



BENSALEM TOWNSHIP

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Joseph DiGirolamo
Mayor

Kenneth V. Farrall, BCO
Director of Building & Planning

*Bensalem Township Planning Commission
Regular Monthly Meeting
Wednesday, April 20, 2022
Bensalem Municipal Building
7:00 p.m.*

Agenda

- 1. Open meeting with the Pledge of Allegiance**
- 2. Approval of last month's minutes – February 16, 2022**
- 4. Discussion of the Bensalem Township Comprehensive Plan update.**
- 5. Other business**
- 6. Adjournment**

*Prepared by: kvf
Posted: 4/13/2022*

*Copy: Mayor DiGirolamo
Township Council*

2/16/2022 Planning Commission

Members present: Ed Devinney, Will Walker, Tom Reich, Ed T. --

Township Engineer Phil Wursta & Kenneth Farrell, Director of B & P

Member Absent: Mike G., Joe D., Peter K.

November Meeting Minutes were approved – Unanimously 4-0

Tom R. opened the meeting for the board re-organization

- A. Chairperson – Tom R. nominated Ed Devinney – Will W. made a motion to approve, Ed T. 2nd the motion
- B. Vice Chair – Will W. nominated Tom R. – Ed T. made a motion to approve, Will W. 2nd the motion
- C. Secretary – Will W. nominated Pete K. – Will W. made motion to approve, Ed T. 2nd the motion

All choices were unanimous vote 4-0

Ed D. as Chairperson took over and started the meeting by calling for a moment of silence for Janice Gallagher. He said a few words about Janice, stating that she was all around great person that did a ton for our community.

Ed D. went over the 2022 meeting dates, ask for the approval – Tom R. made a motion to approve, Ed T. 2nd the motion. Unanimous vote 4-0

Ed D. informed all in attendance that #7 on the Agenda, Preliminary & Final Subdivision & Land Development for Bill Laphen, Green Tree Contracting LLC will be moved to the March meeting. Ken Farrell informed the public that the meeting tonight will be the only public notice, he provided a letter.

#4 on the Agenda, Introduction & Preliminary discussion of the Bensalem Township Comprehensive Plan update.

A presentation was given, about 15 minutes, on the overall scope of the plan and provided some details on the goals / objectives of the plan. Ken F. gave each member of the board the

full plan to read, review, and take notes for a future discussion. The next discussion is for the March Planning meeting unless the agenda is too extensive.

Ed D. move to # 5 on the Agenda, Preliminary & Final Land Development for Chick-Fil-A, 3621 Horizon Blvd, Tax Parcel 20-001-018-026. Presenter Michael Meginniss, Esquire & Christopher Riggle, Engineer.

Michael M. open with stating that all recommendations Fire Marshalls letter are will comply.

Michael M. explained the project as a kitchen expansion. They are looking to be proactive & modernize the area. The outdoor feature will be a canopy and providing 2 full drive through lanes. Chris Riggle went over the plans and explained their position.

Michael M. & Chris R. most all recommendation in the T&M letter are will complies, they are asking for 3 waivers. Chris R. explained why the waivers were being asking for.

Ed D. opened the discussion to the board, Ed T. had a few questions and was looking for clarity on the waiver and some other areas in the plan that were not fully explained. As Ed T. was asking about the process to make sure the waivers and all the "will complies" are done, Phil W. stepped in and explained the process that takes place between the meeting tonight and before the plan goes to council. He made sure to emphasize all issues, waivers, and items in the T&M letter that are will comply will be squared away before the project starts.

Ed D. asked for a motion on the project. Will W. made a motion to approve the plans, Ed T. 2nd the motion, it was approved 4-0 by the board.

Ed D. moved the meeting to #6 on the agenda, Preliminary & Final Land Development for Presto Tape, 1766 Winchester Rd., Tax Parcel 02-045-021. Presenter Michael Meginnis, Esquire, Tom Godonis, management of Presto, Brian Binney, Professional Land Surveyor.

Michael M. open the plan by giving us an overview of the plan and the company. He mentions the T&M letter and went through the will complies and will let Brian B. explained the waivers.

Michael M. turned the present over to Tom G. who gave us a background on Presto and the great work they do in the community and in project throughout the world. They have core values that really show what the company stands for.

Brian B. discussed the plan in more detail and reviewed the waivers they are asking for from the T&M letter. They are looking for in the letter waivers for Sec. 201-117 A. and Sec. 201-106 A & B. The rest of the recommendation are all will comply.

Ed D. gave the board the opportunity for questions and all board members had no questions and thanked Presto for being great community partners.

Phil W. mentioned that a revise Traffic letter was being done for the project.

Ed D. asked for a motion on the plan, Ed T. made a motion to approve the plan with all the waivers, Tom R. 2nd the motion. All board member voted to approve, 4-0.

Ed D. asked for a motion to adjourn the meeting, Ed T. made a motion and Will W. 2nd the motion, vote 4-0 to adjourn.