

**BENSALEM TOWNSHIP COUNCIL  
MEETING MINUTES**

**Monday  
October 4<sup>th</sup>, 2021**

**COUNCIL MEMBERS PRESENT:**

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

**SUPPORTING STAFF:**

Mayor Joseph DiGirolamo  
Kenneth Farrall, Director of Building and Planning  
Debora McBreen, Council Clerk/Recording Secretary  
Quinton Nearon, Principal Inspector  
Joseph Pizzo, Township Solicitor

**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 and the lack of the use of the microphone.**

**1. PLEDGE OF ALLEGIANCE:**

**Council President Pilieri** opened with a moment of silence, 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 he was just advised by counsel for J and B Associates regarding recent changes to the lot line and to reflect what will be the final change in the proposed lot line consolidation. They are requesting agenda item number 5 be tabled to give their engineer an opportunity to make further revisions to the plan. Mr. Meginniss is here representing the applicant and the 90 days appears to expire the end of October. As to afford an opportunity for everything to be done and submitted to the Township, Mr. Meginniss was asked to come forward and request the item be tabled and to grant the Township an extension of time under the municipalities planning code for the consideration of this plan through to the end of the year.

Mr. Meginniss stated PA Steel, who is the entity behind both agenda items 5 and 6, acquired the property 1620 Woodhaven Drive and in association with that acquisition there was going to be a proposed lot line change before council this evening. The applicant is going to be tweaking as to where the proposed lot line change would be to create two more regularly shaped parcels which will have a minor revision to the plan and are willing to grant the Township an extension under the MPC through the end of the year.

**Solicitor Pizzo** indicated notices were mailed for this evenings meeting, Mr. Meginniss confirmed. Mr. Pizzo suggested council table the item to a date certain of November 22<sup>nd</sup>.

**Council Member Tokmajian** motioned to table Agenda Item #5, **Council Secretary Kisselback** seconded and the motion carried 5-0.

**Solicitor Pizzo** indicated an addendum to the agenda regarding an Escrow Release for BSV, Bensalem Veterans Housing, referred to as agenda item 10A.

**Council Member Sloane** motioned to approve adding agenda item 10A, Council Member Tokmajian seconded and the motion carried 5-0.

2. **PUBLIC COMMENT:**

**Council President Pilieri** indicated the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward, the first of two Public Comments was closed.

3. **APPROVAL OF COUNCIL MINUTES:**

**Council Secretary Kisselback** motioned to approve the Minutes of the Council Meeting dated September 13<sup>th</sup>, 2021, as corrected. **Council Vice President Knowles** seconded and the motion carried 5-0.

3A. **CONSIDERATION AND APPROVAL OF A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A DEED OF DEDICATION FOR CERTAIN REAL PROPERTY IDENTIFIED AS BUCKS COUNTY TAX MAP PARCEL NO. 2-7-4 AS OPEN SPACE LANDS AND RECREATIONAL LANDS OF THE TOWNSHIP:**

**Mayor DiGirolamo** indicated he has been working on this piece of land for several months which is back along Crespo Lane which was zoned for 13 houses. The Mayor was pleased to announce Mr. and Mrs. Crespo wanted to give back to their community and offered the land to the Township for open space. This land, which consists of 8 acres, will never be built on and stay as open space which pleased the Mayor.

The **Mayor** presented the Resolution to council for their consideration and approval.

**Council President Pilieri** indicated the residents in that area are going to be very happy to know instead of having houses built there it will stay as open space.

**Council Member Sloane** asked if they needed to deed restrict the land as open space so that it does not get developed.

**Solicitor Pizzo** indicated the Resolution before council this evening indicated that the property that had been previously approved for 13 homes, constituting 8 acres, which was approved as Crespo Estates, Phase II, will now be Township open space. By authorizing this Resolution, what that does, among other things, authorizes the Mayor, Mr. Cmorey, Mr. Chaykowski, and the solicitor to execute the documents that are necessary. The fact that the Resolution reads open space, when the deed is prepared it will actually convey the land from the Crespo's to the Township for \$1.00 and included in there will be language that says it is open space in perpetuity.

