

**BENSALEM TOWNSHIP COUNCIL
MEETING MINUTES**

**Monday
April 26th, 2021**

Zoom – Virtual Public Meeting

VIRTUAL COUNCIL MEMBERS PRESENT:

Joseph Pilieri, Council President
Joseph Knowles, Council Vice President
Jesse Sloane, Council Member
Ed Tokmajian, Council Member

COUNCIL MEMBERS ABSENT:

Edward Kisselback, Council Secretary

OTHER VIRTUAL PRESENCE BY:

Mayor Joseph DiGirolamo
Russell Benner, Township Engineer
Debora McBreen, Council Clerk/Recording Secretary
Quinton Nearon, Principal Inspector
Joseph Pizzo, Township Solicitor

PLEASE NOTE:

Due to the COVID-19 pandemic and all of the orders and declarations from the Federal, State, and County governments, the Bensalem Township Council held its' regular monthly meeting as a virtual public meeting utilizing the Zoom Meetings platform.

PLEASE NOTE:

The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue.

1. PLEDGE OF ALLEGIANCE:

Council President Pilieri opened the meeting with a moment of silence and/or prayer which was followed by the Pledge of Allegiance.

Council President Pilieri asked **Solicitor Pizzo** if there were any changes to this evening's agenda. **Solicitor Pizzo** indicated Agenda Item 4, which is a Conditional Use Hearing for New Cingular Wireless d/b/a/ AT&T, received correspondence for Council from the applicant

requesting a continuance of this evenings hearing and asking it to be rescheduled for the Council meeting of May 24th. In the correspondence the Counsel has granted an extension of all applicable time requirements under the MPC, if Council is of a mind, a motion would be in order to table this evening hearing to a date certain of May 24th. **Council Member Tokmajian** motioned to table Agenda Item 4 to a date certain of May 24th, **Council Vice President Knowles** seconded and the motion carried 4-0.

Solicitor Pizzo indicated Agenda Item 6, Preliminary and Final Land Development for Costa Homes and Agenda Item 7, which is the Act 537 for the property 4946 Neshaminy Boulevard which is also for Costa Homes. As to those two items, correspondence was received from Counsel asking that this evenings hearing be tabled and requested the matter be rescheduled for the Council meeting of May 24th. Counsel has granted an extension of time under the MPC through the end of June, 2021. If Council is of a mind, the appropriate action would be to table Agenda Items 6 and 7 to a date certain of May 24th. **Council Member Tokmajian** motioned to table Agenda Items 6 and 7 to a date certain of May 24th, **Council Member Sloane** seconded and the motion carried 4-0.

2. **PUBLIC COMMENT:**

publiccomments@bensalempa.gov

Council President Pilieri indicated the Public Comment will be heard at the time the agenda item is heard.

3. **APPROVAL OF COUNCIL MINUTES:**

Council Member Sloane motioned to approve the Council Minutes, as corrected, from meeting date of March 8th, 2021, **Council Member Knowles** seconded and the motion carried 4-0.

4. **CONSIDERATION OF AN APPLICATION FOR CONDITIONAL USE FOR TELECOMMUNICATIONS FACILITY:**

Applicant:	New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Location:	Row Near 2356 Street Road
Proposed Use:	Telecommunications Facility
Zoning Classification:	G-C – General Commercial
Tax Parcel:	2-39-93

This matter was tabled by a prior motion to a date certain of May 24th, 2021.

5. **CONSIDERATION OF A LOT LINE CHANGE:**

Applicant:	James Kelly
Site Information:	3132 Prospect Avenue
Proposed Use:	Residential
Zoning Classification:	R-1 Residential
Tax Parcel:	2-4-239 and 2-4-239-1

Solicitor Pizzo admitted Mr. Kelly into the virtual meeting.

Council President Pilieri asked Mr. Kelly to proceed with his request. Mr. Kelly indicated he would like to take the line that divides lot 1 and lot 2 and make a straight line so he can create 2 normal size rectangle lots.

