

4/21/2021- Meeting begins at 7:00pm.

**Members Present:** Ed Deeveney, Peter Krieger, Ed Tokmajian Sr., Tom Risich, Will Walker, Mike Gabrielle, and Russell G. Benner, the Township Engineer.

**Members Absent:** Joe Domzalski

Motion to approve Minutes of 3/17/2021. 2nd motion to approve.  
Abstain- Ed Tokmajian.

Motion to begin.

Amee Farrell, attorney, of Preliminary & Final Land Development for Amazon.Com Services LLC began discussing Phrase 1 and Phrase 2 and its transition into new land development Amazon distribution facility Phrase 3 East Lane.

The Cell Tower will stay modified for access traffic approval and for Phrase 2, Amazon has 2.5 million proposed. PennDOT and Township are reviewing both phrases now.

Improvements will be made for the pale blue current vans and van parking associates. Employees and products will have separate driveway for the loading docks. The current operations and loading docks have visual overview. The home purchase will be knocked down to make traffic turns and scope of a project parking and stormwater management will be included. Phrase 3 will extend to the Street Road and include the landscaping proposed plan. The approval timeline will be reviewed and the traffic engineer will be invited to ask questions.

Ed D- "Section D, will most comply? Township? How about Section E?"

The discussion is open to the board.

Ed D asks the Amazon representative, "Consolidate all the lots and will comply?"

Traffic engineer Russ asks, "3 waivers response letters?"

Amee- "Process as individual permit based on discussion with staff buffer and glass for now."

Ed T- "7"

Russ- "Land Development 1,2, and 3 combined into 1 lot."

Ed T- "Who oversees the process? Who will it come back to us? Will compliance be enough for the details?"

Amee- "Received recent turnaround period bigger comes back up clean it up last work with Russ's office."

Ed T- "3 property owner is this parcel note change."

Ed D- "Clean-up."

Ed T- "13 to assure if we need to. Penndot comes in suggests you widen the road"

Amee- "Will comply alter with the process"

Ed T- "23 about traffic flow"

Amee- "Phrase 3, roadway improvements differ to Penndot 2.5 million to hold..."

Ed T- "Zoning coordinates?"

Russ- "Once everything is granting approval. Traffic engineers reviewed by Russ then go through Council dependent on acting positively on waiver."

Mike Gabrielle- "Flooding traffic and over-commerization? The goal is to reduce our carbon footprints, green community, planting trees to beautify, and make the stormwater go away."

Amee- "In Phrase #2, traffic and stormwater management review and approval and required to address all issues. Landscapes, water management, county, traffic..."

Mike Gabrielle- "Houses."

Amee- "Existing lot is to improve intersection turn a lot of safer substantive upgrade"

Mike G- "Be mindful of the foot traffic."

Joe- "No question."

Tom R- "Lighting in the parking lot?"

Will- "3 waivers?"

Pete- "Traffic engineer. Latest on that intersection. Civil Engineer 95 Ramps and the overlays in improvements. Do you replace the ramps, don't know the future plan."

Ed Deveeeney- "Fire Marshal rejected ?"

Amazon's Civil Engineer- "Re-submit fire trucks in the lot. Re-submit it?"

Ed Deveeeney- "Will comply? Let's look at Section E?"

Amee- "3 waiver, no objection to pipe size, require two flat covers,"

Ed Deveeeney- “Any concerns?”

Opens up to the Board about the stormwater management.

Ed T- “Requires to do.”

Russ- “Capable of draining pipe 18 inches minimum and happy with Section E, sufficient with flood control, and reducing it to 11 cubic 2/3 . The Chart is important to explain flood reduction.”

Ed T- “Street Rd needs 16, 12 inches will not work.”

Russ- “Not size, but rather the size of the basain is allowed to convey the pipe reduction of water.”

Ed D- “South of Street Road and State development South of State a plus landscaping area to take in water waiver.”

Russ- “18 inch basin- controls how much water is not on Street Road and prevents and manages it on the property.”

Ed T- “The issue is with Street Road’s development primary focus.”

Russ- “State Road and drainage for Amazon.”

Ed T- “2% slope to the basain body. Pit of asphalt, how do I know that?”

Amazon Civil Engineer- “3D modelling transfer into the field.”

Amee- “Land development agreement accountability standard not drain correct obligated to fix it field.”

Closing remarks!

Approval for Council.

Amee- “TBD differing Penndot.”

Board to Motion Amazon.

Ed T- “Motion-preliminary plan approval”

Ed D- “Layers and levels of approvals. Opinion- essence. Change, back to Russ, Council approval and instruct them to do so.Review with all due respect.”

Open it for a motion.

Obligate to satisfy requirements outside the agency.

Amee- Amazon summary and offering of jobs!  
Ed T- "25 issues on one, 18 issue, and 3 waiver"

Motion- Ed T and final all in!  
Unanimous! Approved!

**Deepak Patel/ Ashtavinayaka Hotels LLC**

Agenda 4 and 5 items on Continuation

Item #6

John Murphy- lawyer and Jake Medendorp presenting for Window Hotel since last July. Converting the original structure into two Marriot flags and adding 208 rooms than what exists today is the plan. They have received letters, no issues with reviewing the letter. 20 million reinvestment in Bensalem and recommendation to comply is being asked of the Commission.

