



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
October 7, 2021
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – September 9, 2021
4. **Continued hearing for Jack Lyons and Daniel Morrin** **Appeal #2021-3270**
Location: 1700 Byberry Rd & 1682 Byberry Rd
Tax Parcel: 02-045-058 & 02-033-105
Request: Variance for impervious coverage, aggregate side yard, lot area and lot width for a lot line change.
Attorney:
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5. **Hearing for Peter Craney** **Appeal #2021-3789**
Location: 1127 Highland Ave
Tax Parcel: 02-029-393
Request: Variance for garage to be less than 10 ft from property line.
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6. **Hearing for Manish Patel** **Appeal #2021-3787**
Location: 2752 Knights Rd
Tax Parcel: 02-036-238
Request: Variance to allow sign to be less than 25 ft from property edge.
Attorney:
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7. **Hearing for Matthew J. Eckert** **Appeal #2021-3803**
Location: 905 Bristol Pk
Tax Parcel: 02-029-296
Request: Use variance to add additional apartments on the property.
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8. **Hearing for Aspen Dental** **Appeal #2021-3571**
Location: 670 Rockhill Rd
Tax Parcel: 02-001-037-008
Request: Variance for window signs to be installed where the building face does not have frontage.
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9. **Hearing for Wanisys Technology, LLC** **Appeal #2021-3747**
Location: 437 Wicker Ave
Tax Parcel: 02-065-012
Request: Use variance , impervious surface coverage and rear yard setback to permit self-storage facility.
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP
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10. **Hearing for Brilla, LLC c/o Anton Poteryahin** **Appeal #2021-3749**
Location: 4304 & 411 Bristol Rd
Tax Parcel: 02-017-068-001 & 02-017-090-001
Request: Use variance, rear yard setbacks, lot area, yard area, parking and steep slope to construct auto repair shop.
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP
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11. **Hearing for Marco Investments, LLC** **Appeal #2021-3750**
Location: 2801 Bristol Pike
Tax Parcel: 02-062-629-002
Request: Use variance to construct a retail store and motor vehicle service facility.
Attorney: Edward F. Murphy, Esquire
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12. **Hearing for Gibson Holdings, LLC c/o Green Tree Group Contracting, LLC c/o Bill Laphen** **Appeal #2021-3788**
Location: 1515 Gibson Rd
Tax Parcel: 02-054-005
Request: Variances to subdivide lot into 8 single family dwellings.
Attorney: Kellie McGowan and Dan Lyons – Obermayer Rebmann Maxwell & Hippel LLP
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13. **Hearing for Raising Cane's Restaurants, LLC** **Appeal #2021-3796**
Location: 3617 Horizon Blvd
Tax Parcel: 02-001-018-028
Request: Variances for rear yard, side yard setbacks, lot width and impervious surface coverage to construct new fast food restaurant
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio, LLP
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14. **Hearing for Ron Oskiera** **Appeal #2021-3798**
Location: 1090 Wildman Ave
Tax Parcel: 02-031-107-002
Request: Variance to have a multi-dwelling in a R-2 zoning district.
Attorney: Shawn Ward, Esquire
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15. Correspondence
16. Adjournment

*Prepared by: Iva
Posted: 9/28/2021
Advertised: 9/24/2021 & 9/30/2021*