

**BENSALEM TOWNSHIP COUNCIL  
MEETING MINUTES**

**Monday  
November 24<sup>th</sup>, 2025**

**COUNCIL MEMBERS PRESENT:**

Joseph Knowles, Council President  
Ed Kisselback, Council Vice President  
Michelle Benitez, Council Secretary  
Stacey Champion, Council Member  
Joseph Pilieri, Council Member

**SUPPORTING STAFF PRESENT:**

Debra McBreen, Council Clerk/Recording Secretary  
Ken Ferris, Township Solicitor  
Joseph Pizzo, Township Solicitor  
Philip Wursta, Township Engineer

**PLEASE NOTE:**

**The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue and the lack of the use of their microphone.**

**1. OPENING OF THE MEETING:**

**Council President Knowles** opened the meeting with a moment of silence and/or prayer, followed by the Pledge of Allegiance.

**2. INTRODUCTION OF COUNCIL MEMBERS, MAYOR AND STAFF:**

**Council President Knowles** introduced Council Members and Supporting Staff.

**3. PUBLIC COMMENT:**

**Council President Knowles** indicated the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward the first of two Public Comments was closed.

**Council President Knowles** asked Solicitor Pizzo if there were any changes to the agenda.

**Solicitor Pizzo** indicated that he had received a phone call and a subsequent email regarding Agenda Item #11, 1186 Byberry Road. The applicant is requesting that the matter be tabled to the Council Meeting of December 8<sup>th</sup>, 2025. That request is premised on the fact that the applicant did not receive the follow-up review letter from the Fire Marshall; there were things that the Fire Marshall was waiting for from the applicant. The understanding from their Attorney is those items will be submitted to the Fire Marshall tomorrow and the hopes are that the Fire Marshall's review will be issued prior to the December 8<sup>th</sup>, 2025 Council meeting.

The applicant has granted the Township an Extension of Time under the MPC for the consideration of the application through to and including December 31<sup>st</sup>, 2025.

Agenda Item #10 which is the Lot Line Change for Truong & Dawson on Linconia Avenue has requested to be continued due to a scheduling conflict with the applicant's Engineer to the Council meeting of December 8<sup>th</sup>, 2025.

**Council Vice President Kisselback** motioned to table both Agenda Item #10 and Agenda Item #11 to the Council Meeting date of December 8<sup>th</sup>, 2025. **Council Secretary Benitez** seconded and the motion carried 5-0.

4. **APPROVAL OF COUNCIL MINUTES:**

**Councilwoman Champion** motioned to approve the Council Meeting Minutes from October 27<sup>th</sup>, 2025 as presented. **Council Vice President Kisselback** seconded and the motion carried 4-0-1.

5. **CONSIDERATION OF THE 2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:**

John Chaykowski, Director of Administration, indicated that the Township received its 2025 Community Block Grant. The expected amount that the Township is going to receive is \$426,178. There is a Program listing summarizing what the Township will be using it for. The proposed use of the funds are as follows: ADA Curb Cut Upgrades, Family Support Service Homeless Shelter, Program Administration, Housing Rehab and the Senior Center.

**Council Secretary Benitez** motioned to accept. **Councilwoman Champion** seconded and the motion carried 5-0.

6. **CONSIDERATION OF AN ORDINANCE AMENDING PART I – ADMINISTRATIVE LEGISLATION, CHAPTER 2 – ADMINISTRATIVE CODE, ARTICKE IV – EXECUTIVE DEPARTMENTS, SECTION 2 – CREATION OF DEPARTMENTS AND ARTICLE VII – PERSONNEL RULES, SECTION 2-163 – RESIDENCY REQUIREMENTS ESTABLISHED OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF BENSLEM: REPEALING ALL INCONSISTENT ORDINANCES; REPEALING ORDINANCE 2018-06, AND ESTABLISHING AN EFFECTIVE DATE THEREFOR:**

**Mr. Chaykowski** indicated that all of these Articles and Chapters are all dealing with the residency requirement for Township employees. As discussed throughout the years, the Township has an issue trying to get qualified individuals being able to work for the Township; and the requirement of a residency in the Township creates an undue burden on trying to find the qualified people. The Ordinance presented this evening will modify the Ordinance to give a 12 mile radius from the boarder of the Township, which is consistent with the Police Department radius for residency.

