



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
October 28th, 2024 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
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COUNCIL AGENDA
AMENDED

1. Opening of meeting with a moment of silent meditation or prayer followed by the Pledge of Allegiance to the Flag.
2. Introduction of Council Members, Mayor and Staff
3. Public Comment: Limited to Agenda Items Only
4. Approval of Council Minutes for meeting date: **September 23rd, 2024**
5. Consideration and public hearing on an Ordinance establishing and creating Chapter 134-“Local Gaming Devices” of the Township Code; amending the following Chapters 64- “Businesses”, Chapter 105- “Games of Chance”, Chapter 160- “Peace and Good Order”, Chapter 210- “Taxation”, and repealing all inconsistent ordinances, and establishing an effective date therefor.
6. Consideration of a Resolution authorizing and approving the submission and filing of a grant application to the Pennsylvania Commonwealth Financing Authority to be used for the field lighting of the Robert Yezzi Memorial Park.
7. Consideration of a Resolution of Bensalem Township Council authorizing and directing Bensalem Township and its Solicitor to acquire certain easements on lands owned by Camden Properties, Inc. at State Road, Bensalem Township. Also known as Tax Map Parcel 02-065-022-001 for acquisition of a temporary access and construction easement and a permanent shared-use path and trail easement.

8. Consideration of a Lot Line Change:

Applicant: Ken Fleck – Fol Pen2
Location: 2975 Galloway Road
Proposed Use: Foley Cat Lot Modification
Zoning Classification: GI – General Industrial & LI – Light Industrial
Tax Parcel: 02-033-066-007, 02-033-066, 02-033-066-004 and 02-033-066-003

9. Consideration of a Land Development Extension Agreement for:

Applicant: Gibson Holdings, LLC
Site Information: 1515 Gibson Road
Tax Parcel: 24-054-005

10. Requests for Waiver of Curbs and Sidewalk Installation subject to payment of a fee in lieu of request.

A. **Applicant:** Property Perfection, Inc.
Site Information: 00 Mechanicsville Road
Tax Parcel: 02-033-011-001

B. **Applicant:** James D’Angelo Construction
Site Information: 4728 Kleckner Road
Tax Parcel: 02-078-010-003

11. Consideration of a Resolution for Act No. 537, PA Sewage Facilities Act, plan revision for new land development of a parcel of land identified as 700 Bristol Pike.

12. Consideration of 6 Escrow Releases:

A. **Developers Request:** Galloway Reserve (AKA Victory Square) -Release #5
Location: 2670 Galloway Road
Tax Parcel: 2-33-7
Amount: \$50,000.00

B. **Developers Request:** Lavender Rd. S/D - Release #1
Location: 1430 Lavender Road
Tax Parcel: 032-185
Amount: \$139,574.75

- C. **Developers Request:** **Federation Housing – Release #3**
Location: 4695 Somerton Road
Tax Parcel: 02-003-006-003
Amount: **\$150,958.00**

- D. **Developers Request:** **TIC Associates Phase 1 – Release #1**
Location: 4626 Somerton Road
Tax Parcel: 02-003-002
Amount: **\$805,072.50**

- E. **Developers Request:** **Waterside Phase 2 – Release #2**
Location: State Road
Tax Parcel: 2-65-22, 2-64-138 and 02-67-139
Amount: **\$343,543.85**

- F. **Developers Request:** **Waterside Phase 3 – Release #1**
Location: State Road
Tax Parcel: 2-65-22, 2-64-138 and 02-64-139
Amount: **\$1,389,201.25**

13. Consideration of Reduced Fire Inspection Fees and Permit Fees for:

- A. Church of the Redeemer of their annual fire inspection fees located at 1065 Bristol Pike, Bensalem, PA.

- B. Bensalem School District – Maintenance Department - of their permit fees as listed for Samuel K. Faust Elementary, located at 2901 Bellview Avenue, Bensalem, PA.

14. Public Comment

15. Other Business

16. Adjournment - Next Meeting: 11/12/24

By: Stacey Champion, Council Secretary

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.
Curfew for Council Meetings is 10:30 P.M.**

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township’s YouTube Channel, www.youtube.com/bensalemtownship. Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, www.bensalempa.gov.