



# BENSALEM TOWNSHIP

Building and Planning Department  
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[www.bensalemtwp.org](http://www.bensalemtwp.org)

Zoning Hearing Board  
Monthly Meeting  
January 6, 2022  
Bensalem Township Building  
6:30 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 – December 2, 2021
4. Re-organization of the Board
  - a.) Chairperson
  - b.) Vice-Chairperson
  - c.) Secretary
  - d.) Meeting dates
  - e.) Solicitor
  - f.) Court Reporter
  - g.) Clerk and fee
  - h.) Official Publication
5. **Extension Request for JPH Realty, Inc. & J. W. McGrath Organization LLC** **Appeal #2018-629**  
Location: NW corner of Galloway & Richlieu Rds  
Tax Parcel: 02-046-001  
Request: Extension of use variance and dimensional variances.  
Attorney: John A. VanLuvanee, Esquire
6. **Continued hearing for Ron Oskiera** **Appeal #2021-3798**  
Location: 1090 Wildman Ave  
Tax Parcel: 02-031-107-002  
Request: Variance to have a multi-dwelling in a R-2 zoning district.  
Attorney: Shawn Ward, Esquire
7. **Continued hearing for Joseph J. Console Esquire** **Appeal #2021-4336**  
Location: 472 Olney Ave  
Tax Parcel: 02-068-020, 02-068-021, 02-068-019 & 02-068-007  
Request: Variance to use property as construction company yard shop garage, variances for buffer yards and improvements in a flood plain.  
Attorney: Joseph J. Console, Esquire
8. **Hearing for Daniel Kain** **Appeal #2021-4777**  
Location: 4575 Belmont Ave  
Tax Parcel: 02-018-131 & 02-018-132-001  
Request: Variance for solid 6-foot fence in front yard.

9. **Hearing for Hashaam Shahid** **Appeal #2021-4778**  
Location: 2074 New York Ave  
Tax Parcel: 02-060-040  
Request: Variance for lot width, lot area, front and side yard setback to construct single family dwelling.
10. **Hearing for Nicole Cortez** **Appeal #2021-4780**  
Location: 4327 Brownsville Rd  
Tax Parcel: 02-016-024  
Request: Variance for 6 ft fence extending beyond front of building.
11. **Hearing for Pavel Grigorenko** **Appeal #2021-4855**  
Location: 4365 Pine St  
Tax Parcel: 02-017-057  
Request: Variance to allow perpendicular parking in front yard.
12. **Hearing for Sluggersville Baseball, LLC c/o Robert W. Pritchard, JD, CPA** **Appeal #2021-4923**  
Location: 901 Tennis Ave  
Tax Parcel: 02-029-301  
Request: Use variance to permit an indoor baseball practice facility in an R-2 district.  
Attorney: Michael Meginniss, Esquire
13. **Hearing for Brilla, LLC c/o Anton Poteryahin** **Appeal #2021-4947**  
Location: 4304 & 411 Bristol Rd  
Tax Parcel: 02-017-068-001 & 02-017-090-001  
Request: Use variance, rear yard setbacks, lot area, yard area, parking and steep slope to construct auto repair shop and warehousing.  
Attorney: Bryce H. McGuigan, Esquire
14. Correspondence
15. Adjournment

*Prepared by: Iva*

*Posted: 12/21/2021*

*Advertised: 12/23/2021 & 12/30/2021*