. **Single family detached is shown. This was the data set available to us.**

Land Use Map (page 31)

- There is no context on this map, and it’s not clear if it depicts existing land use. An explanation of the map should be provided. **We will add title “Existing Land Use” and short explanation on this map page.**
- Should schools be denoted as institutional? **Yes, that is the normal land use category for schools.**
- The “wooded” classification is not clear. **We agree, but this is the data set available to us from DVRPC.**

Food Access Figure (Page 34): Please remove the three insets at the top of the figure; they are confusing and don’t add value. Please include a legend on the main frame of the figure. **OK, will do.**

Hydrology (Page 38): The third paragraph seems out of place on this page. This should be expanded to indicate that the ordinance in 2022 was adopted from County Guidance. Can there be some elaboration on the ordinance or MS4 program here? **Will do.**

Protected Land and Historic Resources Map (Page 40): Consider removing some of the layers of this map; the five stars should be the focus of this map, but because of the busyness of the figure, they are getting lost. Agreed. Change colors to make stand out. **Will do.**

Delaware County Planning Department recommended the following be listed as eligible sites:  
Dijohn Property, 1161 Chelsea Road  
Johnson Farm, 4715 Naaman’s Creek Road **Will Add**

Loden Property, 3034 N. Garnet Mine Road  
4688 Naaman’s Creek Road.

The County also suggested the following:

- Plan should recommend an update of the Historic Resources Inventory. **OK**
- Strengthen the historic preservation ordinance. **OK**

Township Governance and Finance (Page 41): “In 2022, the top 5 expense sources for the Township were:”

- The list does not include the trash fund; its absence is misleading. **Will add.**
- Please change “fire services” to “fire hydrants and insurance.” **OK**

Vision Statement (Page 44): **Revised.**

- This vision statement is too long and not necessarily a vision statement.
- Because the township’s population exceeds 9,500, the township cannot remain “rural.”
- The mission should include commensurate resources for an engaged, healthy, and educated population. **BETHEL TOWNSHIP VALUES AND WISHES TO MAINTAIN ITS, SUBURBAN CHARACTER AND NATURAL RESOURCES. RESIDENTS DESIRE A FUTURE OF IMPROVED CONNECTIVITY, MORE OPEN SPACE, AND NECESSARY TOWNSHIP SERVICES DELIVERED TRANSPARENTLY AND COST EFFECTIVELY.**

Accessory Dwelling Units (Pages 45): “Land Use, Objective 2 - Evaluate feasibility of amending the zoning ordinance to allow for accessory-dwelling units, encouraging aging-in-place.”

- This could be interpreted that ANY property could have accessory dwelling units. Please clarify that this process will be regulated. **Will add this reference**

Open Space (Pages 45): “Land Use, Objectives”

- “Objective 4 - Maintain and enhance Booth’s Corner as the heart of the Township” - This should not be a township concern. Maybe modify to reflect identifying areas to make that area the “town center” **This is essentially what the existing sentence means. We have tried to clarify.**
- Please include an objective for the preservation of open space outside of future development. For example, Objective 6 - Examine methods for preserving open space separate from opportunities during development. **OK**

Community Facilities (Page 45): DCPD suggests modifying ordinances to allow medical uses in additional districts. **OK**

Stormwater Management (Page 46): “Natural Features, Objectives”

- Please include an additional objective that indicates the Townships desire to ensure stormwater management requirements are being met and maintained where agreements have been established. **OK**

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- Please include an objective for the Township to continue to review the stormwater practices and regulations within the Township Code and ensure they are up-to-date and enforceable. **OK**
- Include objective to involve the community in natural resource protection (this is a carryover from previous comp plan. **OK**

Economic Development (Page 47): *“Objective 3 - Establish workforce development programs and exploratory education programs for youth.”*

- This objective is vague and needs clarification. It’s not clear who would be responsible for this, between the township, school, or county workforce development program. It should be last on the list. **Clarified.**

Economic Development (Page 47): *“Objective 4 - Maintain the Township as an attractive place to live by generating return on investment for homebuying families.”*

