



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
November 24th, 2025 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
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COUNCIL AGENDA

1. Opening of meeting with a moment of silent meditation or prayer followed by the Pledge of Allegiance to the Flag.
2. Introduction of Council Members, Mayor and Staff.
3. Public Comment: Limited to Agenda Items Only.
4. Approval of Council Minutes for meeting date: October 27th, 2025
5. Consideration of the 2025 Community Development Block Grant Program.
6. Consideration of an Ordinance amending Part I – Administrative Legislation, Chapter 2 – Administrative Code, Article IV- Executive Departments, Section 2 – Creation of Departments and Article VII – Personnel Rules, Section 2-163 – Residency Requirements established of the code of Ordinances of the Township of Bensalem; Repealing all inconsistent Ordinances; Repealing Ordinance 2018-06, and establishing an effective date therefor
7. Consideration of a Resolution requesting a Statewide Local Share Account (SLSA) Grant of \$98,982 from the Commonwealth Financing Authority to be used for the purchase and installation of a Plymovent TopGrade Magnetic Grabber Emergency Vehicle Extraction System & Ultimatum Airborne Mitigation System for use in its emergency vehicle garage storage building.
8. Consideration of a Resolution removing certain deed restrictions from a tract of land consisting of 10.75 acres more or less located at Neshaminy Boulevard and New Road within Bensalem Township identified as Bucks County Tax Map Parcel Number 02-001-036-001 and restating and reaffirming the deed restriction prohibiting operation of a “licensed facility” thereupon

9. Approval of Settlement Stipulation regarding the Land Use Appeal of Francis Bitting:

Property: 2183 Dunksferry Road
Tax Map Parcel: 02-039-152

10. Consideration of a Lot Line Change for:

Applicant: James My Truong & Toshia Dawson
Location: 2647 & 2645 Linconia Avenue
Proposed Use: Single Family Swellings
Zoning Classification: Residential
Tax Parcel: 02-007-059 & 02-007-060

11. Consideration of a Preliminary Land Development for:

Applicant: Voytek Kaniewski c/o 1186 Byberry Road, LP
Location: 1186 Byberry Road
Proposed Use: Residential – 8 Lots
Zoning Classification: RA-1 Residential District
Tax Parcel: 02-074-110

12. Consideration of a Preliminary and Final Land Development for:

Applicant: Madhuras Farms, LP c/o Kiran Patel
Location: Galloway and Richlieu Roads
Proposed Use: Retail and Office Use
Zoning Classification: R-1 Residential District
Tax Parcel: 02-046-001

13. Consideration of a Resolutions for Act No. 537, PA Sewage Facilities Act, plan revision for a parcel of land identified as 1977 Byberry Road.

14. Consideration of amending Resolution 2025-12 for Act No. 537, PA Sewage Facilities Act, plan revision for a parcel of land identified as 2810 Street Road as specified by the DEP.

15. Public Comment

16. Other Business

17. Adjournment - Next Meeting: 12/08/25

Council reserves the right to add or delete items to alter the order of business as they deem necessary.
Curfew for Council Meetings is 10:30 P.M.

Council meetings can be viewed live by the public on cable television channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also live stream via the Township's YouTube Channel, www.youtube.com/bensalemtownship. Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, www.bensalempa.gov.