

**BENSALEM TOWNSHIP COUNCIL
MEETING MINUTES**

**Monday
March 28th, 2022**

COUNCIL MEMBERS PRESENT:

Joseph Knowles, Council President
Edward Kisselback, Council Vice President
Joseph Pilieri, Council Secretary
Michelle Benitez, Council Member
Stacey Champion, Council Member

SUPPORTING STAFF PRESENT:

Mayor Joseph DiGirolamo
Debora McBreen, Council Clerk/Recording Secretary
Quinton Nearon, Senior Municipal Inspection Manager
Joseph Pizzo, Township Solicitor
Phil Wursta, Township Engineer/Traffic Engineer

PLEASE NOTE:

The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue and the lack of the use of their microphone.

1. PLEDGE OF ALLEGIANCE:

Council President Knowles opened the meeting with a moment of silence and/or prayer which was followed by the Pledge of Allegiance.

2. PUBLIC COMMENT:

Council President Knowles indicated the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward, the first of two Public Comments was closed.

Council President Knowles asked **Solicitor Pizzo** if there were any changes to this evening’s agenda.

Solicitor Pizzo indicated the Township received correspondence from the applicant for Agenda Item number 6 asking the hearing for this evening be tabled. The applicant is continuing to work through some issues on the plan as they pertain to Renaissance Boulevard and are asking the application be tabled to the Council Meeting of May 9th. The applicant has given the

Township the necessary time under the Municipalities Planning Code for the consideration of the plan. **Council Secretary Pilieri** motioned to table Agenda Item 6, Johnson Development, to a date certain of May 9th, **Councilwoman Benitez** seconded and the motion carried 5-

3. **PRESENTATION OF AWARDS:**

Council President Knowles introduced Director of Public Safety William McVey. Director McVey thanked everyone and quoted one of the Mayor's slogans "Teams Win" all the time. This evening is about the police, our citizens and our businesses and how everyone comes together to keep Bensalem safe. Director McVey congratulated Lieutenant Christie on his 10 weeks at the National Academy FBI training and is the first to be a graduate in 22 years and thanked the Mayor and Council for their support they give to be able to send the Lieutenant to the training facility.

Award Ceremony:

Brian Quay, Township Mechanic, was presented with an award regarding his mechanical expertise in finding the hidden compartment containing 8 kilos of methamphetamine. The Mayor and Council presented Mr. Quay with a certificate and thanked him for his dedication.

Pat Anthony Ponticelli and **Robert Holt** were presented with an award regarding their assistance to a female victim who was being robbed of her purse. Mr., Holt took the victim to the ground in an effort to detain him until the police arrived to the scene. While the suspect was on the ground, Paramedic Ponticelli was bitten in the hand which caused a laceration. Despite his injury, Paramedic Ponticelli and Mr. Holt were able to hold the suspect down even though the suspect continued to resist for several minutes. For their heroic actions in retaining a violent robbery suspect and in assisting a citizen victim they are hereby recognized by the Bensalem Police Department, the Mayor and Council.

Corporal Robert Schwarting demonstrated, in 2021, what an asset he was to the Bensalem Township Police Department and the citizens of the community. Corporal Schwarting and his partner, K-9 Bowie, confiscated 8 firearms, numerous high-capacity magazines and a large quantity of illegal narcotics. Last year alone he received 8 official department commendations due to excellent police work. In addition to all of his accomplishments Corporal Schwarting finished number one on the promotional test for Corporal. For all of his dedication, loyalty and vigilance team work and excelling in overall job performance throughout the year, was recognized by the Bensalem Township Police Department, the Mayor and Council as the 2021 Officer of the Year.

Director McVey thanked **Deputy Director Richardson** for being in attendance and the former Deputy Director, Pat Ponicelli, all of Council and Mayor DiGirolamo.

4. **APPROVAL OF COUNCIL MINUTES:**

Council Vice President Kisselback motioned to approve the March 14th, 2022 Council Minutes as presented, **Council Secretary Pilieri** seconded and the vote carried 5-0.