**Mr. Chaykowski** stated that the Township surveyed multiple municipalities and they do not have residency ordinances for any of their working staff.

**Council President Knowles** asked if this affects all the departments besides the Police Department?

**Mr. Chaykowski** indicated that the Police are allowed to live outside of Bensalem Township. This Ordinance would include Public Works, Administrative Staff and Office Union Especially with Public Works where a mandatory CDL is required for the job.

**Councilman Pilieri** indicated that the Township should make it a point to hire Bensalem residents first, if they qualify.

**Council President Knowles** asked if there was anyone in the audience that would like to speak for or against the Ordinance. Seeing no one come forward the Public Comment portion was closed.

**Council Secretary Benitez** motioned to approve the Ordinance as presented. **Councilwoman Champion** seconded and the motion carried 5-0.

7. **CONSIDERATION OF A RESOLUTION REQUESTING A STATEWIDE LOCAL SHARE ACCOUNT (SLSA) GRANT OF \$98,982 FROM THE COMMONWEALTH FINANCING AUTHORITY TO BE USED FOR THE PURCHASE AND INSTALLATION OF A PLYMOVENT TOPGRADE MAGNETIC GRABBER EMERGENCY VEHICLE EXTRACTION SYSTEM & ULTIMANTUM AIRBORNE MITIGATION SYSTEM FOR USE IN ITS EMERGENCY VEHICLE GARAGE STORAGE BUILDING.**

**Mr. Chaykowski** indicated that the Statewide Local Share Account has opened and the Township is intending, with Council's approval, to submit a Grant for approximately, \$98,982 to add a Plymovent Magnetic Grabber for the Township firetruck housing unit. The Plymovent Topgrade Magnetic Grabber Emergency Vehicle Exhaust Extraction System is a hose with an exhaust system that when the firetruck parks inside the firehouse the hose hooks up to the exhaust so that the exhaust is not coming into the garage; It will be exhausted out through the rooftop, and when they pull away it automatically detaches.

**Councilman Pilieri** asked Mr. Chaykowski if this unit was going to be at a specific station? Or, is there going to be one in each of the fire stations.

**Mr. Chaykowski** indicated that the unit was for the new Apparatus Parking Garage located near the Public Works Department.

**Mr. Chaykowski** indicated that this Resolution designates the Mayor and/or himself to execute the documents if the Township should be awarded the grant.

**Councilman Pilieri** asked Mr. Chaykowski if this unit was only for the paid firefighter's station and not the volunteer's stations?

**Mr. Chaykowski** indicated that he believes the volunteer stations already have this unit.

**Councilman Pilieri** indicated that he would like to know if the other stations have this unit. Also, what are the Townships goals with the fire stations as he is unaware of what stations are still open, or what stations have closed. Inquired about the status of the fire stations and would like to have this information available to Council for the next meeting.

**Council Secretary Benitez** asked how much the system cost?

**Mr. Chaykowski** indicated that there is no match required from the Township. The cost for the system and the plumbing would be the \$98,982.

**Councilwoman Champion** asked if it was a requirement for all of the firehouse to have some sort of ventilation in terms of what Mr. Chaykowski was describing?

**Mr. Chaykowski** indicated that it was a requirement.

**Council Vice President Kisselback** motioned to accept as presented. **Council Secretary Benitez** seconded and the motion carried 5-0.

8. **COSIDERATION OF A RESOLUTION REMOVING CERTAIN DEED RESTRICTIONS FROM A TRACT OF LAND CONSISTING OF 10.75 ACRES MORE OR LESS LOCATED AT NESHAMINY BOULEVARD AND NEW ROAD WITHIN BENSLEM TOWNSHIP IDENTIFIED AS BUCKS COUNTY TAX MAP PARCEL NUMBER 02-001-036-001 A RESTATING AND REAFFIRMING THE DEED RESTRICTION PROHIBITING OPERATION OF A "LICENSED FACILITY" THEREUPON.**

**Solicitor Pizzo** indicated that this Resolution regards the former State Police Barracks property on Neshaminy Boulevard. At the time that the Township conveyed the property, when the Commonwealth removed the State Police from that facility and ultimately moved them across the street, the Commonwealth deeded the property over to the Township. The Township went through the process with the County Redevelopment Authority of finding a purchaser for the property and the purchaser was an entity called Lifestlye Real Estate. Their intention at the time was to construct a fairly sizeable medical office building on that property.

