

December 21, 2022 Minutes

Present: Kenneth Farrell, Ed T, Joe D, Will Walker, Ed Devenney, Pete Krieger, Nicole Khan, and
Elesa Knowles

Absent: Mike Gabrieli, Tom Reich

7:00pm

Approval of Last Month's Minutes

1.) Preliminary Land Development for Federation

Mr. Murphy- 60 unit for the intergenerational housing area, fixed income housing,
submitted land development plans,

Khan- Resolved issues

Ed D- Fire plan re-submitted

Murphy-

Ken and Nicole- no other comments

Ed D- Any questions for this phrase of the project

Ed D- No objection

Motion to Approve

Ed D- Preliminary and Final for

Ed T- motion to Approve

Will Walker- Motion to Approve

Khan- Preliminary Side and Federation as a Neighborhood

Ed T- Only Approval with Recommendation with all the waivers

All- All approve

2.) Preliminary and Final Land Development for Brilla LLC

Proposed use of the property and private garage

Bryce McGuigan-we look at the height, structure, no additional zoning issues at play

Vince Engineer- I am going through the walkthrough of structure to factor in different
configurations. Additionally, planning on Vine Street, access to 24 feet but larger access
for loading parts and trucks, will comply storm water projects, Penn Dot permits,

Kenneth Farrell- they did secure all their zoning, I did protector of all their hearings

Bryce- Fire marshal refusal letter, we need to re-submit, provide a plan for a fire
applatous on site, turning plan for a larger truck, we will apply

Ed D- 36 years on the service I am on fire force, 2006, the dates don't match up with
August and October where we meet up, fire apparatus, fire lane

Vince-

Kenneth- indicate they will comply, they needed the additional variances,

Ed D- There is a lot of waivers. You are asking for a lot of waivers for Brownville Road and the traffic by the mall, potential nuisance for neighbors

Bryce- Signatures and notification of 39 neighbors, over scan over issue over Bristol, this is not going to be less of nuisance to the area in case of medical

Bryce- Waivers Drainage of Page 8-9 of PPD

Vince- Drain within a smaller time period

Bryce-80 foot wide, 5,6 are there should include sidewalks, waiver of a planting strip, accommodate for emergency traffic, the amount of dead-end space,

Vince-Envision yourself parking here, trash dumpster and concrete slab, lawn scraping and evergreen kind of scrubs, hedges,

Bryce- Parking areas, every park of way, paving and curving, provide a lighting plan and security lighting

Kenneth Farrell- I disagree, ordinance, you have a house side shield, foot candle study, and proper LED

Bryce- Waiver #12, proposing additional shrubbery and comments about the projects

Ed D- Any additional comments.

Kenn- any other waivers will comply

Khan- curb for drainage and roadway and continuity, unpaved parking area that has the ability of the mobility on the sight, want people to have mobility for people on Bristol, flooding issue on Bristol Road

Not needed (#5 curbing for Bristol + #6 for Bristol, and #10, non-residential parking #11, lighting plan) #8, back-up space and use area with greenery If we instill an easement for a potential future sidewalk

Solution-

Ed T- Let's get the correct address.

Khan- TPD Letter is right and it all that matters! 4304

Ed T- Water because of the curbing, volume of control rate, overflow

Vince- capture and drain

Khan- He shows the pre-development of the storm water in this diagram based on Vince's engineer and decrease it by half. He has been able to prove it theoretically

Ed D- 100-year storm

Vince- Infiltration method get the water quicker

Kenneth Farrell-

Joe D- I had a question about the lightning

Ed D- Can you run on about the traffic? Parking and car and space earlier in the morning.

Pete Krieger- What is allowed here?

Khan- What is permitted here?

Kenneth- Specific zoning district, there are design consideration and based on zoning board approval, but we manage it through a review process.

Ed D- Large residential development, flood concerns,

Pete Krieger- would happen weighting Bristol Road?

Ed D- Open to Public Comment, Anthony Zaprii owns 488 Grove Avenue and 489 Grove Avenue and the lot across. I have a 5-year-old son whose bus stop is 5 minutes from the site. I understand it as parking or delivering trucks or Felix Truck

Ecommerce and trucks get loaded

5 Employees so 2 trucks

Anthony- The garage, you and your father zoning, M-F 9-5pm

He is using the map to illustrate in his car with tall grass with the screening and they do not cut it blocks people and civilians from seeing the trucks.

