



# BENSALEM TOWNSHIP

Building and Planning Department  
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[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board  
Monthly Meeting  
June 3, 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 –May 6, 2021
4. **Continued hearing for Kawaljit Singh/BRS Real Estate, LLC** **Appeal #2021-0521**  
Location: 3585 Bristol Rd  
Tax Parcel: 02-019-091-002  
Request: Variances to construct convenience store, fuel dispenser facility and 3 bay auto repair.  
Attorney: Shawn D. Ward and Associates  
Representative: John A. Teets (John Teets Architect)
5. **Continued hearing for Carleigh's Castles, LLC** **Appeal #2021-1344**  
Location: 2827 Wine Ave  
Tax Parcel: 02-039-107  
Request: Variance for minimum lot area and variance for front yard setback to construct dwelling.  
Representative: John Richardson – Dumack Engineer  
Attorney: Kenneth Federman, Esquire
6. **Hearing for Neshaminy Mall JT Venture Ltd** **Appeal #2021-1754**  
Location: 707 Neshaminy Mall  
Tax Parcel: 02-001-039-001  
Request: Variance to permit trucks to be parked on property.  
Attorney: Lindsay A. Dunn Esquire – MacElree Harvey Ltd
7. **Hearing for James K. Swartz of Spartan Martial Arts Academy t/a Spartan Gym** **Appeal #2021-1861**  
Location: 2600 Bristol Pike  
Tax Parcel: 02-062-363  
Request: Use variance to open a gym/fitness facility in a G-C zoning district.  
Attorney: Jeffery A. Fournier, Esquire
8. **Hearing for Newkirk Fitness** **Appeal #2021-1936**  
Location: 3600 Street Rd, Unit D  
Tax Parcel: 02-013-382-007  
Request: Use variance to open a gym/fitness facility in a G-C Zoning district.

9. **Hearing for Stephanie and Howard Cusick** **Appeal #2021-1750**  
Location: 881 Village La  
Tax Parcel: 02-058-057  
Request: Variance to construct fence in front yard to exceed 4 ft and within the clear sight triangle.
10. **Hearing for Colleen Lampone** **Appeal #2021-1774**  
Location: 417 Brister Rd  
Tax Parcel: 02-014-175  
Request: Variance to locate pool less than 10 feet from property line.
11. **Hearing for Stephen Castle** **Appeal #2021-1787**  
Location: 3751 Brownsville Rd  
Tax Parcel: 02-005-020-004  
Request: Use variance to permit the proposed additional apartment units.  
Attorney: Robert M. DeBias, Esquire
12. **Hearing for Piyush and Hemal Patel** **Appeal #2021-1859**  
Location: 1541 Barnswallow Dr  
Tax Parcel: 02-044-125  
Request: Variance for shed to be less than 5 feet from property line
13. **Hearing for Natalie and Thomas Brown** **Appeal #2021-1869**  
Location: 1082 Lowell Ave  
Tax Parcel: 02-029-220  
Request: Variance for fence height and material in front yard
14. **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
15. **Hearing for Professional Permits c/o Garry Potts** **Appeal #2021-1906**  
Location: 1837 Street Rd  
Tax Parcel: 02-043-305 & 02-043-305-001  
Request: Variance to have two wall signs larger than 50 sq. ft., with one sign located on a side of the building not facing a Public Road. To permit directional signs to have advertising on the sign.
16. Correspondence
17. Adjournment

Prepared by: Iva  
Posted: 5/26/2021  
Advertised: 5/21/2021 & 5/27/2021