**Council Secretary Kisselback** motioned to approve the Resolution as presented, **Council Member Sloane** seconded and the motion carried 5-0.

4. **CONSIDERATION OF A MINOR LAND DEVELOPMENT:**

**Applicant:** Anthony Odessa (All American Fireworks)  
**Location:** 525 Public Safety Way  
**Proposed Use:** Retail Store Addition  
**Zoning Classification:** H-C1 – Highway Commercial District  
**Tax Parcel:** 2-1-34

**Keith Marshall**, CMC Engineering, representing the applicant, Mr. Anthony Odessa.

**Solicitor Pizzo** indicated the applicant was on council's agenda for August 23<sup>rd</sup> and moved forward twice. Solicitor Pizzo asked the applicant for the proof of notices that were sent to the adjacent property owners.

**Engineer Marshall** indicated Mr. Odessa has been at this location for the past three years and his business is doing very well. Mr. Odessa would like to add a warehouse on to the existing facility.

**Engineer Marshall** indicated he had a meeting with Mr. Farrall, Director of Building and Planning and Mr. Russell Benner, Township Engineer regarding the T and M letter dated August 2<sup>nd</sup> and will be able to resolve any of the issues with zoning and the land development.

**Engineer Marshall** proceed to go through the T and M memo starting with:

**Chapter 232- Zoning Ordinance (ZO) – Revisions to the Plan**

1. Will revise the zoning chart to list the maximum impervious.
2. Will revise the record plan to show 75' front yard setbacks.
3. Will remove the shed along the southern property line.
4. Will list the number of required, existing and proposed parking spaces.
5. Will submit a plan to the Township regarding the sparking spaces.
6. Will show the loading/unloading zone.
7. Trash is currently handled internally.

## **Chapter 201 – Subdivision and Land Development Ordinance (SLDO)**

1. Will comply to revise the plan and reference the deed book and page number along with the General Notes on sheet EX-1 to the record plan.
2. Will comply to adding the adjacent property information to the record plan.
3. Will comply to clarify the boundary information.
4. Will comply and add to the plan to show all roads abutting the site.
5. Will supply an aerial context plan and label the existing utilities and will enhance the existing features downstream of the raingarden discharge pipe.
6. Will provide a site benchmark and associated elevation to the plan.
7. Will add the required signature blocks to the record plan.
8. There are no wetlands and will add to the record plan.
9. Will add the landscaping for the raingarden and street trees to the record plan.
10. The existing building is already served by public utilities and will add a note to the plan indicating such and all the utilities for the new facility will come through the existing building.
11. Will add the note stating the construction will comply with Bensalem Township standards.
12. Will provide a note on the plan stating the land alteration permit.
13. This goes back to what is downstream of the existing raingarden.
14. This goes back to landscaping and providing street trees or a fee in lieu of.
15. This is the same as 14 and will provide either the street trees or a fee in lieu of.

### **Council Discussion**

#14 & #15 Council discussed with the applicant a waiver request would be needed for a fee in lieu of if the street trees would not be provided. Applicant agreed to the waiver.

16. Will add a note on plan sheets IC-1 and ESC-1.
17. Will comply to show on the plan existing features downstream of the raingarden discharge pipe.
18. There is an existing curb and will work it out with the Township Engineer, Mr. Benner.
19. Applicant is asking for a waiver since there is no sidewalks and a fee in lieu of will be required. The curb will be discussed with the Township Engineer.
20. Applicant is requesting a waiver. Given the way the site is setup they are requesting to allow the gravel stay up until the existing roadway and not provide the planting strip.

