



# BENSALEM TOWNSHIP

Building and Planning Department  
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Zoning Hearing Board  
Monthly Meeting  
November 6, 2025  
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 – October 2, 2025
4. **Extension request for Alex Fiksman (now Tom Snyder)** **Appeal #2023-2625**  
Location: Master Ave & Linconia Ave  
Request: Variance to construct a single-family dwelling not meeting the minimum required front Yard setback distance and lot size.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
5. **Continued hearing for Shyam Builders, LLC (Decision only)** **Appeal #2024-2114**  
Location: Wine Ave & McKinley Ave  
Tax Parcel: 02-039-107  
Request: Variance for lot area to be less than 7500 sq ft and variance for front yard setback to be less than 25 ft to construct a single-family dwelling. **(Remanded appeal back to ZHB from Judges Order)**  
Attorney: Bryce McGuigan, Esquire – Begley, Carlin & Mandio, LLP
6. **Continued hearing for C & M Best Choice LLC** **Appeal #2025-0274**  
Location: 4128 Street Rd  
Tax Parcel: 02-001-009-001  
Request: Variance to permit multiple signs to be over required 50 square feet.  
Attorney: Dave Shafkowitz, Esquire  
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7. **Hearing for Dr. James Brady** **Appeal #2025-3280**  
Location: 661 Bristol Pike  
Tax Parcel: 02-023-048  
Request: Variance to use second floor as an apartment.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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8. **Hearing for Forman Sign Company (Dan Flaville)** **Appeal #2025-3505**  
Location: 1301 Bristol Pike  
Tax Parcel: 02-029-474  
Request: Variance to allow 2<sup>nd</sup> Freestanding Sign on the property.  
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9. **Hearing for Bruce Edwards (Neshaminy Valley Baptist Church)** **Appeal #2025-3506**  
Location: 2895 Bristol Rd  
Tax Parcel: 02-046-013-002  
Request: Special Exception to allow LED sign.  
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10. **Hearing for Nicholas J. and Laureen F. Martino** **Appeal #2025-3539**  
Location: 905 Bridgewater Rd  
Tax Parcel: 02-077-011  
Request: Variance for shed to be 41.5% of the primary dwelling which is greater than 25%.  
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11. **Hearing for Obioma Atufunwa** **Appeal #2025-3569**  
Location: 2920 Olga Ave  
Tax Parcel: 02-043-110  
Request: Variance to use second floor as an apartment.  
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12. **Hearing for Francis C. Cuthbertson Jr.** **Appeal #2025-3604**  
Location: 6354 Fernwood Ave  
Tax Parcel: 02-056-054-004  
Request: Variance for side yard setback, building separation, accessory structure size and construction within the floodplain to construct carport.  
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13. **Hearing for Ronald and Maria Morris (Reopen Hearing for additional relief)** **Appeal #2024-1557**  
Location: 1544 Lavender Rd  
Tax Parcel: 02-032-164  
Request: Variance to expand footprint on existing garage for the construction of an in-law suite.  
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14. **Hearing for Ellen Greenberg** **Appeal #2025-3673**  
Location: 5665 Hulmeville Rd  
Tax Parcel: 02-051-008  
Request: Variance to use property as a pet care facility with indoor boarding (kennel), day care, outdoor exercising area, grooming and training.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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15. **Hearing for 1214 Bristol Andalusia LLC** **Appeal #2025-3674**  
Location: 1214 Bristol Pike  
Tax Parcel: 02-029-274  
Request: Variance to use property as gas station/convenience store, impervious coverage, front and side yard setback, off-street parking, loading/unloading space and buffer yard and planting strip from adjacent residential property.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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16. **Hearing for Joseph John Inc.** **Appeal #2025-3684**  
Location: 555 Street Rd  
Tax Parcel: 02-066-072  
Request: Variance for impervious surface, buffer yards and parking stall dimensions to construct two (2) warehouse structures.  
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP
17. Correspondence
18. Adjournment