Ed Deevey- Fire department letter was rejected March 16th. Have not re-submitted, but prepared to re-submit.

Murphy pulls out a visual presentation. Re-converted and demolished and converted into a Bistro for corporate arrangements and rejuvenation of the room.

Russ- Bistro is primary for customers of the hotel guest convenience not advertised to outsiders.

Ed T-Waiver modification letter, wetland certification, 18 inch to 15 inch pipe, 4 waivers.

All board given request letters will comply.

Mike- Emphasize environment flood reduction, traffic reduction, and the beautification of this town.

Joe-New building blooming presence.

Tom R- Neat Plan

Peter-How big are, ah 6 stories!

Preliminary Motions

Unanimous- All yay!

Opposed- None!

Pass!

**Rezoning for 2021 Street Road LLC**

**Street Road Mix (SRM)**

Eric Goldberg on the behalf of the owner.

5 years Armstrong Trucks debated what to do with the trucks and retail.

The review letter, discuss issues, reviews memos, and objective is to address the planner, civil engineer, and flesh out what to do with the location.

Ed Deeveney- Rezoning district not approved and you came for zoning, opinion, and advice.

Visual presentation is displayed by Eric Goldberg and Engineer John Koutsouros of Carroll Engineering.

Mike Stol- West Chester Architect, Goldberg, and Tom Commitah have worked on over 300 projects in over 23 municipalities landscape architecture.

Photo and Architecture style and elements public space, lightning, and sidewalk cafes.

Special requirements referenced benefits available to answer questions 23 years.

Ed Deeveney- large food, bank warehouse, retail wholesome residential unit, and multi-family versus accessory ease and large and multiple.

John Koutsouros- 15% open space and the original metric request was 25%.

Goldberg- 200 walkable neighborhoods and use of property to invest in.

Open up discussion to the board.

Ed T- New use into play doesn't agree with the warehouse and storage.

Mike Stol- Whatever you want could alter later. Corporate headquarters, warehousing, restaurant, and limitations post logistics differently.

Discussion about approving, all rights to sell it, and concerns to township losing agency over the land and its development.

Ed Deeveney- Warehouse is not in scope of storage, gets approval, sells property, refine this before we go further. Extreme busy around Street Road so a big gamble to begin with. Increase in traffic, houses on Handle Drive and Hulmeville Apartments. The idea is too flexible and the idea moving forward is more sensible language for 65, 000 residents and 125,000 in Bensalem to take in mind before the tax and economical benefits. Don't add to storm water management, Synder school buses and children travelling post-Covid.

John K.- We can narrow down the use of land to only 5% being allocated for warehouses.

Ed D.- Narrow the list percent and regulate for all categories.

Ed T- \$ if property can be resold if unlimited for Synder and Armstrong, almost Cart Blanc and we have to set the precedent for SRM that the future projects on Street Road have to have limits.

Goldberg- Understood.

Mike G- Too many grocery stores and banks in an oversaturated market in Bensalem. Factor in the long-term and give Bensalem green area parks, corporate headquarters for revenue, cornerstone cafe, open space, child safe locations, not a strip mall for profit or gas stations.

Ed Devenney- Hansell Drive Courtyards, Synder and Shaffer middle schools, restaurants, and avoiding heavy traffic is the key. Making it open to the public will bring in more people through traffic and the retail, residential unit, and grocer will make it too clogged.

Will- Re-zone. Needs lofts compared to apartments and density and make pedestrian friendly walking areas.

Pete- Notify the neighbors and ensure that the township does not lose control of the land zoning and is too much of a liability.

Goldberg- The definition and goal will be a Peddler's Village for Bensalem not an Amazon, liquor store, or gas station.

John K- Percentage for each category in order to satisfy everyone's concerns.

Ed D- Very defined and controlled so we have accountability for future use. We start a dialogue and momentum, then pencil us in and feedback we want. Table this in May.

Pete- Approval land development and applications and global issues.

Rev-Loft, Rental ownership and careful with terminology rental unit and keep in mind of transient people living there, and 21 apartment complexes.

Ed T- Regulation of spacing size of building and maximum shall be provided 30 acres limit and ask the board for approval. Keep in mind of the setbacks and losing control of scope. Commercial vs. residential.

Russ- Not a shopping district and residencies.

Motion to pass to the table.

Mike G- Add a lot of area buffer purpose and intentional special requirements and approve.

Will- Second

Unanimous- Yay!

Opposed- Nay!

Note land development- make a motion for board development passes extension granted.

Meeting Adjourned at 9:53pm.

Respectfully Submitted,

Ed Devenney 5/19/2021

Ed Devenney, Chairperson

Date

Peter Krieger

Peter Krieger, Secretary

5-19-2021

Date

Elesa Knowles

Elesa Knowles, Recording Secretary

5-19-2021

Date

Corrected and updated version of April minutes was approved.

Joe Domogalski was present at the April meeting and the April minutes corrected was approved.