Council President Pilieri asked Mr. Kelly to refer to the T and M review letter, Section D, Chapter 201 – Subdivision and Land Development. Mr. Kelly indicated number 1 through 6 are a will comply. Mr. Kelly is asking for a waiver for number 7 as there are no wetlands in that area. Township Engineer Russel Benner asked Mr. Kelly if he could have his engineer put a note on the plans indicating there are no wetlands, it does not have to be from any wetland's scientist. Number 8, Mr. Kelly asked for a waiver at this time as he does not have construction for a particular house to be placed on the lot. Township Engineer Mr. Russell, indicated the reason the Township asked for this because when there is a subdivision plan the DEP has told the Township they want to see a mailer, even if it is a waiver. In the past the Township has seen problems with subdivisions so the DEP would like to see the mailer at the time of the subdivision. Mr. Kelly agreed to number 8 as a will comply. Number 9 through 11 are a will comply.

Solicitor Pizzo wanted the record to reflect, as Mr. Kelly eluded to, this matter was originally on Council's agenda dated March 8th, it was tabled to a date certain of this evening at that time to allow Mr. Kelly to secure zoning approvals which he has since secured.

Council Member Sloane asked Mr. Kelly if he was selling the lot or if he planned on constructing and selling a home on the lot. Mr. Kelly indicated he planned on constructing a house on the property.

Council Member Sloane asked Solicitor Pizzo if there was verification the variance was granted. **Solicitor Pizzo** indicated if it is not then the grant of the variance is a condition of approval. If by chance Mr. Kelly is misrepresenting what has happened, then the action this evening would be null and void. Securing the necessary variances was and is a condition of approval. Mr. Kelly virtually presented the paperwork with the Zoning Board members signatures. **Engineer Russell** spoke to the Director of Building and Planning, Mr. Ken Farrall, and Mr. Farrall had copies of the paperwork with the approvals from the Zoning Hearing Board which the Township Engineer saw and confirmed those approvals.

Council Vice President Knowles motioned to approve the Subdivision with Section C - Chapter 232- Zoning, stating everything to be approved and Section D – Chapter 201 – Subdivision and Land Development number 1 through 11 are a will comply, **Council Member Sloane** seconded and the motion carried 4-0.

6. **CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT/SUBDIVISION:**

Applicant: Costa Homes
Location: 4946 Neshaminy Boulevard
Proposed Use: (4) Single Family Dwellings
Zoning Classification: R-A-1 Residential District
Tax Parcel: 2-19-197

This matter was tabled by a prior motion to a date certain of May 24th, 2021.

7. **CONSIDERATION OF A RESOLUTION FOR 537, PA SEWAGE FACILITIES ACT, PLAN REVISION FOR NEW LAND DEVELOPMENT OF A PARCEL OF LAND IDENTIFIED AS 4946 NESHAMINY BOULEVARD SUBDIVISION:**

This matter was tabled by a prior motion to a date certain of May 24th, 2021.

8. **CONSIDERATION AND SIGNING OF AGREEMENTS FOR:**

Applicant: Waterside Phase 3
Location: State Road
Proposed Use: Residential Units
Zoning Classification: MXD – Mixed Use Residential District
Tax Parcel: 2-65-22

A. Land Development Improvements Agreement
(4) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practices Operations & Maintenance Agreement
(4) Executed copies to be signed by Council upon consideration

Solicitor Pizzo indicated as Council may recall, these items were tabled from the Council meeting in March. There were some questions regarding architectural styles and materials for the 3rd phase if they were compliant and comported with the Townships approvals for this project. Since the time of the last meeting Building and Planning has photographed the entire development. The Township thereafter, met with representatives of Lennar and have established what the criteria is and needs to be going forward. The units do comply currently, but, not quite to the extent they otherwise could and so there has been an understanding and an agreement on the part of Lennar there will be additional architectural variations in terms of the materials for the units, porches, patios and shutters, things of that sort. The way the Township will assure things remain compliant is the developer will be submitting with the building permits for each of the future units building elevations and building descriptions which will be reviewed by the Township and signed off on before the building permits are issued. The Administration is satisfied that the concerns which were raised have been addressed and will continue to be addressed going forward. Therefore, the agreements are otherwise fully funded in a condition acceptable for Council's consideration and approval.