21. Applicant indicated a discussion he had with Mr. Farrall and Mr. Benner and they agreed there would be no need to pave the gravel area which is an existing non-conformity and has served its purpose over the last several years at this site.
22. The applicant will evaluate the lighting with the Township Engineer and provide the proper lighting during after-dark operating hours.
23. Will comply with the township engineer in regards to the parking.
24. The applicant will conform to the request of submitting the Sewage Facilities Planning Module.
25. The applicant will revise the plan to propose monuments.

### **Chapter 196- Stormwater Management Ordinance (SWMO)**

1. The applicant has approval from the Bucks County Conservation District and will provide the paperwork with their resubmission.
2. Will comply to supplying tabulation for the impervious surfaces.
3. The applicant will add a note there will be a blanket easement for township access and to review and inspect any facility if needed.
4. Will comply to provide a note on the plan stating the property owner is responsible for perpetual maintenance of the raingarden and include detailed operation and maintenance requirements.
5. 5 through 9 are a will comply.

### **General Comments**

1 through 6 are a will comply.

Council is requiring the applicant to place on the plan the area for a dumpster.

**Council President Pilieri** asked if there was anyone in the audience who wanted to speak for or against this project. Seeing no one come forward the public portion was closed.

**Council Member Tokmajian** motioned to approve and to include all of the comments regarding the applicants will complies and waiver requests and council's requirements for the waivers to pay a fee in lieu of. **Solicitor Pizzo's** comment, as to the items in the stormwater, the O and M agreement and the blanket easement over the property, the stormwater management easement will need to be in a form acceptable to the Township Engineer and the Township Solicitor and that easement will be recorded contemporaneously with the record plan. Insofar as the O and M agreement is concerned acceptable in form to the Township Engineer and the Township Solicitor and that will be recorded in the office of the Recorder of Deeds prior to the issuance of building permits, which was added to **Council Member Tokmajian's** motion, **Council Secretary Kisselback** seconded and the motion carried 5-0.

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

**Applicant:** J & B Associates Group, LLC  
**Site Information:** 1620 Woodhaven Drive  
**Proposed Use:** PA Steel Offices  
**Zoning Classification:** LI (Light Industrial)  
**Tax Parcel:** 2-60-14-1

This matter was tabled by a prior motion to a date certain of November 22<sup>nd</sup>, 2021.

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

**Applicant:** Woodhaven Property Associates, LLC  
**Location:** 1717 Woodhaven Drive  
**Proposed Use:** Warehouse Addition  
**Zoning Classification:** LI (Light Industrial)  
**Tax Parcel:** 2-60-13-13, 2-60-13-1 & 2-60-13-17

Mike Meginniss with Begley, Carlin appeared for the applicant, Woodhaven Property Associates, LLC. PA Steel owns this property located at 1717 Woodhaven Drive and has recently acquired 1620 Woodhaven Drive across the street from this parcel and has undertaken significant expenses to turn the 1620 property into their corporate headquarters.

A conversation ensued regarding the direction of the truck traffic and different scenarios.

Council Secretary Kisselback asked the applicant what would be their objection for the truck traffic to come out onto State Road.

Solicitor Meginniss stated they do not have an objection but were trying to accommodate the Township. The applicant wanted to direct their truck traffic, ingress and egress, away from State Road to cut down on the volume of truck traffic. The applicant cannot guarantee, under the circumstances Council Secretary Kisselback indicated in regards to the deep dip on Station Avenue where water lays after a heavy rainfall, that a truck never ends up on State Road. The applicant is trying to cutdown on the volume of truck traffic and they are volunteering to the Township by putting up a “No Truck” traffic sign on Gravel Pike so the ordinary course of traffic flow goes out onto Woodhaven Drive and not Gravel Pike.

Solicitor Meginniss stated Mr. Barry Walsh, President of PA Steel, will be handing down the directive to his employees of PA Steel which will be to go out to Woodhaven Drive and will be installing signage to prevent third party vehicles to the extent possible of going that way.

