



BENSALEM TOWNSHIP

Building and Planning Department
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www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
May 5, 2022
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 – April 7, 2022
4. **Continued hearing for Susan and Daniel Halpin** **Appeal #2021-4490**
Location: 757 Cliff Rd
Tax Parcel: 02-078-068
Request: Variances for footprint, setbacks, building area and impervious surface coverage to construct a detached garage.
5. **Continued hearing for Ron Oskiera (Decision Only)** **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, Esq.
6. **Continued hearing for Byberry Woods, LLC** **Appeal #2022-0524**
Location: 1282 Byberry Rd
Tax Parcel: 02-033-108; 02-033-109; 02-033-109-001
Request: Variance for building height to be 35 feet instead of maximum height of 30 feet
Attorney: Michael J. Meginniss, Esq.
7. **Hearing for 1351 Brown Ave. William and Marguerite Acker** **Appeal #2022-0708**
Location: 1351 Brown Ave.
Tax Parcel: 02-062-049
Request: Variance to construct a pool in the front yard.
8. **Hearing for 1977 Byberry Rd., for Mark Trachtenberg** **Appeal #2022-1272**
Location: 1977 Byberry Rd
Tax Parcel: 02-045-002
Request: Variance for woodland and steep slope disturbance.
Attorney: Michael J. Meginniss, Esq.

9. **Hearing for 3617 Horizon Blvd., for Raising Cane's Restaurant, LLC.** **Appeal #2022-1271**
 Location: 3617 Horizon Blvd.
 Tax Parcel: 02-001-018-028
 Request: Variance for sign size and location on the proposed building.
 Attorney: Michael J. Meginniss, Esq.

10. **Hearing for 901 Tennis Ave., for Sperduto Investments** **Appeal #2022-1270**
 Location: 901 Tennis Ave.
 Tax Parcel: 02-029-301
 Request: Use Variance to permit an indoor baseball facility.
 Attorney: Michael J. Meginniss, Esq.

11. **Hearing for 2818 Bowman Ave., for Robert and Amy Ahleman** **Appeal #2022-0522**
 Location: 2818 Bowman Ave.
 Tax Parcel: 02-062-472
 Request: Variance for the size of the accessory structure.

12. **Hearing for 3139 Prospect Ave., for John Thompson** **Appeal #2022-0385**
 Location: 3139 Prospect Ave.
 Tax Parcel: 02-004-253
 Request: Variance for impervious coverage and building setback.

13. **Hearing for 2155 River Rd., for Minh Thai** **Appeal #2022-1274**
 Location: 2155 River Rd.
 Tax Parcel: 02-064-126
 Request: Variance for construction within a floodplain.
 Attorney: Lee Eisey, Esq.

14. **Hearing for 2325 Street Rd., for Horizon Sign** **Appeal #2022-0423**
 Location: 2325 Street Rd.
 Tax Parcel: 02-033-027
 Request: Variance for size of the proposed sign.
 Attorney: Robert Tucker, Esq.

15. **Hearing for 3175 Knights Rd., for Cecelia Blackston** **Appeal #2022-1273**
 Location: 3175 Knights Rd.
 Tax Parcel: 02-037-088
 Request: Variance for size and type of fence in the front yard.

16. **Hearing for 3805 Neshaminy Blvd., for Caliber Capital, LLC** **Appeal #2022-1269**
 Location: 3805 Neshaminy Blvd.
 Tax Parcel: 02-098-095
 Request: Variance for retaining wall height, construction in a buffer yard, no loading zone and disturbance of steep slopes, to construct a carwash.
 Attorney: Matthew McHugh, Esq. and Augusta O'Neill, Esq.

17. Correspondence

18. Adjournment

Prepared by: kvf
Posted: 4/22/2022
Advertised: 4/22/2022 & 4/28/2022