



BENSALEM TOWNSHIP

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Joseph DiGirolamo
Mayor

Kenneth V. Farrall, BCO
Director of Building & Planning

Bensalem Township Planning Commission Regular Monthly Meeting , Wednesday, June 19, 2024

Present: Will Walker, Pete Krieger, Frank Schilling, Ed Tokmajian, Sr., Bryan Hanratty, Kenneth Farrall, Zoning Officer, Nicole Khan, Township Engineer

Not Present: Ed Devenney, Mike Gabriele, Eles Knowles, Recording Secretary

1. **Opening:**

The meeting was opened with the Pledge of Allegiance at 7:07.

2. **Minutes:**

Approval of the May 15, 2024 minutes, Motion by, Pete Krieger, second by Frank Schilling to approve the minutes from May 15, 2024, Vote 5-0.

3. **Inductions:** Will Walker introduced Bryan Hanratty as the new member of the Planning Commission.

Agenda Items:

4. **Preliminary/Final Land Development for Chick-Fil-A**

Location: 1525 Street Road

Tax Parcel: 02-071-242-001

Proposed: Restaurant with drive thru improvements

Attorney Michael Meginniss presented an overview of the project. Chick-Fil-A is revamping the existing drive-thru area to allow more stacking within the drive-thru area. There will still be one order and pick up window (or kiosks). Chick-Fil-A will be removing curbing so there will be an exit area off the drive-thru lane if needed, that will be coned off. There will be no building addition with this Land Development. Chick-Fil-A will be modifying and adding a canopy(s) to the drive-thru order and pick up areas. The dumpster area/enclosure will be moved to the rear of the property. Santiago Uribe, PE, from Bohler Engineers gave an overview of the project and walked the Planning Commission through the plan. He noted Chick-Fil-A will be adding a right turn only exiting at the main driveway so traffic movement can go through the parking area and does not need to cross back through the drive-thru entrance. Attorney Michael Meginniss discussed the proposed waivers as noted in the review letter and adding waiver from section 191-31 SWM. Motion by Pete Krieger, second by Frank Schilling, to approve the Preliminary/Final Land Development Plan, with the recommendation of approval for the waivers noted in the review letter and the additional waiver presented at the meeting, Vote 5-0.

5. **Sketch Plan for JRA Holdings, LLC**

Location: 900 Mill Road

Tax Parcel: 02-023-013

Proposed: Contractor Shop

This project was tabled until the owner is ready to present to the Planning Commission.

6. **Adjournment**

Being no other business, motion by Ed Tokmajian, Sr., second by, Pete Krieger to adjourn, Vote 5-0 at 7:40

Submitted by: Kenneth Farrall, Director of Building and Planning/Zoning Officer