



# BENSALEM TOWNSHIP

Building and Planning Department  
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Zoning Hearing Board  
Monthly Meeting  
August 7, 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 – July 9, 2025
4. **Continued hearing for ADE LLC** **Appeal #2025-1700**  
Location: 987 & 1001 Bristol Pike  
Tax Parcel: 02-029-303 & 02-029-304  
Request: Use variance to permit apartments in a G-C Zoning District. Variance for impervious coverage, front and side yard setback (non-conforming), parking setback (non-conforming), buffer yards (non-conforming) and from providing a loading and unloading zone.  
Attorney: Bryce H. McGuigan, Esquire – Begley Carlin & Mandio LLP  
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5. **Continued 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. **Continued hearing for Robert Jo Lucas** **Appeal #2025-1686**  
Location: 525 Wicker Ave  
Tax Parcel: 02-065-008  
Request: Variance for side yard setback for green house & deck separation less than 10 feet from garage.  
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7. **Continued hearing for Agnesa & Mitchel Leyzerzon** **Appeal #2025-1778**  
Location: 4726 Oak Ave  
Tax Parcel: 02-005-279  
Request: Variance for to allow existing structure to be utilized as two (2) dwellings.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio LLP  
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8. **Continued hearing for Francis W. Bitting** **Appeal #2025-1836**  
Location: 2183 Dunksferry Rd  
Tax Parcel: 02-039-152  
Request: Variance for lot area, lot frontage, width, front yard setback, side yards to subdivide lot and construct a dwelling on new lot  
Attorney: Marc D. Jonas, Esquire  
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9. **Hearing for Adilya Ulfanova** **Appeal #2025-2090**  
Location: 1018 Weybridge Ct  
Tax Parcel: 02-072-132  
Request: Variance for building coverage & shed to be less than 10 ft from existing structure:  
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10. **Hearing for Robert Schiefer Jr.** **Appeal #2025-2128**  
Location: 231 Hemlock Ave  
Tax Parcel: 02-064-084  
Request: Variance for impervious coverage to construct a handicap ramp and landing.  
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11. **Hearing for Biplob Acharjoy** **Appeal #2025-2183**  
Location: 3638 Morrow Dr  
Tax Parcel: 02-011-156  
Request: Variance for rear yard setback to construct addition.  
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12. **Hearing for Bristol FC LLC** **Appeal #2025-2167**  
Location: 4550 Bristol Rd  
Tax Parcel: 02-016-263  
Request: A use variance to permit an indoor soccer facility and front yard setback, building and impervious coverage and required parking.  
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio LLP  
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13. **Hearing for Jessica Balcarrel dba Storm King Inc.** **Appeal #2025-2370**  
Location: 308 Palton Rd  
Tax Parcel: 02-099-019  
Request: Variance for rear yard setback for roof over patio.  
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14. **Hearing for Tanmay Patel** **Appeal #2025-2397**  
Location: 1745 Saint Johns Ct  
Tax Parcel: 02-071-212  
Request: Variance for rear yard setback to construct deck.  
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15. **Hearing for Ionna LLC** **Appeal #2025-2511**  
Location: 2200 Bristol Rd  
Tax Parcel: 02-051-007  
Request: Variance for front yard setback, number of required parking spaces and vision obstruction to construct EV charging stations with canopy.  
Attorney: Tyler T. Prime, Esquire  
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16. **Hearing for Joseph Palladino** **Appeal #2025-2524**  
Location: 2519 Atlantic Ave  
Tax Parcel: 02-029-010  
Request: variance for impervious coverage to exceed 45% for existing paver/patio, grading within 3 ft of the property line, rear and side yard setback encroachment.  
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17. Correspondence
18. Adjournment

*Prepared by: Iva*

*Posted: 7/30/2025*

*Advertised: 7/27/2025 & 8/1/2025*