Council Member Tokmajian inquired about a different project, Victory Square and asked Solicitor Pizzo if there was an update. **Solicitor Pizzo** indicated there was a meeting at the Township with a representative from Lennar to discuss the Victory Square project, which is obviously a separate project from Waterside Phase 3. What was discussed, were the items brought forward during the Council meeting of March 8th from the residents primarily concerns regarding the date for construction for the Tot Lot, a variety of stormwater management issues involving individual lots and the project overall and when the basin will be converted from what it is now to a fully functioning detention basin and of course, the installation of a wearing course on the road that serves the development. The developer obviously shared with the Township at that time, issues, many of which were COVID related in terms of construction, in terms of material supplies and the like, which led to some of those items, namely the Tot Lot, not yet being in place. The Township was provided a timeline for it to happen and the Township went out and walked the site and all of the items from the Township inspection were also reviewed by Lennar at that meeting.

Engineer Benner indicated the Tot Lot has been installed, and the developer is currently completing the finalization of retention basin as well as beginning to work on some of the grading problems that had occurred on some of the properties. Lennar has a comprehensive list from the Township to go ahead and complete the work. In June Lennar is scheduled to go ahead and complete the final paving.

Solicitor Pizzo indicated unless, and until all of the major Construction items are complete, the wearing course will be the last thing to be installed in the development. You don't want to put down the final paving only to have construction vehicles come in and tear it up while they are working on the basin or installing the Tot Lot. Rest assure, immediately following the meeting the Mayor tasked everyone involved to get right on it and the developer was brought in the next week and again, the items were discussed regarding Victory Square and Waterside and it was a fairly comprehensive meeting.

Council Member Sloane asked **Solicitor Pizzo** if any of the personal issues the homeowners were having with home construction for Victory Square. **Solicitor Pizzo** indicated all of the comments that Council and the Mayor received at the March meeting were shared with Lennar. **Solicitor Pizzo** stated the Mayor gave Lennar a "Dutch uncle" talking to as to what needs to be done and how the Township expects our residents to be getting nothing but the highest quality construction from them for all the projects they are building in Bensalem Township. The **Mayor** indicated that was correct and believes Lennar will comply with the issues. As far as for the interior of the homes, the **Mayor** asked **Quinton Nearon**, Township Principal Inspector, if he had heard of anything and **Mr. Nearon** indicated the Warranty Division was looking into those complaints but had not heard any status.

Council Vice President Knowles stated he had drove by and noticed some of the front yards of the homes were being regraded towards the drains and believes a lot of the flooding issues were addressed.

The **Mayor** indicated, to answer **Council Member Sloane's** question, the Township does not enter the home after the U & O has been issued, and asked if the Mayor was correct on this assumption and Mr. Nearon and the Township Engineer Mr. Russel both replied, yes.

Council Vice President Knowles motioned to approve as presented, **Council Member Tokmajian** seconded and the motion carried 4-0.

9. **CONSIDERATION AND SIGNING OF AGREEMENTS FOR:**

Applicant: Bensalem MZL. LLC – K-Mart Shopping Center
Location: 1749 and 1837 Street Road
Proposed Use: Grocery Store and Retail Unit
Zoning Classification: GC – General Commercial District
Tax Parcel: 2-43-305 and 2-43-305-1

- A. Land Development Improvements Agreement
(5) Executed copies to be signed by Council upon consideration.

Solicitor Pizzo indicated this is for the former K-Mart site on Street Road for the new grocery and furniture store there, that are scheduled to take over that space. The agreements have been prepared, signed by the developer, and all of the funds called for under the agreements have been posted by the developer and the agreements are in order for Councils consideration and approval.

Council Vice President Knowles wanted to confirm for the public this was still going to be an Amazon market because there was an article in the paper which went to social media regarding how many markets Amazon was opening in Bucks County and this site was not included in that article.

Solicitor Pizzo indicated the developer, for its reasons, has remained somewhat tight lipped whenever the public inquires, but it is perhaps the worst kept secret in Bensalem that the site is slated to be an Amazon Grocery Store and an Ashley Furniture Store. To the best of the Townships knowledge, remains to be the case today as it has been all along.

Council President Pilieri indicated he picked up the phone and called the attorney for the Amazon people and he confirmed there are no changes and Amazon is not shipping it off to some other outlet.

Council Member Sloane motioned to approve, **Council Member Tokmajian** seconded and the vote carried 4-0.

