

**REGULAR MEETING PLANNING COMISSION
2400 BYBERRY ROAD, BENSALEM, PA 19020**

September 19, 2018

Members Present: Harry Kramer, Marc Bourne, Pete Krieger, Tom Risich, Joe Domzalski, Ed Tockmajian, Sr. and Ron Gans, Township Engineer.

Members Absent: Anne Lubinski

The meeting came to order at 7:04 pm with approximately 27 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer made a motion to approve the August 19, 2018 minutes, Pete Krieger approved the minutes and Joe Domzalski seconded. Ed Tockmajian, Sr. abstained. Minutes were approved 6-0.

3. Preliminary Land Development for Republic Bank

Location: 2961 Mechanicsville Rd

Tax Parcel: 02-037-29, 02-037-30 & 02-037-031

Expires: 10/6/2018

Proposed: Bank

Robert Mc Nelly of Mc Nelly Goldsteins and Engineer, Kris J. Reiss, PC of Boucher & James present on behalf of the applicant. The proposed development site is located on the southwest corner of Street and Mechanicsville roads and consists of three continuous parcels.

TMP # 2-37-31 has frontage on Street Road and contains .035 acres. The parcel include the dental office and is zoned GC - General Commercial.

TMP # 2-37-30 has frontages on both Street Road and Mechanicsville Road and contains 0.49 acres. The parcel includes a single family residence and is zoned GC - General Commercial.

TMP # 2-37-31 has frontage on Mechanicsville Road. This parcel includes a single family residence. Per their meeting of July 9th 2018, the Bensalem Township Council rezoned this parcel from R-2 Residential to GC - General Commercial.

Although there is no direct indication on the plans that these Parcels will be consolidated, they will be treated as a single parcel containing 1.28 acres.

The plan indicates the intention to raise the three existing structures and replace them with a single 3575 sq. ft. Republic Bank.

The plan also indicates access on both Street Road and Mechanicsville Road. The building will be served by Bucks County Water and Sewer Authority for sanitary sewage and Aqua Water for Water Service, as well as PECO and phone/computer connections.

The plan provides for a 27 space parking lot, three drive in lanes and an underground storm water management basin.

The applicant has previously indicated that all trash will be handled internally and therefore there is no outdoor dumpster area provided.

Harry Kramer opens up Questions/Comments to be asked by the Board: No comment.

Public Comment: None

Harry Kramer announced public portion closed.

Harry Kramer requests a Motion from the board. Harry Kramer made a motion for Preliminary Approval Only. Per Ron Gan's, Township Engineer's report, there will be a Will Comply for:

C. Chapter 232 – Zoning – will comply.

D. Chapter 201 – Land Development - all items will be a Will comply.

Storm Water Management - all items will be a Will comply.

Miscellaneous - all items will be a Will comply.

BCPC Report - all items will be a Will comply.

Traffic Safety Report - all items will be a Will comply.

Marc Bourne seconded. Motion passed 6-0.

4. **Preliminary and Final Land Development for Bensalem Veterans Residences**

Location: 3063 & 3095 Mechanicsville Road

Tax Parcel: 02-037-063 & 02-037-063-001

Expires: Waiver

Proposed: Three story, 40 unit senior citizens building with veteran's preference.

Mike McGuinness Esq. and Louis Zuegner, Engineer present on behalf of the applicant. The subject development site consists of two parcels with a combined area of 1.51 acres located at 3063 and 1395 Mechanicsville Road. At this time both parcels are vacant and ground cover of grass and trees. The parcels will be consolidated into a single parcel.

The project proposes the construction of a three story, 40 unit residential building for senior citizens with veteran's preference with a footprint of approximately 13,724 sq. ft., associated parking and storm water management, with water, sewer and gas services. This site is located in BP - Business and Professional zoning district. Mike McGuinness states "There will be a "Will Comply" on all 8 requests." "Also a fence will be installed along the back of the property."

Public Comment:

Dawn Henninger

39 Regence Court

Dawn Expressed concern regarding difficulty with traffic making a left out to Street Road, that the area is congested and accident prone.

Nancy Sarr

43 Regence Court

Nancy questioned the fact that the notice in the paper said nothing about "low income". Also voiced concerns for additional traffic and parking for visitors.