- This objective is vague and needs clarification. What does this mean for the township? **OK, clarified.**

Diversifying Housing Stock (Page 50): Bethel Township is nearly built out. The strategy for the remaining development options is complicated and should be addressed as such. Instead of saying diversity is needed to preserve long-term stability soften language to say something like “housing diversity can attract new families and young people”. Township comments received indicate a desire to not have accessory dwellings. **Revised.**

Supporting Infrastructure (Page 50):

- Remove the first sentence. **OK**
- We would like to clarify “where it makes practical sense.” We would not consider adding sidewalks to pre-established neighborhoods but would be more likely to consider adding sidewalks in our commercial areas, like around Booth’s Corner, and to create connections between pre-existing sections of sidewalks.
- Please also include “crossings” as a potential improvement as well.
  - **Revised. The Rec. Plan connectivity plan is very conservative in the sidewalks proposed, reflecting the feedback at committee and public meetings.**

Traffic Safety (Pages 52-53)

- An additional intersection that should be included in this discussion is Garnet Mine and Naamans Creek Road. Due to heavy traffic volume, especially during the weekend days, it is very difficult and dangerous to turn left on Naamans Creek east bound from Garnet Mine . **ADDED.**

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Future Land Use Map (Page 57)

- There was confusion that this was a proposed zoning map. **It says Land Use.** There should be some text content added to this page to indicate what future land use really means. **OK**
- Road names should be added to this map **OK**
- Residents are concerned about the inclusion of additional high-density residential space, and it’s not clear why the western corner of the map would be classified as such since only limited areas currently are high density. This area was previously characterized as medium density. **OK, we will change to Medium Density.**
- Does the high-density category include single-family homes? **High-density residential can include a mix of single-family housing, such as townhouses and twin homes, and multi-family housing, such as apartments.**
- What is the red area identified in the Foxfield development? **This small area was identified as “commercial” in the existing land use data and is probably a carry-over from the site’s previous use. As it is a part of the Foxfield residential development, we will change it to align with the rest of the site in the Future Land Use Map as Medium Density Residential.**

Zoning Recommendations (Page 58)

- Reduce emphasis on ADU language in this section.
  - How can the Township enforce the occupants of these be a family member? This seems impractical. **Enforcement is difficult, but as mentioned previously, an accessory unit may give older couples on a fixed income to rent a small unit which may permit them to age in place. Also, post college kids moving home have an option vs. living WITH parents. The need for these types of units is an issue everywhere. Again this can be limited and will not overrun the Township or change its character.**
  - Are accessory structures really attached? That doesn’t seem accurate. **Yes, they can be.**
  - Discuss ability for in-law suite. **Above.**
- We would like the zoning ordinance recommendation to include a focus on protecting open space, connectivity opportunities, and methods to exacting needs from developers (ie-sidewalks, trails, open space, parks). There are regulations missing from Bethel Township’s codes that make it difficult to protect natural resources, such as a steep-slopes ordinance. This then relates to the implementation chart. **This is covered in the last paragraph on this page.**
- Our ordinances are outdated, this list of suggested changes is quite small. We believed that Simone Collins was going to be more specific with ordinance provisions that should be added, changed, or removed. Is there nothing else missing from our zoning ordinance? **The list of recommendations is based on land use issues and trends that were discussed with the Committee throughout the planning process, as well as issues that were raised in public meetings and responses to the public opinion survey with regards to balancing growth and protecting sensitive natural areas. To further align with the Vision of a community with improved connectivity, one additional recommendation is to require sidewalks on both sides of the street in all new residential developments.**

Community Facilities: Police/Fire/EMS (Page 59)

- We would like to include reference information about the SR6 Regional Plan for FIRE and EMS, which calls for working with our neighboring Fire and EMS to provide better service. **Will add**

5.1.3 Housing (Page 64): *“Establish architectural standards to ensure that any new development conforms to surrounding architectural style and character.”*

- Include open spaces and mobility needs **Revised**

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5.2 Economic Development (Page 64)

