

Bensalem Township Building and Planning Commission Minutes July 16, 2025
(Revised August 20, 2025)

Present: Elesa Knowles, Kenneth Farrall, Nicole Khan, Ed Tokmajian, Ed Devenney, Will Walker, and Mike Gabrieli on the Phone

Absent: Frank Schilling, Pete Krieger

Agenda

Minutes Approved - Motion to approve the minutes by Mike Gabrieli , second Will Walker. Ed Tokmajian, Ed Devenney, Will Walker, and Mike Gabrieli vote Aye

Toll Brothers Development will not be heard tonight

Preliminary Subdivision and Land Development for 1186 Byberry Road, LP

Bryce McGuigan- Vacant woodland is currently on the property.

Develop this property is part of a settlement and land development of 8 single family lots

Luxury houses -\$900k private road and stormwater management.

Removal of several trees, strictly necessary, diseased or dying.

Arborist and planning additional landscaping

Private roadway

Will comply with the review

Waiver not to install sidewalks along Byberry Road and to provide an aerial photo in lieu of providing existing features within 400 feet.

Ed D- Zoning of 8 houses, palpable to manageable aspects for our neighbors. Fencing and management, and trees

Mark Havers- Storm water management, 1 basin, 9 water guards, reducing run off coming and going out of sight, in terms of buffering add evergreen trees

Ed D- Top four houses

Open to Board

Kenneth- sidewalks, additional supplies, and satisfy them are the 400 feet. In connection with Zoning Hearing Trial Doylestown, reduce density from 16 to 8 houses. 11 years of mitigating the land division.

Ed T- The court approved 8 houses, and 20,000 square feet. Do you have the court order?
Square Footage and 8 single-family homes
100% of trees are being disturbed, woodlands. Removing yet planting trees to compensate
50 lands, with wet buffer, deep slopes, and in-depth to avoid runoff and erosion

Ed T- Variance of square feet, specific

Bryce- Zoning plan, variance 20 feet from the curb line, no front yards on Byberry.
Byberry is a side yard, diameter 18 inches- they are stormwater pipes.

Havers- increase in circumstance and compliance with ordinance

Mike, through the phone- instead of fee

Kenneth- Sidewalk issue

Walker- start eventually sidewalks, and if you're going to be building and manipulating the land,
candidly pay the fee or do what the Township wants.

Bryce- happy to do it, great, it and pay for it now versus later, but want to avoid it going
nowhere.

Havers- 6 rain gardens and rain guards, and a pipe into the basement. And part of the shortage
there is nothing there now beyond the 4 acres.

Will- no fence going around, and trees are buffers
Block and maximize the views

Resident

Storms every 6 months

Ed D and Will- 30-foot yard within the property line
Roughly an extra row would do much, but maximize and face additional homes
Letter 5/13- Review by the Fire Department to accommodate truck parking and turning
movement - Rejected for fire safety non-compliance

Ed D- Ladder and engine side by side and width
Turning numbers, association rules

Name and Address: **Helen Shaup, 65 years, 4922 Wayland Avenue.**

Disappointed and to see what you are talking about, not a visual presentation and accessible

Teacher for 30 years

Too much building in Bensalem, over development

Recognize our neighbors

One way in and out

A lot of kids in the neighborhood

Sidewalks only access to Byberry

Basin- holds water for drainage

Yellow dot = existing tree, and purple to adding and buffer

No fence

A fence around Basin

Special Needs Facility and Home adjacent to the property, and last time, 5-6 individuals in case of emergency or drowning

Name and Address: **Richard Daguano and Darlene Daguano, 1200 Byberry Road since 1992**

In 2015-2016 remove half the trees

A lot more trees removed

Purple evergreens and juniper on my property line

Whose house is most impacted by that

We are putting a hedge of trees 6-18 feet tall to start

Vacant property

Room to grow big and tall

Realistic and previous plan

Fire engine being able to fit and turn, and water management on the side.

