



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**March 14<sup>th</sup>, 2022 - 7:00 p.m.**  
**Council Chambers**

2400 BYBERRY ROAD  
BENSALEM, PA 19020

BUSINESS: (215) 633-3600  
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**COUNCIL AGENDA**  
**REVISED**

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Discussion regarding **Township Auditor.**
- 3A. Consideration of a **Resolution** pertaining to the request for a grant from the Pennsylvania Commonwealth Financing Authority regarding the **Soccer Field Revitalization of First Responder Field.**
4. Approval of **Council Minutes** for meeting date: **February 14<sup>th</sup>, 2022**
5. **Consideration of a Preliminary Land Development** for:  

<b>Applicant:</b>	<b>Johnson Development Associates, Inc.</b>
<b>Location:</b>	2600 State Road
<b>Proposed Use:</b>	Warehouse/Distribution
<b>Zoning Classification:</b>	R-55 - Riverfront Revitalization District
<b>Tax Parcel:</b>	2-65-21

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6. Consideration of a **Preliminary and Final Revised Land Development** for:

**Applicant:** Chick-Fil-A  
**Location:** 3621 Horizon Blvd.  
**Proposed Use:** Fast Food Restaurant  
**Zoning Classification:** PCD – Planned Commercial Park District  
**Tax Parcel:** 2-1-18-26

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7. Consideration of a **Preliminary and Final Revised Subdivision:**

**Applicant:** Charles Woelk  
**Site Information:** 1430 Lavender Road  
**Proposed Use:** Residential  
**Zoning Classification:** R-2 - Residential  
**Tax Parcel:** 2-32-185

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8. Consideration of a **Preliminary and Final Land Development:**

**Applicant:** Presto Tape  
**Site Information:** 1766 Winchester Road  
**Proposed Use:** Tape Manufacturing  
**Zoning Classification:** L-I – Light Industrial  
**Tax Parcel:** 2-45-21

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9. Consideration of a **Resolution** for **Act No. 537, PA Sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **AQ Saint Katherine Drexel M.U.R. Development.**

**10. Consideration of Escrow Releases for:**

**A. Developers Request: Sperrduto – Release #1 - Revised**  
**Location:** 901 Tennis Avenue  
**Tax Parcel:** 2-29-300 and 2-29-301  
**Amount:** \$ 192,262.64

**B. Developers Request: Samarpan Hindu Temple Release #7 – Revised**  
**Location:** 2746 Mechanicsville Road  
**Tax Parcel:** 2-36-8  
**Amount:** \$ 275,962.70

**C. Developers Request: Bensalem MZL, LLC – Release #3**  
**Location:** 1837 Street Road  
**Tax Parcel:** 2-43-305 and 2-43-305-1  
**Amount:** \$ 45,874.00

**11. Public Comment**

**12. Other Business**

**13. Next Meeting: 03/28/22 - Adjournment**

**By: Joseph Pilieri, Council Secretary**

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.**

**Curfew for Council Meetings is 10:30 P.M.**

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township’s YouTube Channel, [www.youtube.com/bensalemtownship](http://www.youtube.com/bensalemtownship). Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, [www.bensalempa.gov](http://www.bensalempa.gov).