



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
January 26th, 2026 - 7:00 p.m. – Snow Emergency
February 9th, 2026 - Rescheduled
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
FAX: (215)-633-3609
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
3. Public Comment: Limited to Agenda Items Only
4. Approval of Council Minutes for meeting date:

November 24th, 2025 December 8th, 2025 January 5th, 2026
5. Consideration of a Resolution authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of \$118,900 regarding the Bucks County Police Chiefs Association of Records Management System.
6. Consideration of a Resolution authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of \$175,000 regarding Towns Against Graffiti.
7. Consideration of a Resolution authorizing the acceptance of a Municipal Grant Program Contract awarded by the Redevelopment Authority of the County of Bucks in the amount of \$21,150 regarding Bensalem EMS Department ORION Program.

8. Consideration of a Resolution for Act No. 537, PA Sewage Facilities Act, plan revision for new land development of a parcel of land identified as 3743, 3805 and 3825 Hulmeville Road.

9. **CONSIDERATION OF A MINOR LAND DEVELOPMENT:**

Applicant: James Mee (Creative Architectural Metals, Inc.)
Location: 1642 Woodhaven Drive
Proposed Use: Industrial – Addition to building
Zoning Classification: L-I Light Industrial
Tax Parcel: **02-060-013-003**

10. Consideration of 6 Escrow Releases for:

A. Developers Request: **Faith Unity – Release #5**
Location: Richlieu Road
Tax Parcel: 2-1-55-002
Amount: **\$8,500.00**

B. Developers Request: **700 Bristol Pike – Release #1**
Location: 700 Bristol Pike
Tax Parcel: 02-031-001
Amount: **\$671,499.50**

C. Developers Request: **TIC Associates, Phase I – Release #3**
Location: 4626 Somerton Road
Tax Parcel: 02-003-002
Amount: **\$88,329.65**

D. Developers Request: **TIC Associates, Phase 2 – Release #3**
Location: 4626 Somerton Road
Tax Parcel: 02-003-002
Amount: **\$279,750.20**

E. Developers Request: 2500 State Road Holdings, LLC – Release #4
Location: 2500 State Road & 625 Imperial Court
Tax Parcel: 02-065-020 & 02-061-292
Amount: \$40,923.88

F. Developers Request: Federation Housing – Release #9
Location: 4695 Somerton Road
Tax Parcel: 02-003-006-003
Amount: \$123,963.70

11. Requests for Waiver of Curbs and Sidewalk Installation subject to payment of a fee in lieu of request.

Applicant: Thomas Snyder
Site Information: 4423 Master Avenue
Tax Parcel: 02-007-043

12. Consideration and public hearing on an Ordinance amending Chapter 225 “Vehicles and Traffic” Article II – Traffic Regulations, Section 6, Appendix A

Stop Sign	Direction of Travel	At Intersection Of
Amwell Street	Eastbound	Judson Drive
Amwell Street	Westbound	Judson Drive

13. Public Comment

14. Other Business

15. Adjournment - Next Meeting: 02/23/2026

By: Joseph J. Wenzel, Jr., Council Secretary

Be advised, the Council meeting may be cancelled in the event of significant adverse weather.

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,. Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, www.bensalempa.gov.