

**BENSALEM TOWNSHIP COUNCIL  
MEETING MINUTES**

**Monday  
October 27<sup>th</sup>, 2025**

**COUNCIL MEMBERS PRESENT:**

Joseph Knowles, Council President  
Ed Kisselback, Council Vice President  
Stacey Champion, Council Member  
Joseph Pilieri, Council Member

**SUPPORTING STAFF PRESENT:**

Joseph DiGirolamo, Mayor  
Debora McBreen, Council Clerk/Recording Secretary  
Ken Ferris, Township Solicitor  
Joseph Pizzo, Township Solicitor  
Philip Wursta, Township Engineer

**PLEASE NOTE:**

**The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue and the lack of the use of their microphone.**

**1. OPENING OF THE MEETING:**

**Council President Knowles** opened the meeting with a moment of silence and/or prayer, followed by the Pledge of Allegiance.

**2. INTRODUCTION OF COUNCIL MEMBERS, MAYOR AND STAFF:**

**Council President Knowles** introduced the Mayor, Council Members and Supporting Staff.

**3. PUBLIC COMMENT:**

**Council President Knowles** indicated the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward the first of two Public Comments was closed.

4. **APPROVAL OF COUNCIL MINUTES:**

**Councilwoman Champion** motioned to approve the Council Meeting Minutes from September 29<sup>th</sup>, 2025 as presented. **Council Vice President Kisselback** seconded and the motion carried 4-0.

5. **CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT FOR:**

**Applicant:** CCT Partnership c/o Michael Markham President  
**Location:** 4600 Street Road  
**Proposed Use:** Mixed Use – Retail & Restaurant  
**Zoning Classification:** GC – General Commercial  
**Tax Parcel:** 02-003-007

**Matthew McHugh**, attorney for CCT Partnership, legal owner of 4600 Street Road, Trevoise Corporate Center. The applicant is seeking a Preliminary and Final Land Development approval for the redevelopment of the Corporate Center. The plan is to demolish the existing three office buildings and redevelop them with a 23,300 sq. ft. grocery store and a combination 12,600 sq. ft. building. which would consist of an approximately 10,100 sq. ft. of retail and restaurant uses, and a 2,450 sq. ft. restaurant, coffee shop with a drive-thru.

The Review Letters from the Township consultants are fairly clean and will comply with the recommendations.

The applicant was before the Bensalem Township Planning Commission and received approval but they did receive some revisions, they are as follows:

Updated the drive-thru lane behind the building to provide for a bypass lane for vehicles that are looking to exit out of the drive-thru or for emergency responders.

The right corner of the proposed retail restaurant building there is a little fence that was added to protect pedestrians from walking over into the drive-thru lane.

Relocated the dumpsters which were originally located right at the edge of the crosswalk have now been pushed to the back parking aisles.

In front of the grocery store concerns were expressed about traffic going towards the drive-thru in conflict with the pedestrians. A lengthy speed hump was added to deter speeding through that area and avoiding pedestrian conflict.

**Council President Knowles** asked if the drive-thru was a single lane.

**Solicitor McHugh** indicated that the drive-thru will be associated with the coffee shop towards the bottom portion of the building.

**Solicitor McHugh** indicated that they reconfigured the drive-thru as to how it is going to work from an access perspective, by providing the bypass lane and the fence to avoid pedestrian conflict. The drive-thru has always been proposed on the plan. It is a matter of restriping and utilizing the area so that they can make sure they get the loading, the actual drive-thru cars, and the bypass lane for people looking to get out, or for emergency vehicles.

**Council President Knowles** asked Mr. McHugh if they had a potential user for the grocery store?

Sprouts Farmers Market is the intended use for the grocery store which is a higher end specialty grocery store with a smaller footprint than a Giant Food Store or Acme, which take up larger spaces.

**Councilwoman Champion** indicated that they were somewhat comparable to Whole Foods or Trader Joe's.

**Solicitor McHugh** indicated that it was a fair comparison.

**Councilwoman Champion** indicated that the closest place is Giant which is located all the way down at Mechanicsville Road or Acme and Giant at the other end of Street Road. It will be very nice for that neighborhood to have some place to run and grab a few things.