Olga Allen

54 Regence Court

She voiced disappointment with low income/government assisted rentals near their development and how that will affect the values of their \$250,000.00 homes.

Chip Roth

67 Windsor Lane

Will the Veterans be from Bucks County or Philadelphia?

Bob Cesario

60 Regence Court

There are 70,000 Veterans in Bucks County...who manages them?

Harry Kramer opens up Questions/Comments to be asked by the Board:

Ed Tockmajian, Sr. asked "Will there will be a lease?" Mike McGuinness confirms "Yes, 1 year based on certain conditions."

Harry Kramer closed public portion.

Harry Kramer requests a Motion from the board. Marc Bourne made a motion granting approval with stipulations per Ron Gan's, Township Engineer's report. There will be a Will Comply for:

C. Chapter 232 – Zoning – Will comply.

D. Chapter 201 – Land Development - All items will be a Will comply.

Impact Fee - Will comply.

Concessions to continue fence - Will comply.

Joe Domzalski seconded. Harry Kramer confirms "Motion carries." Motion passed 6-0.

5. **Sketch Plan for Pete's Express Car Wash Bensalem**

Location: 1540, 1526, and 1504 Street Rd (between Tyler Ave & Marion Ave)

Tax Parcel: 02-043-130, 043-131, 043-132, 043-129-003 & 02-043-129-002

Expires: None

Proposed: Car Wash

Robert Gundlach, Esq. and Bohler Engineering present on behalf of the Applicant, Pete, Jeff, & Drew Altringer. The proposed project area consists of five tax map Parcels located on Street Road between Tyler Avenue and Marion Avenue. There are three structures located on the five Parcels as follows:

1. 1540 Street Road - #2-43-130 Car Wash zoned GC General Commercial with access to Street Road and to Tyler Avenue.
2. 1526 Street Road - #2-43-131 & - 129-003 - Single-family dwelling zoned BP - Business Professional and R2 Residential with access on Street Road.
3. 1504 Street Road - #2-43-130 & - 129-002 – Single-family dwelling zoned GC- General Commercial and R2- Residential with access on Marion Avenue.

All three uses are currently existing non-conforming. The plan proposed of consolidating the five Parcels into a one, 1.69 acre parcel and raising the three existing structures. The proposed plan is a construction of a one lane, 4,827 sq. ft. express car wash building with three restocking lanes for 41 vehicles. Also proposed is a 1000 sq. ft. finishing area and a 6100 sq. ft. finishing area (26 bases with two handicap accessible) Also proposed are two inbound only accesses from Street Road and one outbound access to Street Road.

Harry Kramer opens up Questions/Comments to be asked by the Board:

Ron Gans asked "Single conveyor, 1 tunnel?" Jeff Altringer confirmed yes to both.

Harry Kramer asked "Automatic shut-off on vacuums?" Jeff Altringer said "no".

Pete Krieger asked "Will there be service men with towels?" and Jeff Altringer said "No. There will be a state-of-the-art facility done inside and a no tipping policy."

Joe Domzalski said "Sounds good to me, sounds like an improvement!"

Public Comment:

John Switz

1517 Virginia Ave

John was concerned with property value dropping due to length of construction.

Gloria Gui

1540 Virginia Ave

Gloria voiced her concern with the additional traffic and water drain off.

Robert Homolka

3213 Whitney

Robert is concerned with the car count capacity on a daily basis.

Kevin Clark

2908 Marion

Kevin was concerned with storm water as the current 4 drains are already clogged.

Ron Gans stated he will report the issue to public works.

Ashley Ferguson


1517 Virginia Ave

Ashley wanted to know just how far this was going into her backyard where her children and dog play. Will the building be lined right up to the fence and will it lower my homes value?

6. Adjournment

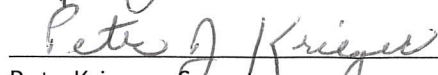
Harry Kramer requests a Motion from the board. Ed Tockmajian, Sr. made a motion to adjourn. Marc Bourne seconded. Motion approved 6-0. Meeting adjourned at 9:00 p.m.

Respectfully Submitted,



Harry Kramer, Chairperson

10/17/18
Date



Pete Krieger, Secretary

10-17-18
Date



Bonnie Martin, Recording Secretary

10/17/18
Date