10. **CONSIDERATION OF A LAND DEVELOPMENT EXTENSION AGREEMENT:**

Applicant: Bensalem 21, LLC
Location: 1301 Bristol Pike
Tax Parcel: 2-29-474

Solicitor Pizzo indicated as Council is asked from time to time the Land Development Agreements come up for their deadlines and the developer will request an extension of the agreement. Such is the case for Bensalem 21, LLC for their property located at 1301 Bristol Pike. The developer is asking for a 1-year extension agreement out to March 18th, 2022. If Council is of a mind to grant the request it would be so with the recommendation of the

Administration that an audit be performed of their escrow by the Township Engineer and the Finance department to make sure sufficient funds remain for the completion of the project. The agreement is otherwise in a form acceptable for your consideration and approval.

Council Member Sloane asked what the status was of this project.

Principal Inspector Nearon indicated several months ago there was an existing electrical utility line which put a stop to everything regarding the stormwater which was resolved two weeks ago. Mr. Nearon spoke to a contractor today and indicated they are still waiting for PECO to come back, and have no idea when PECO will return. As soon as PECO comes back they can finish paving around the entrance driveway at that location. The parking lot has already been paved and stripped. Pretty much waiting for PECO to get their utilities out of the way for the stormwater.

Council Vice President Knowles motioned to extend the agreement through March 18th, 2022, **Council Member Sloane** seconded and the motion carried 3-1-0.

11. **CONSIDERATION OF THE 2021 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:**

The **Mayor** explained this is something the Township does every year and is HUD money and asked Council to refer to his memo which is self-explanatory and asked for their consideration and approval.

Council Member Tokmajian asked who will be managing this in Mr. Cmorey's absence. The **Mayor** indicated **John Chaykowski**, Finance Manager will be managing the funds and Mr. Cmorey's assistant, **Cindy Terlecki**.

Council Member Tokmajian asked the Mayor if the Senior Center was open. The **Mayor** indicated the Senior Center was not open and will not open until the situation at hand has stabilized regarding COVID. **Solicitor Pizzo** indicated discussions and plans are underway as to when we get to that point where the County Area on Aging, the Township and other governmental agencies are all comfortable with the facility opening. It is constantly, as it is true with everything regarding COVID, being looked at and evaluated because there a number of issues as there is opening the Township building. There are a number of issues you just don't turn around the next day after having been closed for the better part of a year from a pandemic and say okay we're open. There are any number of issues that have to come into consideration for the reopening of the building. We do not know from day to day what the Governor is going to require as far as the number of people who are allowed inside of the building, what distance they are allowed to be within one another, whether they are going to be required to wear masks, all of that factors in as well.

The **Mayor** indicated it is a good time to bring up Bill Cmorey, who has been out and in the hospital for several weeks but is doing better. In his absence we are all working together and taking our share of the work in Mr. Cmorey's absence. The Mayor wanted to reassure Council Administration is getting the job done and to please keep Mr. Cmorey in their prayers.

Council Member Sloane asked who the contact person would be for the loans. The **Mayor** indicated they could contact either the Mayor or John Chaykowski in the Finance department. The **Mayor** reassured Council the low income and senior citizens do take advantage of this grant.

Council Vice President Knowles explained how the grant worked and what it was used for in regards to new roofing, electrical work, heating systems and how there are no payments and the loan is eventually paid back when the property sells.

Council Member Tokmajian motioned to approve the 2021 Community Development Block Grant as submitted, **Council Member Sloane** seconded and the motion carried 4-0.

12. **CONSIDERATION OF A RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION AND FILING OF AN APPLICATION FOR FUNDS UNDER THE BUCKS COUNTY OPEN SPACE PROGRAM:**

Solicitor Pizzo indicated items 12 and 13 are both in regard to the Trifecta property the Township acquired last year for the purpose of preservation of open space and the preservation and expansion of recreation facilities here within the Township. As to item 12, this Resolution would authorize the submission of an open space grant application to the County to allow for open space monies that have been previously allotted to the Township for the Greenway Trail to be reassigned to the cost of the Trifecta property. The County has given the Township indication they are agreeable and in order for that to move forward the Resolution before Council, this evening, needs to be completed. It further authorizes the Mayor, Mr. Bill Cmorey and Mr. John Chaykowski to sign, execute and submit any and all documents that are necessary for the application to be submitted. The application will be for \$867,000.00.

