



BENSALEM TOWNSHIP

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Joseph DiGirolamo
Mayor

Kenneth V. Farrall, BCO
Director of Building & Planning

**Bensalem Township Planning Commission
Regular Monthly Meeting , Wednesday, June 18, 2025
Meeting Moved to the Bensalem Senior Center**

Present: Ed Devenney, Will Walker, Pete Krieger, Ed Tokmajian, Sr, Frank Schilling, Mike Gabriele, Kenneth Farrall, Zoning Officer.

Not Present: Brian Hanratty, Elesa Knowles, Recording Secretary, Nicole Khan, Township Engineer.

1. The meeting was opened with the Pledge of Allegiance at 7:03.
2. Re-organization of the Board
 1. Motion by Will Walker, second by Pete Krieger, to keep all officers same as last year, Chairman Ed Devenney; Vice-Chairman Will Walker; Secretary Pete Krieger; Meeting Dates, approved as presented; Vote 6-0
3. Approval of last month's minutes – September 18, 2024. Motion by, Ed Tokmajian, Sr, second by Mike Gabriele, Vote 6-0

Agenda Items:

4. SKETCH PLAN FOR TOLL MID-ATLANTIC LP COMPANY INC.
Location: 5201 Hulmeville Rd
Tax Parcel: 02-046-038
Proposed: 70 Single Family Dwellings
Expires: None
Engineer: ESE Consulting

The applicant has requested that the plan be tabled so they may "tweak" the design and they will re-submit for a formal review by the Planning Commission at a later date. Plan was tabled Motion by, Pete Krieger, second by Will Walker, Vote 6-0

5. *Discussion of Mobile Food Vending Ordinance (Revised).*

The members of the Planning Commission were in favor of the ordinance and the subsequent revisions. Motion to Approve by, Pete Krieger, Sr, second by Mike Gabriele, Vote 6-0

6. *Discussion of moving the monthly meeting to another day of the month.*

Members discussed moving the meeting, no action was taken.

Adjournment

1. Motion by Motion by, Ed Tokmajian, Sr, second by Mike Gabriele to adjourn, Vote 6-0 at 8:26

Submitted by: Kenneth Farrall, Director of Building and Planning/Zoning Officer