Anthony- Screening will be cut and high far to back them in.

Vincent-We will move it back

Anthony- brought in photos to prove it and the asphalt that PennDOT and rocks and I don't get flung at me as a safety issue, the water and the basement and the houses, water overflow, Google Earth picture,

Ed D- How from your p

Vince- We are taking it into consideration, and we will make it better by taking it down into piping into different lots.

Khan- He is not responsible for the water drainage of point of interest

Anthony Z- Is your street going to re-prepared once they start doing construction?

Bryce- Dirtying or contracting it, we have responsibility.

Anton- Classic cars are over-glorified lawnmower

Anthony- Stone Garden

Bryce-

Kenneth Farrell- We are going investigate

Anthony- dumpster, first time I heard it, also when are the pick-up times?

Vince-

Kenneth Farrell- If you get 4am times', it is 7am in Bensalem.

Pete Krieger- Traffic or tunnel rumor?

All: No

Ed D- There appears to be a lot of clean-ups on this

Khan- there is 75-80% done, you need some waivers, PennDOT,

Pete Krieger- curbs inside of parking lot

Khan- they are giving us the right to build an easement

Bryce-Solicitors signs off

Motion: 1-8, 9, 12, and 13 providing waiver, and future sidewalk use on Bristol Road 4304 & 411, dedicated sidewalk on easement on Bristol Road

Motion on this project: Krieger motion to approve

Motion to approve All approved!

8:30

3.) Preliminary and Final Land Development for Shax Express Cargo Inc.
Attorney Vladimir

Create a truck parking lot, corner of Winx and Marshall as it is a vacant lot
Engineer: Vincent talks about enhancement over the past couple of months

Different vehicles can be stored here, filter on the inlets, and create more infiltration areas, 100-year storm system, perimeter fencing, landscaping, fencing, 72 trees, we didn't have room for all of them, 41 trees are proposed

Waiver #1- approval of circulation of the fire vehicle

Waiver- Landscape plan

Khan Waiver #5 (mistake) Sidewalks in the Area that should be pulled

Ed D- Traffick is going to be terrible, and there are going to have 30 tractor trailers being pulled out of there?

Vladimir- Truck and Logistics Company and Drivers, Tractor Tractor, not a random truck stop, primarily be us and controlling, but if we lease it off, and we can control who we lease it too. Only people who comply with our lease requirements

Ed D- What happens if you lease 49 spaces and you could have drugs, hazmat, human trafficking, or any other awful scenario? Ordinance rules and holistic use and we will establish logistics and truck and we do not want rogue people on our property

Open to the Board:

Kenneth - Did you do your notification? Walk me through the process, is there a limit to the spaces? Will we have stacking issues?

Vladimir: intention for enclosed area, not let's cycle through for 10 hours, this is a logistics company not to submit or have motel parking for trucks

Ed D- What is the lease?

Vladimir- Monthly lease with a long-term lease, assets is most important, profits is not worth exposing the township with this circus problem of in and out truck clogging traffic;

49 truck spaces, storage trailers and refrigerator truck

Ed T- Where do the truck park come from?

Vladimir- We run national-wide, 15-20 trucks trailer, we are not the Neshaminy Interplex. This purely a storage location for the truck in use. East Coast and primary parking lot, truck goes into gate, secure gate, and goes into personal car, and go spend time with family for multiple days. Not a place for goods or a refrigerated nature.

Joe D- I am glad security light up, Pottipotty, and security.

Pete Kreiger- lighting on 24 hours

Vincent- based on sensory lights and motion LED lights

Farrell-As truck and trailer leave, a car goes so the two go it frees up space for the other. What about security?

Khan- Easement for stream buffer, small shrubbery or screening to fit in, utility, for Verizon, make a fence, shrubbery on Marshall, Vince and Khan can collaborate on the details. Looking from going from Philly to Bensalem,

Pete Krieger-

Khan- shrubbery on Marshalls, add curb stops to prevent, 5 waivers that were approved

Ed D- Motion to approve

Joe D-

Ed D- All Approved!

4.) Review of an Ordinance to repeal ordinance 2022-2026

Ressiance Boulevard from Street Road from Goblet has a direct pathway to 95-Highway!
Traffick off State Road

Motion to approve

Ed D

Will Walker

All in favor aya

9:25 pm

Motion to Adjourn

2-15-23

Ed Deery CHAIRPERSON

Peter J. Kriegel SECRETARY 