Council Member Sloane asked Mr. Pizzo, if the Township receives this grant can the Township pay back the loan that was taken from the Trust Fund sooner. The **Mayor** indicated it will be put in the General Fund then it can be applied anyway you like and if Council would like it to go towards the Trust Fund then that is what we will do. **Solicitor Pizzo** indicated at the time Council agreed to the five million dollars to come from the Trust Fund for the acquisition and improvement of the site, there were terms by which it was determined the money would be paid back to the Trust Fund. In this case, as Mr. Chaykowski's report shows, the Township Administration is only taking money out of the Trust Fund as needed. Although Council has given the greenlight for up to five million to come out, there is still 1.2 million of that five million still sitting in the Trust Fund that hasn't come out because the Township didn't need it yet. So, to the extent that if and when the County should approve \$867,000.00 coming back, at that point in time the logical thing to do is to assess where the Township is in terms of money coming out of the Trust Fund, what we have in hand, and what is needed in the future. So, it may be the \$867,000.00 will go into the General Fund and more money will not have to come out of the Trust Fund in future. The Township may be at a point where the Township is ready to put money back into the Trust Fund but to what the Mayor was saying, it is premature at this time to say exactly what will happen with the \$867,000.00 because this is all very much a fluid exercise in terms of when the money is coming out of the Trust Fund and how much is ultimately going to be needed for that property.

Council President Pilieri indicated to the Mayor, once the money is received, he can let Council know and the decision can be made then. The **Mayor** indicated that was his point, the Township will wait until it is received and then make the decision.

Council Member Sloane indicated once it goes through and the Township receives the money hopefully Council can sit down with Mr. Chaykowski and have an idea what Council's options are and what is the best options for Council to use. **Solicitor Pizzo** indicated if it can be earning interest that is obviously the Townships benefit for that to be the case, to put it in only to take it out 30 days later may not make sense because of what is associated with taking money in and putting it out. The Township will see where they are when they receive the money.

Council Member Tokmajian stated the funds, the way Mr. Chaykowski had it written was (per Mr. Chaykowski's email) "the Mayor was able to convince County to allow the Township to reallocate previously approved open space funding" and asked what was the previously approved funding for? **Solicitor Pizzo** apologized if he did not make that clear early on, it was originally allocated for the Greenway Trail Project. **Council Member Tokmajian** asked if it is being pulled from Greenway does the Township have any concerns with funding that at some point in the near future. The **Mayor** indicated it would be a reallocation and the Township is nowhere near using that money. Being able to transfer the money gives the Township the opportunity to use it now towards the open space.

Council Member Tokmajian made a motion to approve the Resolution as submitted, **Council Vice President Knowles** seconded and the motion carried 4-0.

13. **CONSIDERATION OF A RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION AND FILING OF A GRANT APPLICATION TO THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES FOR THE BENSLEM TOWNSHIP TREVOSE SOCCER FIELDS PROJECT:**

Solicitor Pizzo indicated the name is the name assigned by the DCNR in the initial phases of pursuing this money. The grant application would be for a \$250,000.00 matching grant from DCNR for funds that would be able to be used specifically for the improvement of the development of the soccer fields at the Trifecta property. This Resolution simply authorizes the submission of the grant application to DCNR by the Township. It authorizes the Mayor to sign the application, in this case because the Township is dealing with the state, the application will be signed electronically by the Mayor and therefore this authorization as required by DCNR not only is Council authorizing the Mayor to sign it electronically but further consistent with DCNR policy, if in fact the grant is granted, the application will become part of the grant contract itself, and the Mayor's signature on the application will also serve as a signature on the grant contract. The Resolution is otherwise in a form acceptable for Council's consideration and approval.

Council Vice President Knowles motioned to approve the grant application as presented, **Council Member Sloane** seconded and the motion carried 4-0.

14. **CONSIDERATION OF A REDUCTION OF FIRE INSPECTION FEES FOR THE BENSALEM TOWNSHIP SCHOOL DISTRICT REGARDING THE LOCATIONS LISTED ON THE MEMO FROM THE SCHOOL DISTRICT DATED MARCH 5TH, 2021:**

Solicitor Pizzo indicated this is a request Council receives from time to time in a reduction of fees associated, in this case, with the School District’s annual fire inspections and hazardous materials registration fees. The total fees submitted by the School District totaled \$9,300.00 for all of the various school facilities involved. They also requested two of those fees be cancelled regarding the Armstrong building which brings the \$9,300.00 down to \$8,455.00. The Township granting the request of two fees to be cancelled at the Armstrong building totaling \$845.00. A 50% reduction, which is consistent with the Township’s policy, would bring the \$8,455.00 down to \$4,227.50.