Council Member Sloane asked about incoming materials.

Mr. Walsh indicated the vast majority of the truck traffic comes off of I-95, down Route 13 and then up Station Avenue.

**Council President Pilieri** thanked Mr. Walsh for cleaning up the area and making it something Bensalem can be proud of and an attractive addition to the site.

**Council Member Sloane** asked Mr. Walsh how many new jobs will be added with the expanded warehouse capacity.

**Mr. Walsh** indicated, with their hopes of continued growth, 10 to 15 new jobs could be added.

**Council President Pilieri** asked Solicitor Meginniss to go through the T and M letter dated September 29<sup>th</sup>, 2021.

**Solicitor Meginniss** indicated Chapter 232-Zoning Ordinance comment is a will comply. Chapter 201-Subdivision and Land Development Ordinance 1 through 13 is a will comply. Number 14 is a waiver request in regards to providing street trees along Gravel Pike and Woodhaven Drive and the applicant will supply a fee in lieu of. Number 15 is a waiver request of a licensed landscaper architect; **Council Member Sloane** requested the applicant have a licensed landscaper architect. The applicant agreed and number 15 is now a will comply. Number 21 is a waiver request due to the fact there is no existing curb along State Road. The applicant is not proposing any modifications on Gravel Pike or State Road because part of the project is not accessing Gravel Pike or State Road and the applicant will pay a fee in lieu of. Number 22 dovetails with number 21 as it deals with the sidewalks. The final waiver request is number 25 which is the installation of metal pole street lights, which the Township Engineer noted they do not have a problem with the waiver request. The applicant indicated the rest of the items are a will comply.

**Council President Pilieri** indicated the Stormwater calculations are much better than they are today which shows the extra work the applicant is doing especially down in that area.

**Solicitor Meginniss** indicated Chapter 196-Stormwater Management, the first waiver request would be regarding number 2 for drainage not being more than 72 hours, the applicant is asking to allow a longer dewatering time for Basin 1 consisting of an additional 7 hours. The Township Engineer agreed with the waiver request. The next waiver is number 5 and that is the locations of all existing and proposed utilities locations. The correspondence the applicant had with T an M was they wanted to make sure the applicant identified the location of the existing invert and the sizing materials of the storm pipes in the basin on State Road. The applicant has been coordinating with T an M with the information they needed. The next waiver request is a partial waiver regarding number 12 with respect to the diameter of the piping the applicant is complying with the pipe size on State Road. The only waiver request is the on-site pipes and roof leaders being less than 18 inches and the Township Engineer did not have an objection due to the adequate capacity and being maintained privately. Number 16 is a waiver request regarding a minimum of 2 feet of cover to be maintained over all storm drain pipes. The applicant is requesting a waiver from this requirement to allow 1 foot of cover. The Township Engineer has no concerns with 1 foot of pipe cover in lawn areas, however, paved areas which will be subject to truck traffic will provide a minimum 18” cover over the top of the pipe. The current plan submission complies with this condition. The last waiver request is from item number 21 and that is any free water surface of any detention basin being a minimum of 100 feet. The plan has been revised to provide a fence around the basin to address safety concerns. The adjacent Cole property has been apprised of this request and have no objections.

**Solicitor Meginniss** indicated everything else was a will comply, and thanked council for their time and consideration.

**Solicitor Pizzo** indicated insofar as stormwater easements and stormwater O and M agreement the stormwater easements would have to be in a form acceptable to the Township Engineer and the Township Solicitor. They will be recorded contemporaneously with the recording of the record plan. Insofar as the operation and the maintenance of the stormwater facilities those agreements would be in a form acceptable by the Township Engineer and the Township Solicitor and recorded prior to the issuance of building permits.

**Council President Pilieri** asked if there was anyone in the audience who would like to speak for or against this project. Seeing no one come forward, the public portion was closed.

