

November 19, 2025- 7:10

Present: Kenneth Farrall, Ed T, Frank Schilling, Mike Gabrieli, Ed Deveeney, Will Walker, Pete Krieger, and Elesia Knowles

Absent: Nicole Khan

Approval of Last Month's Minutes

Ed T- abstained because he was not here

3.) Rezoning for Walter Lesnevc Location: Galloway Rd & Hulmeville Rd

Farallel- Recommendation to Council, land revision, and zoning component

Residential vs. Sub-division process

Michael Meginniss- John Gennavee

Hulmelville and Galloway Road, pivot to residential

Appeal to outstanding and R-1

Construction 3 3-family homes

Aerial and property conditions and narrow of in grass and circulation

Back with Bucks County Management

John-Zoning plan through Zoom

6 residential lots and a detention piece

Preliminary Plan and Storm Water Management

Vetted by the Township

Open to the Board:

Pete: Town to develop and live with residential versus commercial

Will: Nightmare with a fence and corner lot

John: Traffick to back up with Galloway

Mike: Single-family loans, lots of traffic jams

Frank Schilling: Fencing on Hulmville Road

John: Fences are not allowed for the front yard

Frank: Houses face where

John: Up to the homeowner

Faralel: 4-inch fence and 6-foot fence, limits where the fence and a fence permit, and does not violate sight lines

Frank: House sizes and the same size existing versus a driveway, yards meet all the requirements

John: Share driveway 85 feet, 90 feet, curb lot, sidewalk already for the school

Frank: Less store and traffic, and congestion versus family homes

Ed T: Potential corner house to the township, shared driveways and causes trouble, neighbor could spark conflict

Farrall: Push the house further away from the intersection. The ordinance already provides for the clients and pushes them away from the intersection as far as possible.

Raw rectangle and storm water management and use of inter

Meginnis- 10,000 right zoning district, shared driveway,

Under public comment for or against: no one

Motion to approve, Will re-zoning, Mike, Ed D, Ed T, all in favor aye.

4.) Re-zoning for BSI Provco Bensalem LLC Location: Street Road & Essex Dr

R-4 Residential from business Perfectional

Farallel- Commercial does not make sense, re-zoning and end of packet, text amendment, permit the townhouses, the Township will do the text

Permit the use

Not the development and storm management, step 1, recommendation body, and Council will make the final submission.

Meginness: R-1 and V-P create the R-44 district in its own parcel.

Royal Farms and the neighborhood permit townhomes

Self-homes, not fully, MPS permit, and the number of outside agencies

Non-compliance and into the R-44 district, use explicitly

Interested neighbors would want to use this property, and the reality is residential.

Off-street parking and fire-truck access, dog park,

Faralel- Garage and driveway, nowadays people have 4 cars

Will Walker- Townhouses vs single houses, Wellington Estates. The main difference is ownership: townhouses typically include ownership of the interior, exterior, and the land the structure sits on, while condos only include ownership of the interior airspace, with the land and exterior structure owned by the homeowners' association (HOA)

Mike Gabrieli: Street Roads, Landscape to help buffer

Conception, sketch plans,

Frank Schilling: Taxes on their home, and homeowners are concerned. This is not gonna fit in that area.

Ed T: Single-family homes vs. townhouses, R-44 Zoning does not call for any of this, and this is a concept plan, and what they are asking for, and they needed a zoning variance. Text amendment and not for this at all. Pushing all the Wellington Estates into the property. Regardless, transparency and overdevelopment.

Will Walker: Proposed re-zone R-44 single houses versus townhouses, permitted for single-family homes and street road. Commercial property, especially now with density.

Pete Krieger: I will change the zoning, any zoning change if you present in front of me of a proposal and lower the amount of units, and say this is what I propose. Zoning and permits something that is not good, and sense for residents.

Ed D: Encompass, no townhouses, single-family dwelling, Wawa, and commercial building. I think if you can revise, a single-family dwelling would be a better option to complement the family atmosphere and pre-existing houses.

Mike G: Dog Park and kid play area, and a park near 95-

Frank Schilling: Income houses

Essex Drive
Cheltenham Drive
Wellington Drive

Public Comment so we can contact you later:

Lou HaBecci

1108 William Penn Drive

Lot #6

Bensalem, PA 19020

Ginkgo Trees and easement

Wildlife knocks out the animals and moves behind the school
Water-run off and approved and ruined, and sidewalk, and pool
I would sell my house
Doctors, professional, single-family home,
Exit Road and one little driveway
90 acres and a basin, and not for 70 homes
95 Ramp

Anna Roth

1160 Will Penn Drive
Bensalem, PA 19020

Concerns, builders of residential homes

Michael Cooliee, we would work with regional builders

1 day, major and personal experience 4-6 dangerous street sketch

Accident and entrance

Attack through tractor trailer

Really congested area

Ludicrous and 200 people

Personally, 20 vs. 70, home and match, the area we live in

Environmental concerns

Trade School

Dr. Sabri Ibrahim

113 Cheltonham Drive

Development and maintenance, and great job! The amount of traffic and a house of new drivers with cameras, running over with trash cans, own property, to be fair, and where we do community's wants, we deserve to have a say in what we say there

Quality of life, homes, and I buy 1-2 homes for my kids

I will sell my house if this passes

Shelly Rowan

1116 Will Penn Drive

A meeting two days before was inconsistent, and there was no clear idea of what it meant, nor was there a clear understanding of the Facebook page. 18 and 22

77 Condos going in.

I would move, I picked my house for the school near there.

Deer and other animals, as well as traffic, are in our neighborhood.

Single homes make more sense, and builders, homeowners disrupt everything.

Ranam M. Taj

Senior attorney

50 years living in Bucks County- 38 years of experience in Nationality, Business, and Family

Laws

Lincoln Estate 17

3rd home in Bensalem

Hearing

I didn't get any notice or letter

Welling Estates is affected

I don't like this idea, property uses it single-home, and good value

Tim Divine

1166 William Penn Drive

Traffic concern and in and out

Island curb and curve

The hotel was proposed and which is on Richard Drive, and is a good neighbor

Continue and use a property and a solution that everyone can agree on

Andrea Pigott

Brookshire Drive

1405 Bersheker 1240

Lot#2

Cheltham Street

Young children and now teenagers, multiple generations, Wellington Estates, with our development and block parties, come together, safety-wise

Not well-lit, part of our HOA, speed bumps, and less appealing to cut through

Mike Patel

1240 William Penn Drive

140 cars going in and out of an intersection, cutting through Street Road and Bristol Road

Maneesh Patel

1209 William Penn Drive

Grandkids are on our side, traffic, 3-4 cars, 420 cars potentially, cutting across going to 13, for our community

Kennish Patel

1000 Esseus Drive

Single-house and make more entries from the commercial before Street Road

Patel

1207 William Penn Drive

Before 2 days to research or counterargument

Seniors and walking around, and no street divider, and win-win

Patel

1104 William Penn Drive

70 townhouses and a slope, rainy angle, similar houses, and our property does not go down, traffic goes down

Ed D: Great Communication, ideas to factor in, and a tight-knit community, change in something for a very long time. quiet area, dwelling for single-income, number of cars, and traffic

Together as one, bought in Wellington Estates.

Ed T- Deny, client with a plan, single or mixed-use houses

Ed D- Number of dwellings and up against

Pete- Second that

Denied- Unanimously, by the Board.

Last title- Changing the day of the meeting, we can keep the meeting days

December Meeting is cancelled

January - Calendar, clarified, angled, and due to the norm, and sent to the summer time

8:43 pm Adjourned