Bryce - Cannot fit the fire engine on both sides.

Fire marshal will not have wide hydrants in the right place or apparatus

6 lots and bought property and privacy overlooking our location and pool

Bryce- Adding Basin and dealing with flood control in the surrounding area. Rain garden

Remove and plant - HOA - streetlighting and bushes.

Name and Address: **Ed Tomajian, Jr.- 321 Palton Street**

Challenges to voting for not for voting on projects.

Each lot is required to have 20,000 square feet, amplifying and flooding, storm water management, and is not appropriate throughout the town

Why would we agree to this?

We were still told we need to meet the township code

Settlement through a court settlement

Waivers and variances

Municipalities Planning Code
Deck, shed, pools and buffers, and setback
HOA- future concerns and infrastructure
3-5 years down the road
Build a shed, pool, and now water run-off
Community development
Minutes from Planning Commission- weighing downfalls and benefits
No value to this development
Real estate tax and residents are against this tax.
We do not need “McMansion”

Name and Address: **Stephanie Ferrandez - 4541 Garland Rd. Glen Ashton Neighborhood,**

More Over development

Tree Huggers

She on the School Board and a lawyer, She had to pull the court documents

Lawsuit and the Zoning Board last year, and Settlement and no active hearing

Mr. Pizzo and the Council, with Judge Char and conferences, and the project Court Order

Permitted 100% disturbance of wetlands and plant back some little shrubs

Not 50-foot wetlands Buffer

Wide enough to satisfy, and 10 feet of space. And people are going to park on the street.

Elementary School overcrowded

Appalled by the Township

Affordable housing versus McMansion. “we need more affordable housing”

Open Space

Constant overdevelopment

Any more public comments, being none

Motion approve or deny?

Motion for Preliminary Plan approval only with the 2 waivers, motion by Wil Walker with updated motion for landscaping to be added, second Mike Gabrieli.

Ed Tokmajian - Nay

Ed Devenney, Will Walker, and Mike Gabrieli vote Aye

Preliminary/Final Land Development for School Lane Charter School:

Nick Rose- Engineer Gymnasium- School Lane Charter School-

Existing facility and two buildings on Tillman Dr. and Street Rd., New Gymnasium, and consolidate the lot.

3340- 3350 Tillman Dr.

Kenneth- Waivers, Ordinance for the buffer

Nicole- Planning Strip and pedestrians

Paving is close to the building.

Ed T- Joining the two properties together so the kids do not have to walk through the parking lot
Walking back and forward between the two buildings and

Ed T- part of this plan, the required number of parking spaces needed, 277-288 parking spaces
more than required

The gym is built, you have 288 spaces where parking is not used, and access for staff
65-70 in that building

Enough parking for events and sports events 460

Utilizing the space, we already have

Weather, safety, connection, and COVID got in the way 2015-2016 and save money, and not use
taxes to offset the cost.

Mike-Not at this moment. Help with kids

Will- Stormwater management, tax-neutral

Public Comment:

Name and Address: **Patricia Moroz -2918 Murray Avenue**

Good neighbors as a school

The fence at the back of our property can be replaced with 8 fence and have lights.

Leaves from the tree with the church and dispose of the leaves on my side of my fence

Kenneth- Only 6-foot fence per ordinance

Landscaping the area and zoning are to be changed, evergreen trees, pine, grow quickly 6 feet

Light can be shield can deflect it, and elevations

No outdoor athletic equipment

Commentary and trash dumpsters

After school hours, most trash companies come out in the early morning

The drain ditch is getting eroded.

Name and Address: **Ryan Grance (no address given)**

In favor.

Motion approve or deny?

Motion for Preliminary/Final Plan approval and to include extra evergreen with no waivers,
motion by Ed Tokmajian, second Will Walker.

Ed Tokmajian, Ed Devenney, Will Walker, and Mike Gabrieli vote Aye

Adjournment at 9:20.