**Solicitor McHugh** indicated that it was a very important need for that area.

**Council President Knowles** asked if the applicant was thinking about any particular coffee shop like a Starbucks?

**Solicitor McHugh** indicated that it has not been decided, but it is intended to be some type of user like a Starbucks.

**Council President Knowles** indicated that the retention basin looks to be performing better than it is now.

**Solicitor McHugh** indicated that the complex was built in the 80's. The applicant is updating and putting in a new stormwater management facility which will comply with current Township standards.

**Council President Knowles** asked the **Township Engineer, Mr. Wursta**, if his office was good with the percentages and the study that was performed in reference to this?

**Engineer Wursta** indicated that his office is fine with the percentages.

**Mr. Eric Clase, PE** associated with Gilmore and Associates, Inc. indicated that there is an existing basin plan which is being modified and updated to today's standards. They are putting amended engineered soil in the basin and making it slightly larger. They are putting in two underground basins. Currently the rate control in the 100-year storm is 99 CSF leaving the site. The applicant is taking it down to 36 which is reducing the flow by a third. Volume wise, right now, for the 2-year storm it is about 26,000 cubic feet volume that leaves. The applicant is taking

that down to nine. They are reducing it to a third. Volume and rate, the applicant is greatly improving stormwater management.

**Council President Knowles** indicated that it looks like they have plenty of parking for what the applicant is proposing to build in this area.

**Solicitor McHugh** indicated that it was more than adequate parking.

**Council Vice President Kisselback** asked **Engineer Wursta** if this was an increase of square footage in terms of Impact Fees?

**Engineer Wursta** indicated that the traffic review letter, dated October 7<sup>th</sup>, 2025 indicates what the applicant will need to do regarding the Impact Fee.

**Solicitor McHugh** indicated that he will work through the calculations associated with the Impact Fee with the Township Traffic Engineer.

**Council President Knowles** asked **Solicitor McHugh** to go through the waiver requests.

Requested Waivers:

- A. From the provisions of §201-41 & 201-61, which state the requirements to provide a preliminary and a final plan in submission.

A waiver is requested from the requirement to provide separate preliminary plan and final plan submission.

- B. From the provisions of §201-41(d)(9), which states that all existing sewer lines, water lines, fire hydrants utility transmission lines, culverts, bridges, railroads, or other manmade features within the proposed subdivision and/or land development and within 400 feet of the boundaries of the proposed subdivision and/or land development or a lesser distance within which the Township Engineer determines that all necessary information can be provided; location, width and purpose of existing easements and utility rights-of-way within 50 feet of the proposed subdivision and/or land development.

A waiver is requested from providing all existing features within 400 feet and utility easements and rights-of-way within 50 feet of the land development area and boundary.

- C. From the provisions of §201-106(a)(2)a(6), which states that cut and fills shall not endanger adjoining property. No proposed gradings shall be permitted within three feet of any site property line, and in no case shall cut and fills endanger adjoining property.

A waiver is requested to allow grading with 3 feet of the site property line.

- D. From the provisions of §201-112.(d), which requires a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building.

A waiver is requested from providing a planting strip with an average width of 10 feet and a minimum width of 7 feet between the edge of the parking area and the outside wall of the nearest building.

- E. From the provisions of §196-47(2)(b)(1)(B), which states that the locations of all existing and proposed utilities, sanitary sewers, on-site septic systems, wells, stormwater BMPs, and water lines on site and within 100 feet of property lines.

A waiver is requested from the requirements to provide locations of all existing and proposed utilities, sanitary sewers, on-site septic systems, wells, stormwater bmp's, and water lines on site and within 100 feet of the property lines.

- F. From the provisions of §196-61(b)(1), which states that storm sewers (pipes or other structures) shall be reinforced concrete pipe have a minimum grade of ½ 0/0 and a minimum inside diameter of 18 inches or a cross-sectional area of 254 square inches except that pipe under a fill of 25 feet or greater shall not be less than 24 inches in diameter (inside) or have a cross-sectional area less than 453 square inches.

A waiver is requested to allow storm sewer pipes less than 18 inches in diameter where required soil/pavement cover is not otherwise available and drainage computation validate a smaller pipe size.

