



BENSALEM TOWNSHIP

Building and Planning Department
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www.bensalemtwp.org

Zoning Hearing Board
Monthly Meeting
August 5, 2021
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 7, 2021
4. **Hearing for Ari and Amy Karpf** **Appeal #2021-2642**
Location: 308 Palton Rd
Tax Parcel: 02-099-019
Request: Variance for shed to be less than 5 feet from property line and less than 10 feet from house
5. **Hearing for Jeanne DeVirgiliis and Kenneth Griffin** **Appeal #2021-2817**
Location: 5738 Arcadia Ct
Tax Parcel: 02-049-218
Request: Variance for front yard setback and placement of shed not behind rear wall of dwelling.
6. **Continued hearing for Nina M. Shah** **Appeal #2021-1870**
Location: 2866 Wine Ave
Tax Parcel: 02-039-086
Request: Variance for lot size less than 7500 sq ft to construct single family dwelling.
Attorney: Kenneth D. Federman, Esquire
7. **Continued hearing for Mount Corporation** **Appeal #2021-2166**
Location: 1455 Wells Dr/1388 Bridgewater Rd
Tax Parcel: 02-070-007-001
Request: Variances for impervious coverage and disturbance in steep slope to construct a new warehouse.
Attorney: Allen Toadvine, Esquire – Begley, Carlin & Mandio, LLP
Representative: Justin M. Mocerri, P.E.
8. **Continued hearing for EDA Contractors** **Appeal #2021-2371**
Location: 633 Dunksferry Rd, Unit A
Tax Parcel: 02-075-081
Request: Variance for building coverage ratio to exceed 25% to construct an addition and a front yard variance for the existing building.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
9. **Hearing for Bill Flannery Automotive, Inc.** **Appeal #2021-2833**
Location: 1430 Wells Dr
Tax Parcel: 02-070-007-010
Request: Variance for side yard setback to place a generator on property.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP

10. **Hearing for Presto Tape - Attn: Tom Godonis, VP & General Manager** **Appeal #2021-2836**
Location: 1626 Bridgewater Rd/1765 Winchester Rd
Tax Parcel: 02-045-022 & 02-045-021
Request: Variance for impervious surface and other variances relating to existing nonconformities due to existing conditions to construct an addition.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
11. **Hearing for Nazif Rahmani** **Appeal #2021-2811**
Location: 1350 Street Rd
Tax Parcel: 02-071-011
Request: Special exception to erect a led sign on premises.
Attorney: Christopher H. Steward, Esquire – Wood and Floge
12. **Hearing for Tom Rado LLC** **Appeal #2021-2875**
Location: 2025 State Rd
Tax Parcel: 02-064-058
Request: Use variance to allow a water proofing business to operate from property.
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP
13. Correspondence
14. Adjournment

Prepared by: Iva
Posted: 7/27/2021
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