



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
December 8th, 2025 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
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www.bensalempa.gov

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.

Recognition of the Valley Athletic Association 14U Softball Champions

3. Public Comment: Limited to Agenda Items Only

4. 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

5. 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

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

Applicant: Gail L. Faulkner, Trustee & Joseph Faulkner, Trustee
Location: 4437 Street Road
Proposed Use: New Service Building 7 Showroom
Zoning Classification: H-C1 – Highway Commercial
Tax Parcel: 02-008-006-001

7. Consideration of an Ordinance amending the Zoning Map of Bensalem Township and the Zoning Classification of Bucks County Tax Map Parcel 02-070-001 of the said Zoning Map from BP Business and Professional to R-44 Residential/Commercial, and establishing an effective date herefor.

8. Consideration of an Ordinance amending the Zoning Map of Bensalem Township and the Zoning Classification of Bucks County Tax Map Parcel No. 02-041-022-002 of the said Zoning Map from G-C General Commercial to R-1 Residential. And establishing an effective date herefor.

9. Consideration of an Ordinance of the Township of Bensalem, Bucks County, Pennsylvania, amending the Township Code of Ordinances at Chapter 232-“Zoning”, at Article V.-“Residential Districts”, Division 11.5-“R-44 Residential/Commercial District”, Section 232-258-“Use Regulations”, Section 232-259-“Area Regulations”, and Section 232-260 “Special Requirements – Street and Parking; repealing all inconsistent Ordinances or parts thereof; and establishing an effective date herefor.

10. Consideration of a Reduced Permit Fee for the proposed ADA walkway at Struble Elementary located at 4300 Bensalem Boulevard.

11. Consideration and signing of Developers Agreements for:

Applicant: Byberry-39, LLC – “Byberry Woods”
Location: Byberry Road located opposite Amwell Road
Proposed Use: 39 Residential Townhomes
Zoning Classification: R-3 – Residential
Tax Parcel: 02-033-108, 02-033-109 and a portion of 02-033-109-001

A. Land Development Improvements Agreement
(3) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practices Operations & Maintenance Agreement
(3) Executed copies to be signed by Council upon consideration.

12. Public Comment

13. Other Business

14. Adjournment – Happy Holidays
Council reconvenes on January 5th, 2026 for the Reorganization Meeting

By: Michelle Benitez, Council Secretary

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.