



BENSALEM TOWNSHIP

Building and Planning Department
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Joseph DiGirolamo
Mayor

Kenneth V. Farrall
Director of Building & Planning

**Bensalem Township Planning Commission
Regular Monthly Meeting
Wednesday, May 17, 2023
Bensalem Municipal Building
7:00 p.m.**

Agenda

1. Open meeting with the Pledge of Allegiance
2. Approval of last month's minutes – April 19, 2023
3. **Final Land Development for Edward K. Lydon Realty Associates, LP**
Location: 448 Mill Rd
Tax Parcel: 02-023-025
Proposed: Manufacturing/Warehouse Addition
Expires: 6/21/2023
Attorney: Michael Meginniss, Esquire - Begley Carlin and Mandio LLP
Engineer: Health Alan Dumack, Dumack Engineering
4. **Lot Line Change for 3750 State Road, LLC c/o LBA RVI-Company XXXVI, LLC**
Location: Winks La and State Rd
Tax Parcel: 02-079-009-005, 02-080-028, 02-079-010-001, 02-079-009, 02-079-008,
02-079-031, 02-079-030, 02-079-029, 02-079-028
Proposed: Existing Warehouse
Expires: 7/10/2023
Attorney: Amee S. Farrell, Esquire - Kaplan Stewart
Engineer: CESO, Inc. – EOR Nicholas D'Urso, PE
5. **Rezoning for 3750 State Road, LLC**
Location: 3606 State Rd, 3612 State Rd, 3620 State Rd, 3628 State Rd, 3634 State Rd
Tax Parcel: 02-079-008, 02-079-031, 02-079-030, 02-079-029 and 02-079-028
Rezone from: IN, Institutional
Rezone to: GI, General Industrial
Expires: None
Attorney: Amee S. Farrell, Esquire – Kaplan Stewart
6. **Preliminary & Final Land Development and Minor Subdivision for TIC Associates LLC**
Location: 4636 Somerton Rd (Phase 1 & 2)
Tax Parcel: 02-003-002
Proposed: Light Manufacturing/Warehouse
Expires: 7/15/2023
Attorney: Edward F. Murphy, Esquire
Engineer: Dynamic Engineering Consultants, PC

7. Review of Ordinance creating Chapter 173 – “Mobile Food Vendors” and amending Chapter 232 – “Zoning” to add Section 600 – “Mobile Food Vendors”
8. Adjournment

*Prepared by: Iva
Posted: 5/12/2023*

*Copy: Mayor DiGirolamo
Township Council*