



JOSEPH DIGIROLAMO
MAYOR

2400 BYBERRY ROAD
BENSALEM, PA 19020

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Bensalem Township Planning Commission
Regular Monthly Meeting
Wednesday, September 18, 2024
Bensalem Municipal Building

7:00pm-

Present: Ed Devenney, Kenneth Farrall, Ed Tokmajian, Ryan Hanratty, Frank Schilling, Peter Krieger, Nicole Khan, and Elesa Knowles

Absent: Mike Gabrieli, Will Walker

Approved of Last Month's Minutes - August 21, 2024

Second- Aye- Approved.

Preliminary & Final Land Development for PennJ Petroleum, LLC. at Knights Road

Mike Meginniss- Lawyer

Intersection near Knights Road

2,000 square foot building, new office structure

Mr. Wade has to approve for storm water management

Dr. Sandhu

Vacant and giving, New Office Building, Knights Road

15 Parking Spaces and Driveway

Drain the water with roof into a rain guard and oversized

Mr. Wade- fire marshal comments and compliance with regulations at this time

Waiver request-

Curb waivers,

Altering flow

Section 2101-104 b

Section 202-106 (c (1)- Waiver within 3 feet of any site property line

Section 201-112 . (d) Fee in lieu of trees are not viable among Knights' Road

Northeast side of the pipe

Cannot provide enough to have that buffers and in lieu of

Waiver 201-41 - Preliminary Plan over 2 feet storm drain pipes and sloping requirements.

Conversation - Design Criteria

196.61

Have a minimum grade of ½ % of a minimum and to be reinforced concrete pipe



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Traffic reviews will comply

Ed Devenney- SEPTA Bus Stop

Dr. Sandu- Closer to the corner versus the intersection so no interaction with the bus and not interfering with the entrance near Dunksferry.

Meginniss: What generated this project?

Parking lot and illegal issues and improve the aesthetics of the entrance and better for Bensalem. No retail in the new building. Improve the looks and vacant area and be beneficial to the owner of that property.

Bryan Hanratty: I think it is a solid plan.

Frank Schilling: 44x 45, approximately can really take on versus greenery and retaining base. Reducing impervious areas and not going uphill. Percentage of greenery 51% now. 4 Units in total for rental property. Petroleum Use for their small office uses 3-4 offices and a gas station. What stops them from being 4 separate units? Make sure the water is stronger. Infiltrate into the ground near PennDOT. A lot of flood and rain guards need to be ready to take the hit.

Dr. Sandhu- Parking is adequate by having 3 parking spots per unit.

Mr. Wade- Fire lane added within 300 system

Peter Krieger- Requirement for parking, 200 square feet per parking space.

5 square space, 3 disabled space, and 15 spaces will it cover the needs of the potential businesses? Not adequate space and how does it fit? Township should think more in terms of adequate parking for the spaces.

Ed T- 3 story building but it is 2 stories and a penthouse with utility on the 3rd floor. How can square footage enable it to fit?

Khan- A, B, and C= space lease to someone. Subtracting bathrooms, stairwells, and not usable space.

Krieger- 5 parking spaces, 3 disabilities, and running into issues with parking spaces. Parking, storm-water, and traffic are the big ones.

Schilling- Fear potentially could be too tight to get a firefighter in case of a fire. 4 little buildings on a tiny lot.

Ed D- If you have different people there, then there would be two close.

Fire apparatus and is it too tight versus the space for a ladder and fire truck.



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Mike Meginniss- Conservative estimates for parking, employee parking, and shrink the office and complaint from a parking standpoint. Non-conforming parking situation and create a baseline and sufficient.

Farrall - This plan meets the ordinance. The standard and they met it for minimum space and parking. Heat, water, electricity, and trash for UCC.

Mr. Wade- Dumpsters for trash and deconsumption and have a trash truck can fit in if a fire truck.