As part of the conveyance at the time, the Township included a deed restriction which limited the use of the property for the 5-year period. Immediately following the conveyance, limiting it essentially to the use for which it was being sold, which was back in 2013. The 5-year period has now since lapsed and the property owner is asking that the deed restriction, since it's time for it

has passed, that the deed restriction be removed from the deed. Thereby removing any cloud from the title of the property.

This Resolution would effectively authorize the removal of that restriction for the property, the time applicable to it having now long since passed.

**Council President Knowles** stated that anyone who wanted to make an improvement to the property would have to apply with the Township and come before Council.

**Solicitor Pizzo** indicated that was correct. The property remains zoned Business Professional which is consistent with the zoning that was put on it at the time that the Medical Office Facility was first proposed. Any future use of the property would require an application to the Township for Land Development approval prior to any use being put into place.

**Council Secretary Benitez** indicated that in simple terms the deed restriction has expired and the Township is just cleaning this up.

**Councilman Pilieri** asked if anyone was looking to move into this property?

**Solicitor Pizzo** indicated that he was not aware of anyone looking to move into this property. The current property owner made the Township aware of the fact that the Deed restriction is still there and is out of time. Unfortunately, the original plan for the medical office building fell through due to financing problems during COVID. The property at this point is in search of a viable use.

**Council Secretary Benitez** motioned to approve Agenda Item #8 removing the Deed restrictions on TMP 02-001-036-001 as explained and presented by Solicitor Pizzo. **Councilwoman Champion** seconded and the motioned carried 5-0.

9. **APPROVAL OF SETTLEMENT STIPULATION REGARDING THE LAND USE APPEAL OF FRANCIS BITTING.**

**Property:** 2183 Dunksferry Road  
**Tax Map Parcel:** 02-039-152

**Solicitor Pizzo** indicated that this is a property that is dual frontage along Dunksferry Road and Brown Avenue. The property owner appeared before the Zoning Hearing Board seeking several variances that would allow for the property to be subdivided into two lots rather than one dual frontage lot. The Zoning Hearing Board, at the time, granted some of those variances but not all of them, and the property owner appealed that decision up to Commonwealth Court. In reviewing the manner with Administration, the Zoning Hearing Board Solicitor and with the attorney for the applicant; it was the considered opinion of everyone that the costs involved in moving forward with the appeal were not warranted of the variances being requested.

Similarly, the property owners that were in proximity to the property all appeared at the Zoning Hearing Board in favor of the variances. Solicitor Pizzo appeared before the judge several weeks ago and it was agreed that a stipulation would be entered into among and between the property owner, the Township and the Zoning Hearing Board; and that would be entered as an order of the Court upon approval by the Township and by the Zoning Hearing Board.

The stipulation is before Council this evening for their consideration and approval. The end result of this would not be a subdivision of the property. The subdivision applicant would still have to come before the Township. This would just deal with the variances that were not granted at the time of the Zoning Hearing Board.

**Council President Knowles** asked if there was anyone in the audience that would like to speak for or against regarding the settlement stipulation. Seeing no one come forward the Public Comment portion was closed.

**Council Vice President Kisselback** motioned to approve Agenda Item #9 which is the settlement stipulation regarding TMP 02-039-152 as presented regarding the Francis Bitting appeal. **Councilwoman Champion** seconded and the motion carried 5-0.

**10. CONSIDERATION FOR A LOT LINE CHANGE FOR:**

Applicant: James My Truong & Toshia Dawson  
Location: 2647 & 2645 Linconia Avenue  
Proposed Use: Single Family Dwellings  
Zoning Classification: Residential  
Tax Parcel: 02-007-059 & 02-007-060

**Tabled to a date certain of December 8<sup>th</sup>, 2025.**

**11. 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

**Tabled to a date certain of December 8<sup>th</sup>, 2025.**

**12. CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT FOR:**

Applicant: Madhuram Farms, LP c/o Kiran Patel  
Location: Galloway and Richlieu Roads  
Proposed Use: Retail and Office Use  
Zoning Classification: R-1 Residential District  
Tax Parcel: 02-046-001

**Mike Meginniss** from Begley Carlin on behalf of Madhuram Farms LP c/o Kiran Patel. This is an irregularly shaped lot at the intersection of Galloway and Richlieu Roads. The property in terms of gross acreage measures approximately 1.72 acres. It is currently zoned in the R1 District and is vacant. There were a number of variances that were granted years ago to facilitate the development which is before Council for consideration.

