



# BENSALEM TOWNSHIP

Building and Planning Department  
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[www.bensalempa.gov](http://www.bensalempa.gov)

**Zoning Hearing Board  
Monthly Meeting  
April 3, 2025  
Bensalem Township Building  
7:00 pm**

## LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – March 6, 2025
4. **Continued hearing for Mark Trachtenberg** **Appeal #2024-3899**  
Location: 1977 Byberry Rd  
Tax Parcel: 02-045-002  
Request: Variance for disturbance of woodlands with/without wetlands and disturbance of slopes.  
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio, LLP  
[View Plans](#)
5. **Hearing for C & M Best Choice LLC** **Appeal #2025-0274**  
Location: 4128 Street Rd  
Tax Parcel: 02-001-009-001  
Request: Variance to permit multiple signs to be over required 50 square feet.  
Attorney: Dave Shafkowitz, Esquire  
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6. **Hearing for Eli Ceron** **Appeal #2025-0633**  
Location: 2846 Street Rd  
Tax Parcel: 02-037-005  
Request: Variance to keep wall signs which covers more than 10% of the building façade.  
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7. **Hearing for Robert Schneider** **Appeal #2025-0634**  
Location: 1030 Buttonwood Ave  
Tax Parcel: 02-029-099  
Request: Variance for rear yard setback for constructed deck.  
[View Plans](#)
8. **Hearing for James A. and Christine A. Grey** **Appeal #2025-0685**  
Location: 4259 Roberts Cir  
Tax Parcel: 02-077-026  
Request: Variance for size of shed exceeding 25% of the principal structure.  
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9. **Hearing for Ali Abdelaziz** **Appeal #2025-0689**  
Location: 2856 Bristol Pike  
Tax Parcel: 02-062-454  
Request: Variance to permit additional window signage exceeding the square footage requirement.  
[View Plans](#)

10. **Hearing for Brett Hannon** **Appeal #2025-0766**  
Location: 4261 Bristol Rd  
Tax Parcel: 02-017-135-002  
Request: Variance to use location as a contracting business with storage and workshop in a residential district.  
Attorney: Michael J. Mrginniss, Esquire – Begley Carlin & Mandio, LLP  
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11. **Hearing for April Lesko** **Appeal #2025-0785**  
Location: 1166 Cornwells Ave  
Tax Parcel: 02-031-154  
Request: Variance for shed size to be more than 25% of principal structure.  
[View Plans](#)
12. **Hearing for Christopher Wolset** **Appeal #2025-0822**  
Location: 2643 Oakley Ave  
Tax Parcel: 02-032-159  
Request: Variance for an accessory structure to be more than 25% of the principal structure.  
Side yard setback to permit an accessory structure to be less than the required 5 feet.  
[View Plans](#)
13. Correspondence
14. Adjournment

*Prepared by: Iva*

*Posted: 3/26/2025*

*Advertised: 3/21/2025 & 3/28/2025*