**Council Secretary Kisselback** motioned to approve the preliminary and final land development based on the memo from T and M, 4 waivers were granted from the Zoning Hearing Board and accepted by the Township. Section D the applicant will comply with 1 through 13. A waiver granted for 14 to include a fee in lieu of, 15 through 21 will be in compliance with 21 and 22 to include a fee in lieu of, 23 and 24 are a will comply, 25 to grant a waiver relative to the installation of the metal poles and approved by the Township Engineer, and as to the amount of light that would be safely distributed throughout the property with approval from the Township Engineer, Section E waivers are for number 2 and 5, partial waiver for 12, a waiver for 16 and 21 all the rest are will complies. All review letters the applicant will comply and the appropriate signage referring to the no parking on Gravel Pike and the signage for the ingress and egress for the truck traffic. **Solicitor Pizzo** indicated under Section D item numbers 21 and 22 in addition to the item set forth in **Council Secretary Kisselback's** motion, regarding the waiver and the fee in lieu, the applicant will comply with whatever PennDOT may require in the State Road right-of-way. Council **Vice President Knowles** seconded and the motion carried 5-0.

**7. CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT:**

<b>Applicant:</b>	<b>JP Morgan Chase Bank, N. A.</b>
<b>Location:</b>	1729 Street Road
<b>Proposed Use:</b>	Bank/Financial Institution
<b>Zoning Classification:</b>	GC (General Commercial)
<b>Tax Parcel:</b>	2-43-305

**Frank Greene**, Engineer, Corestates, Inc. appeared on behalf of the client, JP Morgan Chase Bank. The site is presently a “Krispy Kreme” which is going to be removed. The overall site will have less impervious and more landscaping. The applicant, even though they are not required, will be doing stormwater management. The applicant is proposing a subsurface basin to tie in with the existing system.

**Engineer Green** proceeded with the T and M review letter dated September 29<sup>th</sup>, 2021. Just about everything indicated in the memo has either been addressed or a will comply. Chapter 232-Zoning Ordinance item 1 has been addressed. Item 2 is a will comply. Items 3 through 6 have been addressed. Chapter 201-Subdivision and Land Development Ordinance, items 1 through 7 have been addressed. Item 8 is a will comply. Items 9 and 10 have been addressed. Item 11 is a waiver request because they will need to grade up to the Family Dining property



line. Item 12 has been addressed. Item 13 is a waiver request regarding sidewalks. Currently there is an existing berm along Street Road which would prevent the applicant of putting in a sidewalk. The applicant is proposing a fee in lieu of. A discussion regarding sidewalks ensued. Item 14 is a waiver request due to the proposed clearance between the parking and the building on the west side of the building being 6 ½ foot and not the required 7 foot. Item 15 has been addressed. Item 16 is a will comply to the Township Fire Rescue Department.

**Engineer Greene**, Chapter 196-Stormwater Management Ordinance. Since the land development does not create an increase of impervious cover, the applicant is exempt from volume control, peak rate control, and SWM site plan requirements per Stormwater Management Ordinance Section 196-6(a) and Table 106-1. However, the applicant is proposing an underground stormwater management facility. Item 1 is a waiver due to the coverage on site the applicant is asking to use pipe less than 18” in diameter, the proposed pipes are 12” and 15”. The Township Engineer indicated they are located within the parking lot, have adequate capacity and are maintained by the owner/applicant. Item 2 has been addressed.

**Engineer Green**, General Comments, item 1 the applicant will work with the Building and Planning Director, Ken Farrall. Items 2 through 4 have been addressed. Item 5 has been addressed by their Traffic Engineer with the Townships Traffic Engineer and the applicant will comply. Item 6 is with the Township Solicitor and will address any of those comments.

**Council Member Sloane** indicated for the record there was a note from the Environmental Board they had concerns there would be an increase of impervious surface and it will double the present surface. Regarding the plan’s council has, it is a pretty significant reduction in impervious surface.