This has been in the works for a number of years and they have been working with the Township and the Township Engineer to attempt, primarily to ensure pedestrian safety, to construct a 6,200 sq. ft. structure which would provide consumer retail services. The lot is incredibly oddly configured and at the intersection of two busy thoroughfares.

There was a discussion back and forth as to how they would honor the request that occurs with a lot of land developments to have sidewalk and pedestrian connectivity, but also not to encourage unsafe pedestrian maneuvers.

One of the waivers is a partial waiver with respect to sidewalk installation. The sidewalk installation was a result of trying to figure out what the best maneuvering would be for somebody who was accessing this lot by foot. They presented a creative solution because they did not want to just have sidewalks that were running exactly parallel to the roadway. What they did was to create an internal path of an internal sidewalk system, depicting which then would create a safe maneuver into the intersection into the island in the intersection.

**Mr. Meginniss** worked with the Township Engineer, Mr. Phil Wursta, to come up with this plan which is a much better plan and a much safer plan for pedestrians. Also, the applicant wanted to work with the Fire Marshall to make sure that they were compliant with the Fire Marshall's requests; and have an adequate fire lane to the front of the building, which they did and caused a slight reconfiguring of the parking layout.

Revisions were made to the plan and resubmitted to the Township they prepared new review letters and have done their best to maintain as much greenspace as possible; while still facilitating the construction of the building that was always envisioned, and maintaining the minimum parking which is required based upon Zoning.

Regarding the stormwater management, the review letter from the Township is the end result of this development; which would be a reduction from the one-year all the way up to the 100 year storm in terms of post-development flow as opposed to pre-development flow. Everything else in the review letters that have been issued from WK2 are will comply.

**Larry Young**, PE with Tri-State Engineers & Land Surveyors, Inc. indicated that the existing site is mostly a wooded area. PennDOT did a lot of takings from the right-of-way along the intersection about 8 years ago. The property slopes from north to south. There is an underground basin under the parking lot that connects to the three or four inlets at the intersection.

**Council President Knowles** asked the applicant to speak about the frontage of the stores that will be facing the parking lot, but the façade of the back of the development is a concern. What does the applicant propose for that area?

**Mr. Meginniss** indicated that one of the things that separates a little bit with this application provides the Township staff a little bit greater discretion when it comes to architectural design. Before a shovel is put into the ground, one of the items that were originally presented or discussed

by the Zoning Hearing Board, was to make sure that the architectural design was sufficient to the Township staff before building permits were issued.

**Mr. Meginniss** indicated that one of the specific conditions of the Zoning decision is that there is no flat roof which provides extra assurance that it will be a more appropriate design.

The way it is designed it has two floors, but the second floor is not going to be occupied by tenants which was another condition that was agreed upon. The applicant will have it documented however the Township wants.

**Council Vice President Kisselback** indicated that the applicant was going to submit several different renderings for Council to approve. Is that correct?

**Mr. Meginniss** indicated that the applicant will submit architectural renderings for the Township to bless. The Township needs to be satisfied with how the building looks before any permits are issued.

**Mr. Meginniss** passed around a picture of the type of building that was presented to the Zoning Hearing Board that consisted of an "A" frame rooftop.

**Council Secretary Benitez** asked if the second floor would be available for community space?

**Solicitor Pizzo** indicated that consistent with what was presented at the time of the Zoning Hearing Board that the second floors are to be space that is used by the retail uses below. For example: office storage, things of that nature. They were not to be a separate entity used for rental spaces, apartments or stores; that was supposed to be second floor space for the uses below.