- 5.2.2 *“Prioritize redevelopment in locations where there are opportunities to synergize adjacent land uses”* – Please clarify what this means. **REVISED**
- 5.2.5 *“Incentivize new businesses to provide sidewalks, landscaping, and other public amenities in front of their buildings.”* - Change “incentivize” to “require.” **OK**

5.4.1 Land Use & Zoning (Page 65): *“Plan for future land use categories of Medium-Density Residential, High-Density Residential, Village Mixed Use, Corridor Commercial, Light Industrial, and Recreation.”*

- This does not seem to be in line with the desires of the community. **The Township needs medium density. This could be included at Booths Corner as part of mixed use. We will remove high density. Village mixed is what Booths Corner could be in the future. When 322 is rebuilt, there will be new opportunities for corridor commercial and light industrial. Recreation was well supported in the opinion survey. These were discussed with the committee many times. Again, the areas where the more intense uses might happen are VERY limited and will not change the overall character of the Township.**

Plan Partners (Page 69)

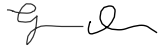
- Additional institutional partners for planning include the following utility providers: **OK, will include.**
  - Bethel Township Sewer Authority and its downstream sanitary sewage conveyancing and treating entities
  - Southern Delaware County and Delcora along with New Castle County and the City of Wilmington
  - Chester Water Authority and the Veolia Water Company

Potential Funding Sources (Page 72)

- RAISE is not a good fit for Bethel; the Township would not be competitive for receiving the funding. **OK, will remove.**
- Other potential funding opportunities include the following: **OK, will add.**
  - DCIGRA (Delaware County Interactive Gaming Revenue Authority) Grants
  - DVRPC TOP Grants
  - Delaware County Regional Finance Authority
  - PennVest

We would like to have the public hearing at our November meeting. Please feel free to contact me if you have any questions.

Sincerely,



Giovanna Iacono, PE, MBA

Chairwoman

Bethel Township Board of Supervisors

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DRAFT PLAN COMMENTS FROM  
THE PUBLIC WITH SIMONE  
COLLINS RESPONSES



## Draft Bethel Township Comprehensive Plan Collected Comments

Public Comments Submitted Online (May 15-August 30, 2024)

SC comments are noted in bold.

- Leave the land alone! The parks we already have are weak, focus on them. Leave the Shaffer open space as OPEN SPACE! The amount of money wasted on Simone Collins is a joke and disappointing as a taxpayer. Stop destroying our land. JUST STOP **SC: No comment.**
- You guys are actively proposing the problems you want to try and fix! You want open space and you want more housing you can't have both. This isn't Media you don't need sidewalks they are expensive to install and the maintenance never stops if you wanna walk to town don't move here there is no town! We don't need a VILLAGE Booths Corners has been a place for residents to shop and gather for over 100 years! Wind and solar are a joke! Atkinson and Jack King Park can't even be maintained properly the playground equipment at Jack King is terrible, the pavilion at Atkinson park is underutilized as is why do we need more? Stock the pond and get our youth out of the house and host a fishing derby like Chi does!! That's a way to bring the community together! You wanna fix traffic issues but now you wanna let people built duplex's and quadplexes on smaller lots wouldn't this add to the amount of traffic. The best thing for the township would be to do less!! Leave it alone and regulate the development to stop building on wetlands and steep hillsides! Garnet Reserve.. who approved the 40ft high cliff of a retaining wall only a matter of time before a child falls off and gets hurt! I've mentioned this before how can you let developers PAY to not save an inch of Open Space then turnaround and say you want open space! You want money be honest!! High density housing, more commercial space. Money money money. TAX Dollars!! Street lights and sidewalks don't preserve Bethel Township!! **SC: No comment.**
- Hello. We can appreciate the intent of the plan, however, we are not in favor of walking paths being added through the farm field adjacent to our home. We do not feel there is a need to ease access to anyone who doesn't live directly adjacent to the farm field. There is a concern for privacy and security when having a walking path directly next to our property. Hugging the bethel township park parking lot and water company fence line would be one thing, but not out throughout the field itself and directly along my property line. Thank you. **SC Comment: For any off-road trails that are developed in the future, the Township would need to acquire easements and also take into account privacy issues for adjacent property owners.**
- This Plan did not take into account SR6 Regional Plan for FIRE and EMS. The regional plan calls for working with our neighboring Fire and EMS as a way to provide better service. We have an immediate need to provide a facility but we need to investigate the states plan for a regional system. We need to account for this in our plans. This provides a roadmap to revamp our Fire and EMS. <https://dced.pa.gov/local-government/fire-emergency-services/> **SC: Thank you for bringing this to our attention, we will include a link in the final plan.**