**Council Member Tokmajian** asked if the TPD memo is a will comply. Engineer Greene replied, yes.

**Council President Pilieri** asked if there was anyone in the audience who would like to speak for or against this project. Seeing no one come forward, the public portion was closed.

**Council Member Tokmajian** motioned to approve the preliminary and final land development for JP Morgan Chase Bank, regarding the T and M letter, Chapter 232 Zoning is a will comply. Chapter 201 SLDO, item 8 is a will comply. Item 11 is a waiver with a fee in lieu of. Item 14 is a waiver. Item 16 is a will comply. Chapter 196-Stormwater Management, item 1 will be a waiver. All General Comments are a will comply as well the TPD letter comments that were noted are also will comply, **Council Member Sloane** seconded and the motion carried 5-0.

**8. CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT:**

<b>Applicant:</b>	<b>VS Neshaminy, LLC</b>
<b>Location:</b>	4201 Neshaminy Boulevard
<b>Proposed Use:</b>	Shopping Center
<b>Zoning Classification:</b>	GC-IBC (General Business/Industrial Business Commercial)
<b>Tax Parcel:</b>	2-1-55-1

**Dan Meier**, Civil Engineer, Site Engineering Concepts, the owner Mr. Mike Palidino and his attorney, Dorothy Hamill were also present for the hearing.

**Engineer Meier** addressed the T and M letter dated September 29<sup>th</sup>, 2021. Chapter 232-Zoning Ordinance, item 1 and 2 have been addressed. Item 3 is a will comply to the ADA requirements. Items 4 through 6 have been addressed. Chapter 201-Subdivision and Land Development Ordinance, item 1 through 5 have been addressed. Item 6 is a will comply. Item 7 through 9 have been addressed. Item 10 is a will comply. Item 11 and 12 have been addressed. Item 13 is a will comply. Item 14 has been addressed. Item 15 is a will comply. Item 16 has been addressed. Item 17 is a waiver regarding street trees and the applicant is willing to pay a fee in lieu of. Item 18 has been addressed. Item 19 is a will comply. Item 20 and 21 have been addressed. Item 22 is a will comply. Item 23 is a waiver request. The shopping center right now is the building with a sidewalk and a driveway in front of it. It was constructed back in the 1980's there is no way to make this building work, with that configuration, what their registered landscape architect has done on the plan is calculate what would be required if the applicant would comply to that, then planted it elsewhere on the site and the Planning Commission found that acceptable. Item 24 is a will comply. Item 25 is a will comply. Item 26 is a will comply. Chapter 196-Stormwater Management Ordinance. Engineer Meier spoke with Monica Wall from T and M who conversed with the Township Engineer, Mr. Russell Benner, and is asking the applicant to make further improvements to increase the volume of the basin and the applicant will comply. Mr. Farrall indicated the basin was part of the original construction and that building addition was shown at that time. Since then, there has been sediment gathered in the basin. To show the calculations are working the applicant will do an as-built of the basin and then rerun the calculations to make sure the basin functions properly with this addition on there as it was originally designed. A discussion ensued regarding the basin. The applicant, Mr. Palidino, indicated he would do what needed to be done to comply with the "2021" stormwater management requirements.

A conversation ensued regarding parking and safety issues including the space required for the Christmas Village and it being an off-setting use. The applicant is working with the Bucks County Conservation District in regards to their letter dated September 16<sup>th</sup>, 2021 pertaining to the erosion and sediment pollution control plan for 4201 Neshaminy Boulevard.

**Engineer Meier** addressed the General Comments, item 1 is a will comply with the additional stormwater changes. Item 2 is a will comply. Item 3 is a will comply as soon as they receive confirmation from the Township Engineer. Item 4 is a will comply and submit a note regarding the settlement agreement pertaining to all terms and conditions of the agreement have been addressed.