Ed D- Only opinion, our opinions may differ from the rules, but the standards are of ordinance to this day.

Bryan Hanratty - Empty lot, issues with tractor park will not happen or be an issue.

Ed D- Public Safety point of view. Vehicles sitting in the parking and a gas station next to it or people leaving their cars there.

Dr. Sandu- With lines, property, and lightning, due to being abandoned. Maybe the overflow of someone coming from the gas station and then going to the office. Transient parkers versus customers stealing the place.

Ed T- Rooftop, does not need sprinkle and based on square footage, the rear of the site,

Khan- Getting a waiver for 196 because it does not cover enough RCP and a stronger pipe. Class IV concrete pipe is used instead of the cover.

Ed D- 8 waivers and less than 35 feet.

Schilling- 1st floor and the pipe is below ground. Inlet takes into water from the curb and flows toward the back and elevates it to be more leveled.

Open to Public Comment: None

Ed D- Motion to Approve/Deny/ Postpone from the Board:

Schilling Deny in the form of Motion. Not comfortable about layout and dealing with water management and water flow downstream.

Ed D- Factual studies proving it is decreasing.

Schilling-I apologize, I am misunderstanding the drainage system versus above and below us. Funnel and french drains.



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Khan- Dr. Wade- storage underground pipe tank system, providing all the water into the bed of stone and going back to the ground, 4 inches per hour, and a water basin.

Schilling- React original motion.

Ed D- Motion to Approve

Krieger- More projects and quality of life and more restrictions for parking and other issues. They hit the requirements with all 8 waivers.

Second in, Hanratty

In favor, aye, plan is approved!

End- 8:29

REZONING FOR FOLEY PEN 2 at 2975 Galloway Road

Katie Fitzpatrick Lentz and Bubba representing Stephanie Kopalqq who is sick.
4 parcels in 2023

Two parcels are vacant
Applicant appeared the Southern part be split

Within one zoning district will be light favorable

Bucks County Planning Commission in 2024 agreed
Sub-division

Schilling- General to light,
Charlie Small- Ordinance for the past 37 years

Light- dairy,
General - permissive like bulk paper products, stone, steel, metal, tire, animal slaughter, garage disposal, and growing of marijuana Give more protection to the adjacent neighboring.
Drop from 65-56% from asphalt.
Wetland Buffers

Farrall- Rezone as a request from Council. 24.5 acres.
Acquired the property from the previous landlord.



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Overpaid for a property. Doing something with the land that is equitable and usable and pre-approval for next month. Greenery- light packing, dairy, and distribution. Stay GI South and change as one zoning district.

Foley 80 years, leasing, and

Bryan Hanratty:

Future

Public Comment:

Janet Roman, Grace Avenue, South of Foley Property: Could the noise or clearing the woodlands? High pitch metal noise and shriek, way behind the Mayor's house, Turnpike. Mechanical Hill and cannot use the back zone of their property.

Farrall Works for your advantage, whoever buys it and certain standards and township ordinance and natural resources protections,

Khan- 80% of 100 acres have to be maintained, Neshaminy Creek, a small enough and zoned Foley Cat or someone else and they need to stay further back.

Roman- Shrilling metal noise

6am-3:30pm no operation at night. 5pm.

PennDOT could be doing

11pm-2am - Guard Rails, See-sawing. Those places cannot be touched and guarded. Light industrial vs. General industrial and quality of life.

Entertain motion: Ed T to rezone it from General to Light Industrial

Approval- Aye!

Other Business: Drexel House - Funding

Resolution of the Planning Commission of the Township of Bensalem Certifying an Area as a Redevelopment Area- Resolution No. 2024

001

Planning Commission

Sign the Resolution and Ratification of Approval to the past month in the next week.

9pm

Bryan Hanratty

9:05 pm - Motion and Second on Resolution

Krieger and Ed T.

Motion to Adjourn



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Meeting formal end at 9:08