**Solicitor McHugh** indicated that there is an existing signalized intersection that the applicant will utilize.

**Council President Knowles** indicated that the applicant will adhere to any requests from PennDOT.

**Solicitor McHugh** agreed to follow any requests from PennDOT and will have them permitting through this land development.

**Councilwoman Champion** asked if it will have a straight and a turning lane or a straight turning and a right.

**Solicitor McHugh** indicated that there will be a straight and right and then left out.

**Council President Knowles** indicated that anything regarding the Fire Department the applicant will comply.

**Solicitor McHugh** agreed.

**Council President Knowles** asked if everything from the Planning Commission has been incorporated into the plan.

**Solicitor McHugh** indicated that they incorporated all of the Planning Commission suggestions into the revised plan and have not received any additional information from them.

**Solicitor Pizzo** indicated that Mr. McHugh provided him with a copy of the Notice to Adjacent Property Owners and everything appears to be in order.

**Council Vice President Kisselback** indicated that on the bottom left corner of the plan where it says proposed employee parking asked if that were taken out of the equation, would there still be enough parking for the employees? It seems like a tight area for vehicles to exit.

**Councilwoman Champion** added that she was thinking about the stacking at the exit.

**Council President Knowles** asked if there was room for someone to back out of one of those spots and get out on Street Road, as opposed to not dealing with the people in the drive-thru lane?

**Mark Bowman**, Traffic Engineer with Bowman, indicated that those 5 spots are for employees only and they will park there and leave when they are done their shift. The only traffic from the site that would be going into that area other than those employees would be anybody that has to be in the bypass lane.

**Councilwoman Champion** indicated when they are existing everybody will be stacking up against the green and the shrubbery coming out of the main entrance at the grocery store.

**Mr. Bowman** indicated that the intent here was because of the short throat length, difficult to prevent that or redesign it in any way. The landscaped island is between the proposed coffee shop and runs towards the Sprouts building. The cars exiting would be stacked there. That would be an extension of the driveway throat.

**Council Vice President Kisselback** suggested that the applicant take the island out and have the bypass lane come straight out.

**Councilwoman Champion** suggested that the applicant take out the five employee spots so that people can go straight then make a left to get into a stacking area.

**Mr. Bowman** indicated that what Council was suggesting is that the island where the three trees are is to extend that island slightly, bring the bypass lane down straight and make it a 90° turn and have them come into the access just like the other side.

**Councilwoman Champion** referred to the plan and suggested to remove the triangle with the lines and have the bypass lane go straight.

**Mr. Bowman** indicated that he could make that work.

**Council President Knowles** indicated that Council could make that a condition of the approval.

**Council President Knowles** asked if there was anyone in the audience that would like to speak for or against this project. Seeing no one come forward the Public Comment portion was closed.

**Councilwoman Champion** motioned to approve the Preliminary and Final Land Development Plan for 4600 Street Road, Tax Parcel 02-003-007 the six wavers would be for §201-41& 201-61 is waiver 1. §201-41(d)(9) is waiver 2. Waiver 3 is §201-106(a)(2)a(6). Waiver 4 is §201-112.(d). Waiver 5 is §196-47(2)(b)(1)(B), with engineering approval. Waiver 6 is §196-61(b)(1) with engineering waiver approval. The changing of the bypass lane to be straight and taking out the slight triangle in employee parking spots and extending the landscaping area down slightly. Also, the Impact Fee will be determined and be a will comply; any and all PennDOT approvals and requests and anything as related to traffic design and the Fire Department review.

**Solicitor Pizzo** indicated that the record should reflect that the engineer's review that Councilwoman Champion is referring to is the review performed by the Township Engineer, WK2 dated October 7<sup>th</sup>, 2025. All items of which are will comply items. Township Traffic Engineer review of the same date of October 7<sup>th</sup>, 2025 all of which are will comply items, including the traffic impact fee issue and the Fire Rescue review that Councilwoman Champion referenced is dated September 2<sup>nd</sup>, 2025 which are will comply items. The waivers that Councilwoman Champion referenced are in the document provided by the applicant, entitled Requested Waivers August 15<sup>th</sup>, 2025 for 4600 Street Road.

