



# BENSALEM TOWNSHIP

Building and Planning Department  
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Revised Agenda August 26, 2022

Zoning Hearing Board Monthly Meeting  
September 1, 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 – August 4, 2022
4. Continued 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.
5. Continued 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.
6. Cont. Hearing for 850 Highland Ave. & 863 Bristol Pike for 850 Highland LLC Appeal #2022-2471  
Location: 850 Highland Ave. & 863 Bristol Pike  
Tax Parcel: 02-029-284, 02-029-278, and 02-029-279  
Request: Use Variance to permit truck parking on the subject property.  
Attorney: Michael J. Meginniss, Esq.
7. Continued Hearing for 1900 Street Rd., for Premier Media, LLC Appeal #2022-0399  
Location: 1900 Street Road  
Tax Parcel: 02-043-018  
Request: Appeal the decision of the Zoning Officer denying an electronic graphic sign on the property  
Attorney: Julie Von Spreckelsen, Esq., Eastern and Gray, PC
8. Cont. Hearing for Hopkins Ave. & Clovernook Ave., for Cherry Premier Prop, LLC Appeal #2022-2112  
Location: Hopkins Ave. & Clovernook Ave.  
Tax Parcel: 02-061-184 & 02-061-179  
Request: Lot area and density  
Attorney: Zachary Sivertsen, Esq., Eastern and Gray, PC

9. Hearing for Parx Casino 3001 Street Rd, for Keystone Turf Club & Racing Assoc. Appeal# 2022-2733  
d/b/a/ Philadelphia Park and Casino  
Location: 3001 Street Road  
Tax Parcel: 02-033-002; 02-001-056; 02-033-017; 02-033-014-001; 02-033-001-001; 02-033-001; and 02-038-001  
Request: Height Variance for a 15 story Hotel.  
Attorney: Michael Meginniss, Esquire, Begley, Carlin & Mandio, LLP
  
10. Hearing for 633 Dunksferry Road, Unit A, for EDA Contractors Appeal #2021-2371  
Location: 633 Dunksferry Road, Unit A  
Tax Parcel: 02-075-081  
Request: Extension of time for 1 year for the previously granted variances.  
Attorney: Michael Meginniss, Esquire, Begley, Carlin & Mandio, LLP
  
11. Hearing, for 102 Casey Lane for Shubham Patel Appeal #2022-2419  
Location: 102 Casey Lane  
Tax Parcel: 02-033-101-001  
Request: Rear Yard Setback Variance for a Proposed Deck and sun Room
  
12. Hearing, for 1152 Wildwood Ave for Rene Reyes Appeal #2021-5060  
Location: 1152 Wildwood Ave,  
Tax Parcel: 02-055-442  
Request: Rear Yard Setback Variance for an existing deck and a proposed roof structure over the existing deck.
  
13. Hearing for 3329 West End Avenue, for Michael Alexander Appeal #2021-0139  
Location 3329 West End Avenue  
Tax Parcel: 02-004-134  
Request: Variance for parking spaces arranged front to back without independent access to the street or way and Impervious Coverage.
  
14. Correspondence
  - a. Administrative correction for BCME, 4851 Street Road
  - b. Appeal of the decision for the Mount Corp. 1455 Wells Drive
  
15. Adjournment