- Smart energy lighting for the pathways is very good idea. Rain water harvesting and retrofitting to old houses and providing incentives to do is another approach. Protecting natural habitat is good but giving ppl exception for emergency should have process as well. Flooding mitigation should be included as well for town planning. Conservation easement data should be published. **SC: All good comments, thank you.**
- I believe that the top priority for the Township should be to improve the Police, Fire and EMS services within the Township. To begin with the Police Department needs to become a Full Time Department with personnel dedicated to the residents of this Township. The Department is currently staffed with part-time offices, many of which are employed at other Police Departments this type of divided loyalty time and again creates staffing shortages and scheduling problems within the Department. This doesn't provide the Township with consistency in Police Services and also creates Officer Safety problems, which is a liability for the Township. Additionally this creates a turnover problem with a constant flow of new officers who must learn the area and policy and procedures of the Department. **SC: Thank you for these comments, we will discuss with Board of Supervisors.**
- This is the first time we are hearing about this plan, and due to our C-1 location (1217 Kirk Road/Rear entrance of Booths) since 2006, we are obviously very concerned with the impact this will have on our home and if our permanent relocation will be desired in order to utilize our land. Please keep us informed. Thank you. **SC: Thank you for your comments.**
- We do not need a town center as we have one. I'm opposed to apartments being built at Belmont. No sidewalks either. If wanted sidewalks your home is in Ridley or Springfield. Keep the township just like it is. **SC: No comment.**
- I was impressed with the thoroughness of it and commend the Board members and the individuals who worked on this for our community. I found information that I wouldn't have searched for but I am glad I have access to. I live within in walking distance of Booth's Corners so I am all in favor of sidewalks along Naamans Creek Road. I also am in favor of making Booth's Corners more of a community area. **SC: No comment.**

Laurence Smith, Bethel Township Planning Commission Solicitor (May 28, 2024)

- Page 2: I am Planning Commission Solicitor;
- Page 14: the chart for how long lived in Bethel is repeated;
- Page 34: Alas, the "Save-A-Lot" was closed and demolished recently; and,
- Page 68: Additional institutional partners for planning also include utility providers: The Bethel Township Sewer Authority and it's downstream sanitary sewage conveyancing and treating entities, Southern Delaware County and Delcora along with New Castle County and the City of Wilmington; Chester Water Authority and the Veolia water company. Funding

might include the Delaware County Regional Finance Authority and PennVest. Conservation input: the Delaware County Conservation District.

**SC: Thank you for these corrections.**

George Lincoln, Bethel Township Planning Commission Member (August 10, 2024)

