

**Bensalem Township Planning Commission 5/15/2024 - 7:00-7:50 pm**

**Members Present:** Kenneth Farrall, Frank Schilling on the speaker phone, Mike Gabrieli, Ed Devenney, Peter Krieger, Nicole Khan, Elesa Knowles

**Members Absent:** Will Walker, Ed Tokmajian

**Honor to former Planning Commission** Joe Domzalski, Tom Reich, and Jimmy Pinto the Secretary for making a Better Bensalem their mission and commitment for the last several years.

**Motion to Approve last month's minutes** in March 20, 2024  
Attorney Bryce McGuigan in lieu of Michael Meginnis and Engineer Larry Young

Currently  
R-1 Vacant  
Small strip center  
3 center business tenants  
Review variance  
Fire Marshall letter

Fire Land and patches of grass  
Certification of the new addresses  
Farrall met with them yesterday

Will comply  
Not to provide sidewalks and curbing  
2.10 adding curbing and walling

Richlieu and near baseball field  
PennDot  
Installing the wall  
Peco PowerPoles

More walkable  
Partial sidewalk and full curbing  
Existing connection

Do not show water infrastructure  
Permit pipe and stormwater management vs. pvc pipe vs cement pipe

Farrall- Whatever decision will be made by PennDot  
Khan- Existing highways, two churches, a battery store, UPS store, a limited amount of space  
Farrall- Accessible to and from the location  
Gabrieli- Off the road, more interconnectivity, potential traffick to walk in and out  
Reduce the fee to build and invest in interconnectivity

Larry- ¼ quarter drain this way versus another

Khan-Cleaning the site because you have underground storage

Engineer and health, safety, and well-fair.

Interior instead of civilians near where people go at 65 mph during the intersection.

Ed Deveenay- Very tight and minimize the sidewalks

Gabrieli- No sidewalk is not a realistic

Ed Deveenay- Let the engineers and PennDOT understand the impacts of landscape and proximity of the roads

Krieger- 1 acre lot and add in and walk alongside of the road, deny the project at this point to ensure a safer walkway for civilians and more information from PennDOT.

Larry-What about the internal sidewalk?

Krieger- Too much for a 1 acre lot, I am against it due to the over commercialization of the area

Schilling- a square box into a circle area, putting too much on a little corner

Personal use, I open business for the community, open UPS store on left on Street Road and the residents have options to Street Road and useful to the community

**Devenney-** Busy intersection to begin with. Other areas that are vacant, congestion, stormwater management, vacant buildings here with potential, availability, a lot of problems with Bristol Wharf and Mosque and inpatient kids around the baseball fields.

**Schilling-** Not in a favor.

**Devenney-** No public comment

**Bryce-** 2018 before TD Bank, ramps

**Gabrieli-** Gap of land, additional parking lot

Larry- Basin and re-shifts it into the 1.2 pipe.

Deveenay- Vote on this project

Gabrieli- Motion with limited sidewalks

Krieger- No, against

Schilling- No, against

Deveney- Do not approve.

**3 to 1 against the project**

Voted and rejected.

Peco

Kiran Patel- Invest money in the township, business, understanding use of community, abuse your power, 6k

Deveney- Everyone effort is appreciative  
Stormwater management, property in a whole-hostics

Certified Redevelopment Area

Farrall- Formal

Gabrieli- Second

Deveney- Third

Adjourn

Aye Meeting is Adjourned.

7:50 pm