**Solicitor McHugh** indicated that he would like to add the recommendations of the Bensalem Township Planning Commission which is shown in the updated exhibit but have not been formally resubmitted as of yet.

**Solicitor Pizzo** indicated that would be a part of the motion as well.

**Councilwoman Champion** added the PennDOT Highway Occupancy Permit.

**Solicitor McHugh** responded that he understood and acknowledged.

**Councilwoman Champion** amended her motion as to what Solicitor Pizzo had stated. **Council Vice President Kisselback** seconded and the motion carried 4-0.

6. **CONSIDERATION OF AN ORDINANCE APPROVING THE REQUEST OF FLYING PIG BENSLEM, LLC TO TRANSFER LIQUOR LICENSE NO. R-21378 INTO THE TOWNSHIP, REPEALING ALL INCONSISTENT ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE THEREFOR:**

**Solicitor Pizzo** indicated that this is an intermunicipal liquor license transfer for the property on Bristol Pike in Andalusia known as the former Andalusia Bar & Grill. The transfer would be for the opening of a Flying Pig which is a National restaurant chain.

The applicant has provided all of the necessary documentation for the transfer to be approved and the ordinance has been duly advertised as required by the Township code.

**Solicitor Pizzo** indicated that this was the site that was the subject to a fire last year. The bar and restaurant would be going into the area that was gutted by the fire.

**Council President Knowles** asked if there was anyone in the audience who would be for or against this transfer of a liquor license. Seeing no one come forward, the public comment portion was closed.

**Council Vice President Kisselback** indicated that Council pass the consideration of this ordinance for the transfer of the liquor license number R-21378 for the establishment called the Flying Pig of Bensalem. **Councilwoman Champion** seconded and the motion carried 4-0.

7. **PUBLIC COMMENT:**

Seeing no one come forward the second Public Comment was closed.

8. **OTHER BUSINESS:**

**Solicitor Pizzo** wished everyone a Happy and Safe Halloween!

**Mayor** indicated that he wanted to bring the public up to date on Imaginationland. It was closed on October 6<sup>th</sup>. Imagination Land will be a state-of-the-art for all-inclusive for children that are disabled. Weather permitting the construction should be completed in a couple of weeks. Family Fright Night was once again successful. This is an event put on by our Parks and Recreation Department. Annual Tree Lighting is scheduled for December 13<sup>th</sup> at 5:00pm. Letters to Santa, another great function by our Parks and Recreation Department. Be sure to get those letters in by December 16<sup>th</sup> so that Santa can read them all. The 2026 Concert Season passes are going on sale soon. Veterans Day, Tuesday, November 11<sup>th</sup> the Township will be closed, but most importantly thank a veteran for their service. All this information can be found on our website or call the Township and we will be happy to assist you.

**Councilwoman Champion** indicated that Santa Scott's home burned down on Saturday evening. Prayers out to their family. Bensalem United Methodist Church celebrated 215 years of service to our community. Snyder had their Fall Fling on Saturday, October 25<sup>th</sup> and there was a lot of merchandise to purchase.

**Council Vice President Kisselback** indicated that Imaginationland is one of the best playgrounds and visits this playground with his grandchildren. Friday night, October 31<sup>st</sup> is Halloween and Tuesday November 4<sup>th</sup> is Election Day, polls open at 7:00am and close at 8:00pm. Next Council meeting is November 10<sup>th</sup> and Veterans Day is November 11<sup>th</sup> and December 13<sup>th</sup> is the Township Annual Tree Lighting.

**Council President Knowles** indicated that it is important that you get out and vote on November 4<sup>th</sup>. November 10<sup>th</sup> is the next Council meeting. Happy Halloween and be safe!

Next meeting is scheduled for Monday, November 10<sup>th</sup>, 2025.

9. **ADJOURNMENT:**

There being no other business to discuss, the meeting was adjourned.

The Bensalem Township Council Meeting of October 27<sup>th</sup>, 2025 can be viewed in its entirety at the following websites:

[www.bensalenpa.gov](http://www.bensalenpa.gov)

or

[www.youtube.com](http://www.youtube.com)

**Respectfully Submitted,**

**Debra F. McBreen  
Recording Secretary**