



BENSALEM TOWNSHIP

Building and Planning Department
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www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
February 5, 2026
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 – January 8, 2026
4. **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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5. **Continued 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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6. **Hearing for Jianfeng Huang and En Chen** **Appeal #2025-4416**
Location: 2253 New York Ave
Tax Parcel: 02-065-005
Request: variance for building coverage, impervious surface coverage, rear yard setback, separation distance between accessory structure and accessory structure footprint for existing two-story deck and shed.
Attorney: Andrew R. Stoll, Esquire – Fox Rothschild LLP
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7. **Hearing for Niu Do** **Appeal #2026-0166**
Location: 2969 Columbia Dr
Tax Parcel: 02-048-202
Request: Variance for rear yard and side yard setbacks to construct deck and setback distance for a proposed shed.
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8. Correspondence
9. Adjournment