**Solicitor Hamill** addressed the settlement agreement regarding being ADA compliant and the specifics involved with the system and how it works and will be noted on the plan.

**Council President Pilieri** asked if there was anyone in the audience who would like to speak for or against this project. Seeing no one come forward, the public portion was closed.

**Council Member Sloane** motioned to approve the preliminary and final land development plan for VS Neshaminy, LLC, 4201 Neshaminy Boulevard, Section C-Zoning Ordinance, all items are a will comply, Section D, Subdivision and Land Development Ordinance, items 1 through 16 are a will comply. Item 17 a waiver will be granted subject to a fee in lieu of. Items 18

through 22 are a will comply. Item 23 is a waiver. Items 24 through 26 are a will comply. Section E Stormwater Management, item 1 is a will comply with the 2021 stormwater management standards. Item 2 is a will comply and work to resolve the comments from the Bucks County Conservation District. Item 3 has been addressed. Section F, General Comments, all items are a will comply. Any approval subject to the restriction that no further development will be proposed on the property to increase permanent retail buildings. Council Vice President Knowles seconded, and the motion carried 5-0.

**9. CONSIDERATION OF THE COMMUNITY DEVELOPMENT COVID CV 3 SUBSTANTIAL AMENDMENT:**

**The Mayor** indicated in November of 2020o, council approved usage of COVID CV 3 Funds. The Township is now proposing to reallocate the funds previously provided for a Mortgage Foreclosure Prevention Program. This program is now being funded by the County. This amendment provides the expansion of the hotel/motel program for homeless persons, and to provide additional food pantry assistance.

**Council Member Sloane** asked the Mayor if he knew how much money was left in that account. The Mayor wasn't sure of the exact amount but whatever was there is still there and hasn't been spent.

**Council Member Tokmajian** motioned to approve, **Council Secretary Kisselback** seconded and the motion carried 5-0.

**10. CONSIDERATION OF AN ESCROW RELEASE FOR:**

<b>Developers Request:</b>	<b>Bensalem MZL, LLC – Release #2</b>
<b>Location:</b>	1837 Street Road
<b>Tax Parcel:</b>	2-43-305-1
<b>Amount:</b>	<b>\$ 509,890.00</b>

**Mr. Farrall** indicated the escrow release amount being asked for is \$ 509,890.00 as outlined in Mr. Nearon's memo.

**Council Secretary Kisselback** motioned to approve the escrow release subject to an audit by the Finance Department, **Council Member Tokmajian** seconded and the motion carried 5-0.

**10A. CONSIDERATION OF AN ESCROW RELEASE FOR:**

<b>Developers Request:</b>	<b>BSV Housing LP – Bensalem Veterans Housing Release #3</b>
<b>Location:</b>	3055 Mechanicsville Road
<b>Tax Parcel:</b>	2-37-83
<b>Amount:</b>	<b>\$ 17,200.00</b>

**Council Member Sloane** motioned to approve the escrow release in the amount of \$17,200.00 subject to an audit by the Finance Department, **Council Vice President Knowles** seconded and the motion carried 5-0.

11. **PUBLIC COMMENT:**

**Council President Pilieri** asked if anyone in the audience would like to come forward.

These comments can be heard in their entirety at the following websites:

[www.bensalempa.gov](http://www.bensalempa.gov) or [www.youtube.com](http://www.youtube.com)

**Kathleen Belmondo**, 1107 Alvin Avenue, asked council for details regarding the new barrier that was installed at the end of Kasmir where it juts out into Bridgewater apparently to deter truck traffic or people running stop signs. Mrs. Belmondo can't get out of her neighborhood in a direct route any longer, she now has to go in a round about way since there is no longer a left turn allowed. Asked if someone could please take one more look so that the people on Alvin can make a left turn.

