



# BENSALEM TOWNSHIP

Building and Planning Department  
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Joseph DiGirolamo  
Mayor

Kenneth V. Farrall  
Director of Building & Planning

Bensalem Township Planning Commission  
Regular Monthly Meeting  
Wednesday, January 21, 2026  
Bensalem Municipal Building  
7:00 p.m.

## Agenda

1. Open meeting with the Pledge of Allegiance
2. Re-organization of the Board
  - A. Chairperson
  - B. Vice-Chairperson
  - C. Secretary
  - D. Meeting Dates
3. Approval of last month's minutes – November 19, 2025
4. **PRELIMINARY & FINAL LAND DEVELOPMENT FOR PERRYVILLE HOSPITALITY LLC**  
Location: Lincoln Hwy (US Route 1)  
Tax Parcel: 02-001-035  
Proposed: Self Storage Facility  
Expires: 2/1/2026  
Engineer: Justin A. Geonnotti, PE – Dynamic Survey, LLC  
Attorney: Edward F. Murphy, Esquire  
[View Plans](#)
5. **PRELIMINARY LAND DEVELOPMENT FOR AGUILONS PROPERTIES, LLC**  
Location: 1928 Bristol Pike  
Tax Parcel: 02-031-141  
Proposed: Religious Institution  
Expires: 2/1/2026  
Engineer: Nick Rose, PE – Protract Engineering Inc.  
[View Plans](#)
6. **SKETCH PLAN FOR ALAN ASRIANTS**  
Location: 3300 Johns Court  
Tax Parcel: 02-093-280  
Proposed: Duplex  
Expires: None  
Engineer: Mikhail Zavyazkin  
[View Plans](#)

7. **PRELIMINARY & FINAL SUBDIVISION FOR WALTER LESNEVEC**

Location: Galloway Rd & Hulmeville Rd

Tax Parcel: 02-041-022-002

Proposed: Residential

Expires: 2/11/2026

Engineer: Larry Young, PE – Tri-State Engineers & Land Surveyors

Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio, LLP

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8. Adjournment

*Prepared by: Iva*

*Posted: 1/15/2026*

*Copy: Mayor DiGirolamo  
Township Council*