

**Bensalem Planning Commission  
Regular Monthly Meeting, Wednesday, August 21, 2024**

**Present:** Ed Devenney, Will Walker, Pete Krieger, Mike Gabriele, Ed Tokmajian, Sr.

**Also Present:** Kenneth Farrall, Zoning Officer and Elesa Knowles, Recording Secretary

**Not Present:** Ryan Hanratty, Frank Schilling, Nicole Khan

**Agenda Items:**

- 1 **Opening:** The meeting was opened with the Pledge of Allegiance at 7:09.
- 2 **Minutes:** Motion by Will Walker and second by Ed Tokmajian to Approve Minutes from August 21, 2024. Approved 5-0.

3 **PRELIMINARY & FINAL LAND DEVELOPMENT FOR BRISTOL ROAD COMMONS ASSOCIATES LLC:**

*Location: 700 Bristol Pike*

*Tax Parcel: 02-023-001*

*Proposed: Retail Commercial*

*Expires: September 24, 2024*

*Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio*

*Engineer: Larry Young P.E. – Tri-State Engineers*

Mike Meginniss as legal representative presented.

Aerial of current photo

Retail area

Environmental sensitive features

Use to the aesthetic and parking to the rear of the parking and building 108 parking areas

Athletic-Physical Therapy for Athletics, GNC or adjacent business so all the business

Medical Wellness and retail or a medical shop and facilitate

Ed D- Additionally, they compliment the business. Traffic factoring in for physical therapy.

Don't do ten-miles per hour and ways to de-escalate traffic.

Fire code with Engineer: Larry Young

Larry Young: Property with site and not enough slope.

Natural resource and flood plain, nowhere near, 3% of the trees on the site and goes into two underground basins. 105 parking spaces.

Met with the Fire Marshal and he is ready to sign so he needs to address 4 comments and sprinklers.

Fire service and domestic service.

Small and large basin and stone.  
Khan's letter and flows not leaving the site  
Except for 100 year storms.

Eric, one of the owners,  
Petroski Physio, 5 physical therapists hired  
90% athletics  
5 full time staff  
Achilles tears  
Table to the field  
9 months - 1 year Rehab

Mike Gabriele: Local that is a home base for our students.

Peter Krieger: How are you going to monitor the creek area? If a young civilian gets hurt, then they blame the owner of the property.

Meginniss: Environmental sensitive area. Parking is going to be lit and will the area be there for a darker spot to hide and mitigate any implicit activity. A camera or lightning that would be a detriment to the other side of the creek.

Mike Gabriele: Retail and design for physical therapy? 9,500. Any pharmacy and pills? Supplements?

Playa Bowls, Pilates, and over-parked and mindful of design.

Notify the neighbors.

Farrall: Letter was clean enough.

Mike Gabriele: 9 months of building and causes little headache of construction

Meginniss: Variance to be parking within a 5 foot area. Amiable and pay a fee in lieu. An easement and we do not know whose pipe it was and the parking lot is over it. Structural improvement over easement and could be problematic to access in.

Farrall: Round and Round from PennDOT and Township.

Meginniss: Traffic review and will imply. 7 waivers.

Ed T: Granted and requested waivers, 6-7 .  
6 Requested Waivers and required 15 feet. How the township calculated the parking board?

I do not agree with them because there are too many unlimited variables.

Ideal market balance is health aesthetics and equipment and gears.  
Handicap ramps are included.

Will Walker: Could you stop them from healthy eating and items and goodies.

Charles from Development and Legal Services: Intentions is to enhance not distract from his goal as a partner. We would not get an ice cream or maybe soft uses and complement as set-up and L-shape. 12 square feet, We got this concept like Richboro and professional and family friendly as possible.

Farrall and Krieger: Can verify and accountability standards as new products?

Ed D: Privatization of physical therapy and performance standards

Mike Gabriele: Prime location to help revitalize the area with a need with the community and be a good neighbor. We can trust Charles.

Any public comment. None.

Motion on Bristol Road Commons to include 7 waivers.

Motion by Pete Krieger and second by Will Walker to Approve Krieger, Approved 5-0.

#### **4 Saint Katharine Drexel Project- Consideration of the Bensalem Township Planning Commission as a re-development area within the blight :**

Tiff - financial complement to its conclusion

What a tiff is?

TJ Lager and preserve the Mother House

Bucks County

Large infrastructure and slowing down the development.

Certified redevelopment law.

Not putting a convent soon.

Pipes in asbestos.

Similar from a planning perspective and only do this

Blight and negative connotations.

First step in a number of months:

Meginniss: 5 years ago in the community

Appealing to perseverance of the mother house

Tiff- revenue from taxing

Not a way to avoid tax evasion

Cost a couple of million to preserve it.

Property will generate and re-associate and tax pull.

Plan for the Mother house and utilize this funding and re-direct and leverage money into the mother house vs. it being on the private market.

What area

Ed D: Historical and religious sites have not generated money.

Not on town home and

Pull the tax dollars and improve to and open to the public and documented

Grant

Abandoned, crime, and shrines need to be protected.

Mike Gabriele: Diverting and negotiating

TJ: Cap off at 20 years.

Ed T: How did it get so far? To the point of this deteriorating. Either way it is not on them, it's the process that should have been 5 years ago.

Ed D and Meginniss : Shares the same opinion and what has taken so long to get to this property's point?

Any funding stack and prior to last year:

6 weeks put us out for closing

Jenga Tower so we agreed and we have a chance to make a difference and get a solution.

Ed D: Community not the sub or contractor and Township that the Mother House and not to be

Kenneth Farrall: Aquinas and approval will be null and void if the safety of the Mother House is not preserved.

Peter Krieger: Deplorable and I have been suspicious about public safety for 5 years and as long as the accountability standard.

Mike Gabriele: Loaning and other parcels sold.

Peter Krieger: Sisters still owned it. Where is the accountability?

Devenney: This is the first step in having a guard in place so they can recover their loss assets and use that money for the preservation of the Mother House, even though it is not ideal, it is what we got.

**Public Comment:** Mr. Robert Homolka- All Volunteer Historical Society  
3213 Whitney Court Bensalem, PA

Homolka- I will be brief, the Mother house, historical society of Bensalem, vandalism, keeping it as a priority, and approving in anything in that effect

He has not been a good steward Aquinas and hopefully within 5 years we will not discuss this.

He has tried negotiation or connection with owner Aquinas but to no result.  
Equally passion on the historical society and records

Public Safety and manpower to assist and surveillance

Our goal is to save as many historical buildings and not stop them from tearing it down.

Ed T: Sister still owns it and funding.

Farrall: Aquinas Development was the only backer that they did want too.

Ed D- We are here to get access to the only funding way.

Meginniss: Contact with Sisters with developers believe the only entity Aquinas and then they would have.

Ed D: Whether right or ideal, this what we have in place. Let's vote.

Pete Krieger: He will vote for it, but I do not think this path will save the Mother House.

Motion by Mike Gabriele and second by Pete Krieger to Certify the Saint Katharine Drexel property as a re-development area as outlined by the Bucks County Industrial Development Authority (BCIDA). Approved 5-0.

**5 Other Business:** None

**6 Adjournment:** Motion by Mike Gabriele and second by Will Walker at 8:55, Vote 5-0