**The Mayor** indicated he had a meeting with 20 neighbors from that neighborhood that complained about the truck traffic. The Mayor got together with the Township engineers and the only solution was to install a "pork chop". The people from that neighborhood wanted the pork chop installed. The neighbors were very frustrated with the truck traffic cutting through their neighborhood with young children playing and wanted a solution. The Mayor and engineers went to work, and in the end the pork chop was the only solution to deter the truck traffic.

**Michael Murphy**, 911 Tennis Avenue, his property abuts the smoke shop on Bristol Pike where a pile of dirt now sits. Mr. Farrall visited Mr. Murphy and explained to him the dirt pile would be graded off.

**The Mayor** indicated Mr. Murphy had an appointment to come in and see him but cancelled due to illness and never rescheduled. The Mayor asked Mr. Farrall what was being done.

**Mr. Farrall** indicated the contractor is not done doing final grading. Mr. Farrall notified him and said if he waits he has to put temporary seed down and stabilization or grade it off and put the final seeding and stabilization down. Contactor was put on notice and is aware of the situation. Mr. Nearon spoke to the contractor today about those outstanding items.

**The Mayor** asked Mr. Farrall why are they not doing the grading.

**Mr. Farrall** indicated they were waiting for the surveyor who was at the site the beginning of this week and was told this needed to move along and be seeded and stabilized. If this is not done in a timely fashion, there is escrow monies to use and finish the job.

**Council President Pilieri** asked if there was anyone else that would like to come forward. Seeing no one else come forward the second of two public comments was closed.

12. **OTHER BUSINESS:**

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

[www.bensalempa.gov](http://www.bensalempa.gov) or [www.youtube.com](http://www.youtube.com)

**The Mayor** indicated the Fall Festival was cancelled, but the season finale concert and fireworks were held, it was a great night and hoped everyone enjoyed it.

**Council Member Sloane** asked about the remainder of the dirt pile located at the other location.

**Mr. Farrall** indicated he was not sure where the remainder of the dirt pile was going. The last correspondence with Mr. Popli was it was going to be removed shortly. If Mr. Farrall does not hear from him by the end of the week he will send a letter indicating he has ten days to respond. The Township can use their escrow money to get it done, if there is no timely response.

**Council Member Sloane** indicated the last day to register to vote is October 18<sup>th</sup>, the last day to request a mail-in or an absentee ballot is October 26<sup>th</sup> and this year there will be a ballot drop-box for those mail-in ballots located inside the Bensalem branch of the library located on Hulmeville Road.

**Council Member Tokmajian** thanked Mr. Farrall for being here this evening. Asked for a follow-up regarding emails sent to Mr. Farrall. Noticed on Patch there was recognition for two students from Bensalem recognized for their achievements, nationally.

**Council Vice President Knowles** indicated Election Day, 11/2/21, thanked Mr. Farrall for filling in for the Township Engineer, Russell Benner. Assured a resident Mr. Farrall would take care of his concerns or he would call the Mayor. The situation was handled in one day and was appreciative of Mr. Farrall' promptness.

**Council Secretary Kisselback** enjoyed the concert and fireworks and Kudos to the Harvest Ministry who received the Volunteer of the Year award from Bensalem.

**The Mayor** wished Joelle Pilieri a happy birthday which was this past Saturday, October 2<sup>nd</sup>.

**Council President Pilieri** indicated his daughter Joelle, turned 36 years old this past weekend. Was disappointed the Fall Festival was cancelled but hopes and prays we can gather once again as a community next year for the event.

23. **ADJOURNMENT:**

There being no other business to discuss, the meeting was adjourned.

The Bensalem Township Council Meeting of October 4<sup>th</sup>, 2021 can be viewed in its entirety at the following websites:

[www.bensalempa.gov](http://www.bensalempa.gov)

or

[www.youtube.com](http://www.youtube.com)

**Respectfully Submitted,**

**Debora F. McBreen**  
**Recording Secretary**