



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalemtwp.org

Zoning Hearing Board
Monthly Meeting
May 1, 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 – April 3, 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
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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 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.
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7. **Hearing for James and Lorraine McMahon** **Appeal #2025-0820**
Location: 3560 Bristol Pike
Tax Parcel: 02-076-011
Request: Variance to allow an apartment in a G-C zoning district.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio, LLP
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8. **Hearing for M I T S, LLP** **Appeal #2025-1030**
Location: 1031 Johanna Ave
Tax Parcel: 02-061-078
Request: Variance to construct a shed 42% of the principal structure, that exceeds the required 25%.
Attorney: Christopher H. Steward, Esquire
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9. **Hearing for Soutchay Chareunsack** **Appeal #2025-1063**
Location: 2019 River Rd
Tax Parcel: 02-064-056-001
Request: Variance for fence height in front yard.
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10. **Hearing for Anvar Ishankulov** **Appeal #2025-1069**
Location: 10 Beachwood Blvd
Tax Parcel: 02-003-002-031
Request: Variance for impervious surface coverage and rear yard setback for deck & pavers.
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11. **Hearing for 884 Bristol Pike, LLC** **Appeal #2025-1199**
Location: 884 Bristol Pike
Tax Parcel: 02-029-069
Request: Special exception to permit an electronic graphic display sign.
Attorney: Michel J. Meginniss, Esquire – Begley Carlin & Mandio, LLP
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12. Correspondence
13. Adjournment

*Prepared by: Iva
Posted: 4/16/2025
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