- Pages 9 thru 15 provide a number of the survey results collected by our consultants. I personally don't feel that the data is representative of Bethel Twp. I find it misleading and I believe that these pages should be struck from the plan. **SC: We cannot alter survey data.**
- Page 32 - a small correction, BSES serves grades K thru 5 (not 1 thru 5). I also don't believe that the student ratios stated on this page are representative of our schools (11 to 1 for elementary schools and 14 to 1 for our middle and high school). In conversations with my neighbors on this subject, they have indicated that the ratios are much higher. This page also indicates that the GVSD student population is projected to decrease 9.1% by 2031-2032. I'm unclear as to where this data came from. **SC: This data was obtained from the School District.**
- Also on page 32 is a statement indicating that our Twp Emergency Services are provided by Crozer Chester. This needs to be updated to identify Main Line Health if I am correct. (Note from Giovanna Iacono, Chairwoman of Board of Supervisors, on August 12, 2024: With regards to EMS service, we are no longer served by Crozer but haven't signed an agreement with a provider. I'm hoping to have more clarity on that this week.) **SC: Info will be updated.**
- Page 45 - Under the Transportation paragraph; I question objective #2 establishing sidewalks and trails to improve connectivity within the Twp. Is this really our objective? **SC: Walkability and sidewalks and trails score high on the survey.** Under the Land Use paragraph, objective 2 "allow for accessory dwellings;" I'm concerned that this statement opens the door for mis-interpretation and possible future problems with developers. **SC: The character of Bethel is overwhelmingly a single-family residence community. Additions of accessory dwellings will likely be minimal and will not change that character. Many communities in the country are addressing accessory dwelling units as a way for older adults to age in place (and to afford to maintain their homes) and also for post-college children moving back home.**
- Page 50 - The Supporting Infrastructure paragraph talks about adding street lighting and sidewalks. Is this the position of the Twp. I disagree with this paragraph as written. I don't see it as consistent with the character of our community. **SC: The paragraph also states: "These features should only be considered where they make practical sense based on increase pedestrian usage gained from sidewalk connectivity to key intersections or unsafe road sections that would benefit from street lighting."**

- Page 54 - I think this page should be removed. Again it suggests more sidewalks and more specifically it suggests sidewalk/bike routes for our children to use in getting to school. This is not feasible for our Twp. **SC comment: The proposed connectivity map on this page suggests limited locations where these types of improvements may be feasible.**

David Tustin, Bethel Township Planning Commission Member (August 24, 2024)

Observations

- Page 9: 73% move here due to location
- Page 10: Majority responses were in the open space category
- Page 11: almost 80% want to see single family homes
- Page 15: 75% want to control development

Comments

- Page 23 – Statement: “Assuming that vacant units remain unoccupied, Bethel Township would need to produce 220 housing units.” This statement is not necessary. Bethel does not need to plan to build to meet projections. This implies building is required but development should be within zone requirements and Bethel does not “need to produce housing” and is not consistent with survey results. **SC comment: “Bethel” will not produce any housing. If new housing is proposed it will be built by the private sector. This housing analysis simply notes population projections, the fact that Bethel is a desirable place to live and that the “market” will (or will not) produce these additional housing units. There appears to be appropriately zoned land that could accommodate new DUs. An alternative approach would be for the municipality to purchase this ground and turn it into open space and parks. This estimated number of new DUs is a very small % of all housing units that currently exist and will not change the character of the community.**
- Page 24 – Statement: “This presents a planning challenge due to the homogenous nature of the current housing stock, high median housing price, and absence of an accommodating zoning ordinance. Additionally, the age distribution in Bethel Township skews older, a trend that is expected to continue, putting further pressure on housing options for older populations. Currently, the existing Zoning Ordinance has no provisions for Accessory Dwelling Units, a common solution for Aging-In-Place strategies.” This provides a bleak representation of the situation. Belmont phase 3 would provide many additional units available for those who wish to stay in the township and downsize. This should be more than enough to address this and should be considered here. Also, the zoning is restrictive for a reason, see the Bethel resident desires. The idea of Accessory Unit Dwellings is not in the Zoning and should not be included in the plan. This ADU would add to development congestion and is inconsistent with residents’ desires. **SC: The character of Bethel is overwhelmingly a single-family residence community. Additions of accessory dwellings will likely be minimal will not change that character. Many communities in the country are addressing accessory dwelling units as a way for older adults to age in place (and to afford to maintain their homes) and also for post-college children moving**

back home.

