



BENSALEM TOWNSHIP

Building and Planning Department
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www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
December 4, 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 – November 6, 2025
4. **Continued hearing for Forman Sign Company (Dan Flaville)** **Appeal #2025-3505**
Location: 1301 Bristol Pike
Tax Parcel: 02-029-474
Request: Variance to allow 2nd Freestanding Sign on the property.
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5. **Continued 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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6. **Continued 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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7. **Hearing for Ricardo and Lisa Zaragoza** **Appeal #2025-3854**
Location: 912 Wayland Circle
Tax Parcel: 02-074-151-005
Request: Variance for accessory structures footprint to be 26.6% of the principal building, shed setback pool setback, building addition setback.
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8. **Hearing for Robert Schiefer** **Appeal #2025-3962**
Location: 231 Hemlock Ave
Tax Parcel: 02-064-084
Request: Variance for impervious surface coverage to be more than 45% of lot area for ramp and landing.
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9. **Hearing for Paul & Lynn Tarnowski** **Appeal #2025-4025**
Location: 3201 Fairway Rd
Tax Parcel: 02-043-172
Request: Variance for impervious coverage, shed in right-of-way, deck setback less than 25 feet and accessory structure on deck less than 10 feet from dwelling.
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10. **Hearing for Squire Home Builders LLC** **Appeal #2025-4031**
Location: Paris Ave & Charles V. Ellzy Way
Tax Parcel: 02-007-081
Request: Variance for lot area and lot frontage, building and impervious coverage to construct single family dwelling.
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11. **Hearing for Anthony Zampirri** **Appeal #2025-4033**
Location: 4348 Grove Ave
Tax Parcel: 02-017-092
Request: Variance for impervious surface coverage, accessory structure coverage and setback to property line for steps, retaining wall, shed and building separation.
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12. Correspondence – Discussion regarding 2026 meeting dates.
13. Adjournment

Prepared by: Iva
Posted: 11/26/2025
Advertised: 11/21/2025 & 11/28/2025