Council Member Sloane motioned to approve the reduction of Fire Inspection fees for the School District, **Council Member Tokmajian** seconded and the motion carried 4-0.

15. **PUBLIC COMMENTS EMAIL:**

Solicitor Pizzo indicated the following Public Comments were submitted. These comments can be heard in their entirety at the following websites:

www.bensalempa.gov or www.youtube.com

Below are the correspondents and a short synopsis of their email:

Solicitor Pizzo indicated 5 of the emails were regarding the Costa Homes Subdivision Plan. Unless Council wants them read this evening the Solicitor’s recommendation was the emails would be printed out and circulated to Council and have them read into the record at the time of the Costa hearing, that way, the applicant will be available and Council will be able to ask questions. It would not be inappropriate to hold them until the hearing.

Council President Pilieri stated, in his opinion, it would be better to hold the emails and wait until the applicant is heard.

Council Vice President Knowles agreed it would be more relevant to be read at the time of the hearing.

Council Member Sloane agreed as long as they are read at the time of the hearing.

Council Member Tokmajian agreed with the recommendation.

Lawrence and Donna Grace, 918 Tennis Avenue, in reference to the conditions at New Castle Building Products/Andalusia Supply located on Highland Avenue, the surrounding property owners are still being impacted by the unlawful use at this location. The **Mayor** indicated he was unaware of any reports to the Building and Planning department and told **Principal Inspector Nearon**, first thing in the morning they will get together with the Director of

Building and Planning, **Mr. Farrall** to take care of the matter. **Council President Pilieri** asked for a report back to Council at the next Council meeting.

Tony Williams, 3963 Bainbridge Court, asked when will the Township return to the policing of traffic lights and stop signs? Many vehicles turn right at red lights and stop signs without stopping. He observes it nearly every day and has dash cam videos to back up his comment. Solicitor Pizzo indicated there has been no relaxation that he is aware of in terms of police enforcement of stop signs or traffic lights. **Council Member Tokmajian** asked **Solicitor Pizzo** if there was a particular stop sign or traffic light Mr. Williams was referring to in his comment. **Solicitor Pizzo** indicated there was not and **Director Harran** indicated Mr. Williams emails him on a regular basis and will reach out to Mr. Williams in regards to that question as well.

Any consideration being given for ordinances or codes for sidewalk electric vehicle connections in the townhouse communities. There are two Tesla's thus far in the Clusters with no means to charge them. It is the wave of the future and should be considered. The **Mayor** indicated they are installing connections here at the Township which is being done by way of a grant. They will be on the parking lot closest to Knights Road. Two are going in now and two will be installed later with a total of four connections. The Township has been pro-active in regards to the electric car connections. **Council Vice President Knowles** asked if any electric cars will be able to be charged. The **Mayor** indicated Tesla has a special adaption and believes any electric vehicle will be able to connect. **Solicitor Pizzo** received a text from **Director Harran** who indicated the charging station the **Mayor** is speaking of is about to open in two weeks and is a universal connection.

Solicitor Pizzo indicated **Mr. Harran** corrected him in regards to the charging stations, the two weeks was in regards to the Senior Center not the charging stations. **Council Vice President Knowles** asked if it was correct that the Senior Center was opening in two weeks. **Solicitor Pizzo** indicated they are shooting for opening as early as two weeks from now and again there are a number of factors that go into place. The **Mayor** stated, not to debate the Director, that has not been the case and the Senior Center is not opening in two weeks.

16. **OTHER BUSINESS:**

The **Mayor** indicated we are very busy here at the Township with an enormous number of permits being applied for and the Building and Planning department is experiencing a lot of activity. They are working as fast as they can to expedite those items. As a side note the Mayor mentioned a meeting he had today and was told Home Depot is charging \$67.00 a sheet for plywood and thought this to be incredible and mentioned he has no idea why this would be happening. The **Mayor** asked **Council Vice President Knowles** if he had any information regarding the pricing since Councilman Knowles sells houses and his response was it is COVID related, there was no transporting of lumber and now it is all supply and demand, The **Mayor** indicated, as all of Council is aware, Ed Kisselback's wife Kathy had passed away and please keep the Kisselback family in your prayers.