Page 28 – Traffic issues should also include the intersection of Garnet Mine and Naamans Creek Road. Due to heavy traffic volume on Friday and Saturday it is very difficult and dangerous to turn left on Naamans Creek east bound from Garnet Mine. Also on page 52. **SC: This intersection is noted on the map on page 29 from PennDOT accident data.**

- Page 38 – Storm water management: need to address plans for maintenance of water retention basins and for addressing water runoff into the identified creeks. **SC: Current Township stormwater ordinances mandate this type of design and protection. Also, retention basins are largely being replaced by infiltration areas.**
- Page 45: Statement: “Objective 2 - Evaluate feasibility of amending the zoning ordinance to allow for accessory-dwelling units, encouraging aging-in-place.” Remove this from the objectives. This has the opposite effect of maintaining low density living and would change the character of the township. Should not be a priority. **SC: The character of Bethel is overwhelmingly a single-family residence community. Additions of accessory dwellings will likely be minimal will not change that character. Many communities in the country are addressing accessory dwelling units as a way for older adults to age in place (and to afford to maintain their homes) and also for post-college children moving back home. Also, inclusion of this objection in the Comprehensive Plan does not mandate that the Township take this action.**
- Page 50 – Statement: “DIVERSIFY HOUSING STOCK The housing stock in Bethel is almost entirely single family -detached or -attached (94.8%), which is a defining characteristic reflective of the suburban environment that is desired by the community. This desire was made clear by comments gathered during the public opinion survey process. However, some diversity in the type of housing is needed to preserve the long-term stability of the Township by attracting new families and young people who will reinforce the tax base as the existing Bethel population continues to skew towards retirement age.
  - It is possible to maintain the current Township character while providing additional housing options by allowing limited provisions for duplexes and accessory dwelling units (ADUs) in select zoning districts. This avoids the intrusion and disruption presented by large apartment buildings while still increasing the ability of the Township to provide a diversified housing stock to prospective residents. This recommendation will be discussed in further detail in section 4.4 Land Use.”This section needs full revision. The housing in the township is currently providing a diverse set of options and ADUs and other high-density housing should not be a plan for the township. This conflicts with resident’s desire for low density housing and would adversely impact the township character. **SC: We do not agree with this assessment. The character of Bethel is overwhelmingly a single-family residence community. Additions of accessory dwellings of a smattering of duplex units will likely be minimal will not change that character. Additionally, today it is expensive to build in the Philly Metro area. The construction costs of these units will mandate sales prices and or rentals**

that are in keeping with the current socio-economic character of the community.

- Page 50 – Statement: “Improvements such as sidewalks, street lighting, and landscaping will make neighborhoods safer, resulting in a more enjoyable pedestrian experience for residents.” We do not need sidewalks in all developments. Lighting is considered when plans are approved and we should identify where this is an issue to be addressed. If needed who pays. If the township this would impact the residence desire for low tax burdens. **SC: Page 50: “These features should only be considered where they make practical sense based on increase pedestrian usage gained from sidewalk connectivity to key intersections or unsafe road sections that would benefit from street lighting.” Most if not all of these features would be paid for by the developer at the time of construction. If the Township decides to retrofit improvements such as sidewalks into existing areas, there are grant funds (PennDOT multi-modal – for example) that can be obtained. There is always a continuing maintenance cost for infrastructure like roads and sidewalks.**
- Page 52: Need to address traffic speed on Naamans Creek and Faulk. Need this to be a consideration. The posted speed of 35 is rarely followed and is one reason for many recent accidents. **SC: Local enforcement of existing speed limits is always a welcome mitigation.**
- Page 64 through 68 are difficult to read and need to be reformatted so I can actually read the proposed content. **SC: we will review for readability. Since this is a chart, they are written as bullet points.**
- Appendix 6  
Page 57 – Future land use  
Incorrectly identified several sections of the township as high density. Examples are the South West corner of Faulk and 322. This should be Low Density housing. **SC: Part of this area is shown as high-density housing in the previous Future Land Use Map and most of the area is currently zoned R-4, it may make sense to carry this zoning into the properties currently zoned R-1 that directly abut the highway.** Also the Setting property along state line road should be Low density housing or open space since the Delaware private road will not support additional traffic. **SC: The Setting property is a smaller piece of a larger density land use. We are not aware if the Township wants to acquire this as open space, and if so, who would it serve?**  
The Mushroom Farm is identified as open space. Currently Agriculture but need to know if this should be in the open space section as a planned acquisition. **SC: Recommended as open space / park in Comprehensive Recreation Plan.**









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