5. **CONSIDERATION OF A PRELIMINARY AND FINAL REVISED LAND DEVELOPMENT FOR:**

Applicant:	Chick-Fil-A
Location:	3621 Horizon Blvd.
Proposed Use:	Fast Food Restaurant
Zoning Classification:	PCD – Planned Commercial Park District
Tax Parcel:	2-1-18-26

Mike Meginniss on behalf of the applicant Chick-Fil-A, introduced the Engineer Mr. Christopher Riggle from Colliers Engineering and Design. **Solicitor Meginniss** indicated this is the property located in the Horizon Center and is approximately a one-acre site. They have received variances from the Zoning Hearing Board related to this project which essentially is the installation of canopies and then taking the one lane of the drive-thru and expanding it so that it is a two-lane drive-thru concept. Because of the addition of the second lane, they had to minorly reconfigure the parking layout at the present location. Even though they are not losing any parking spaces, there is going to be the addition of parking to the rear of the site which necessitated one of the variances and is one of the 3 waivers they are requesting this evening.

This particular project, the applicant is hopeful the installation of the second drive-thru lane and the 390 sq. ft. kitchen addition will be able to more expediently process food orders so they can get customers in and out more quickly than they can presently. The scope of the project is relatively small. There is no added seated but are optimistic this is going to make the operations on site more efficient.

The applicant appeared in front of the Planning Commission and received recommended approval. Mr. Riggle is working with the Township Engineer, Mr. Wursta. The applicant has received the Bucks County Conservation District approval. The applicant has updated the stormwater management. Everything in the review letters, both, from T and M and Traffic and Planning Design is a will comply with the exception of 3 waivers.

The first waiver is relating to a parking setback – T an M Review Letter dated February 8th, 2002

6. CONSIDERATION OF A PRELIMINARY LAND DEVELOPMENT FOR:

Applicant: Johnson Development Associates, Inc.
Location: 2600 State Road
Proposed Use: Warehouse/Distribution
Zoning Classification: R-55 - Riverfront Revitalization District
Tax Parcel: 2-65-21

This matter was tabled by a prior motion to a date certain of May 9th, 2022.

7. CONSIDERATION OF A LAND DEVELOPMENT EXTENSION AGREEMENT FOR:

Applicant: Lennar MPA, LLC
Location: Waterside – Phase 3
Tax Parcel: 2-65-22-15

8. CONSIDERATION OF A LAND DEVELOPMENT EXTENSION AGREEMENT FOR:

Applicant: VIP Wireless Holdings, LLC
Location: 1411 Ford Road
Tax Parcel: 2-45-331-1

9. CONSIDERATION OF A REDUCED PERMIT FEE REGARDING THE ANNUAL FIRE INSPECTION FEES FOR THE BENSLEM TOWNSHIP SCHOOL DISTRICT:

10. CONSIDERATION OF A REDUCTION OF PERMIT FEES FOR BENSLEM TOWNSHIP SCHOOL DISTRICT, LOCATION OF THE REDUCED FEE REQUEST IS THE BENSLEM HIGH SCHOOL, 4319 HULMEVILLE ROAD, BENSLEM, PA FOR:

11. CONSIDERATION AND SIGNING OF AGREEMENTS FOR: REVISED

Applicant: A. JP Morgan Chase Bank, N.A.
B. Bensalem MZL, LLC
Location: 1749 Street Road
Proposed Use: Bank
Zoning Classification: GC – General Commercial District
Tax Parcel: 2-43-305

- A. Land Development Improvements Agreement
 - (4) Executed copies to be signed by Council upon consideration.
- B. Stormwater Best Management Practices Operations & Maintenance Agreement
 - (4) Executed copies to be signed by Council upon consideration.

12. **PUBLIC COMMENT:**

Council President Knowles asked if there was anyone in the audience who would like to come forward.

Seeing no one else come forward the second Public Comment was closed.

13. **OTHER BUSINESS:**

The Mayor wished all of his Irish friends a Happy St. Patrick's Day.

Councilwoman Benítez wished everyone a Happy St. Patrick's Day and thanked everyone for coming out.

Councilwoman Champion wished everyone a Happy St. Patrick's Day, mentioned the Bensalem participants in the parade.

Council Vice President Kisselback agreed with everything Councilwoman Champion said.
Council President Knowles wished everyone a Happy St. Patrick's Day. Next Council meeting is March 28th.

14. **ADJOURNMENT:**

There being no other business to discuss, the meeting was adjourned.

The Bensalem Township Council Meeting of March 28th, 2022 can be viewed in its entirety at the following websites:

www.bensalempa.gov or www.youtube.com

Respectfully Submitted,

Debra F. McBreen
Recording Secretary