Solicitor Pizzo had nothing other than to echo the Mayor's sentiments regarding Kathy Kisselback and asked everyone to keep Ed in their prayers during this difficult time.

Council Member Sloane echoed his condolences to Councilman Kisselback and get well wishes to Mr. Cmorey. Wanted the public to be aware of the multiple vaccination sites including the Neshaminy Mall and some doctor offices are getting it in addition to some pharmacies. Mentioned his friend who is a nurse and is assisting FEMA in Philadelphia at the Convention Center and said they are running a Pfizer 1st dose clinic through May 4th, walk-ins are available. So, if anyone is having trouble they can go to the Convention Center in Philadelphia.

Council Member Tokmajian asked the Mayor if he could give Council an update regarding Amazon and indicated there were some issues with the trucks going down on Haunted Lane and has there been any progress? The **Mayor** indicated there has been progress. First, they are getting ready to knock the homes down. Secondly, there was a meeting with the State Park because the Township needs a little bit of a right-away from them where it is being widened. It seemed as though it was going to take an enormous amount of time and red tape to go through this with the state so it was narrowed down to where the Township will not have to go through that route as advised by Mr. Wursta, the Township Traffic and Planning Engineer. The Township is getting ready to spend the money up there on the road, and Amazon has purchased the two other lots in back of it, for parking, the old Amquip site. The road widening will happen as soon as those houses are knocked down. Winks Lane is slated to be widened and that is all in the works. **Council Member Tokmajian** asked about signage on Haunted Lane in regards to keeping the trucks off of Haunted Lane. The **Mayor** indicated it was up to Amazon to handle the signage and it was addressed by the Township. The road is barricaded and told Councilman Tokmajian he would follow up on his request.

Council Member Tokmajian indicated he was assuming, since the Township is opening the building next month, Council should be in Council Chamber's? **Council President Pilieri** indicated not at this point. The Township is looking at the safety procedures, getting everything in order, making sure there is the proper checking station, making sure people's temperatures are checked. Cases are up in Bucks County, everything is being done to make sure the people of Bensalem who want to come to these meetings are safe. There will be a procedure and President Pilieri will report back to Council regarding such. **Council Member Tokmajian** asked when Council will receive this report and mentioned procedures in place for two different meetings Planning and Zoning. **Council President Pilieri** mentioned, once again, the safety of the people of Bensalem, if they are coming to a meeting it needs to be safe and the Township is able to handle the amount of people attending the meeting. **Solicitor Pizzo** indicated one of the variables the Township is working through for Planning and Zoning their agendas are made up of individual discreet items that one by one they have a process where the people are led into the room for the hearing on a particular item, the hearing is held, then they leave the room, then the room is sanitized before the next group of people come in for the next hearing. There is a system, Councils agenda doesn't necessarily lend itself to that same practice or process. What the Township is working through are protocols so that the meeting does not become interminable, and having people coming in and out for each individual item. But at the same time if there is an item that is going to bring out more people than the chambers can accommodate, how is the Township going to get the people in and out. As to what **Council President Pilieri** indicated, the Township is working on it.

Council Member Tokmajian extended get well wishes to Mr. Cmorey and condolences to the Kisselback family.

Council Member Sloane asked if the Township could look into live streaming. **Solicitor Pizzo** indicated the Township is working on that as well and will have either the capability or a solution to that inquiry as well.

Council Vice President Knowles indicated his condolences to the Kisselback family and well wishes and prayers to Mr. Cmorey. Councilman Knowles indicated he does believe the Township is making every effort to getting the meetings back, in a perfect world everyone would like to be in chambers, but the Township has to be safe first.

Council President Pilieri agreed with everything said tonight and being there for Councilman Kisselback.

All remarks can be heard in their entirety at the following websites:

www.bensalempa.gov or www.youtube.com

17. ADJOURNMENT:

There being no other business to discuss, **Council Member Tokmajian** motioned to adjourn, **Council Vice President Knowles** seconded, the meeting was adjourned.

The Bensalem Township Council Meeting of April 26th, 2021 can be viewed in its entirety at the following websites:

www.bensalempa.gov or www.youtube.com

Respectfully Submitted,

Debra F. McBreen
Recording Secretary