**Mr. Meginniss** indicated that they can Deed restrict, that and at the time the understanding was that there is not a lot to do with this property. It's the only R1 zoned property in the area so it seemed to make sense for there to be a commercial use. But because of the acknowledgement of the site constraints, there is going to be a limited number of parking spots. The vast majority of these developments are built in a semi-speculative manner. There may be a 6,200 sq. footprint, that you don't want to become 12,000 sq. ft. of space that is rented, trying to fit that into the parking field as shown on the plan.

The applicant is not going to utilize that for third party purposes. That can be Deed restricted, it can be enforced however the Township wants.

**Council President Knowles** indicated that the applicant presented a very useful concept for that piece of ground.

**Councilwoman Champion** asked if the applicant had any potential tenants?

**Mr. Meginniss** indicated that Mr. Patel, in other jurisdictions, he operates a UPS and a Battery Plus. Mr. Patel is looking at community stores like that, but he is planning at least in part, for

there to be an owner operator component to this. Mr. Patel believes that there is optimism with the apartments to the plan north, and that is why you partially see the pedestrian connectivity that would be used by the people who live there. Mr. Patel is still finalizing it all and would have to be in compliance with the zoning.

**Council Vice President Kisselback** indicated that he did not want the back of the building to look like the back of the building.

**Mr. Young** indicated that the back of the building will be more for deliveries, but will have the same doorway as the front to make it more pleasing to the eye. There will be no tractor trailers, there will be trucks like UPS, FedEx, small box trucks that will be making the deliveries.

**Mr. Meginniss** indicated that the Township already has an enforceable mechanism by virtue of the 2018 Zoning Application in the condition that this will be architecturally this will be suitable to the Township or in keeping with design standards.

**Solicitor Pizzo** indicated that one of the conditions of the approval will be, as Mr. Meginniss represented previously, that the applicant will, if the project is approved, be subject to Township review; and approval of the building elevations for both sides facing the parking lot, and the side facing the intersection of Galloway and Richlieu Roads. Those elevations will be consistent with the concept elevation that was presented to the Zoning Hearing Board back in 2018.

**Mr. Meginniss** indicated that the specific language was that Appellance proposed to construct a building substantially similar in architectural style. It is consistent with the record that already attaches to this property.

**Solicitor Pizzo** indicated that the Township will have the ability to sign off on that and that will be put into the Developer Agreements; and before Building Permits are issued, there will be an agreement on the final building elevations.

**Mr. Meginniss** indicated that it was agreeable.

**Councilwoman Champion** indicated to Solicitor Pizzo that vape shops will not go into this building because it is not zoned Light Industrial because Council changed that in 2022. This would be so, that before anybody goes onto Social Media and creates a firestorm that the Township is putting in retail shops.

**Solicitor Pizzo** indicated that it would be correct.

**Council President Knowles** indicated that the Review letter dated July 21<sup>st</sup> 2025 there is an Impact Fee that was determined at \$35,675.64 and asked if the applicant agreed with the fee.

**Mr. Meginniss** indicated yes.

## **Requested Waivers**

The following is a list of waivers requested by the applicant:

1. Sec. 201-43.C.5. – To permit the simultaneous submission of a preliminary and final land development plan.
2. Sec. 201-104.B.(1). – From providing sidewalk along all abutting streets except when in the opinion of the council with advice from the township engineer and planning commission, they are unnecessary for public safety and convenience. There are currently no sidewalks in the immediate vicinity of the site along Richlieu Road and Galloway Road.
3. Sec. 201-41.(d).(9). – From showing all existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, or other manmade features within the proposed subdivision and/or land development and within 400 feet of the boundaries of the proposed subdivision and/or land development or a lesser distance within which the township engineer determines that all necessary information can be provided; location, width and purpose of existing easements and utility rights-of-way within 50 feet of the proposed subdivision and/or land development. An aerial plan is provided in lieu of this requirement.
4. Sec. 201-106.(a).(2)(6) – To permit grading within 3 feet of the property line. To ensure stormwater runoff is directed to BMP.
5. Sec. 196-61.a. – To permit the use of HDPE pipe in lieu of the required reinforced concrete pipe due to the HDPE being an industry standard and the cost saves of using HDPE pipe.

All others are a will comply in the WK2 Civil and Traffic Engineering letters.

**Council Secretary Benitez** asked the Township Engineer, Mr. Wursta, what his opinion was on the number 3 Waiver request.

**Engineer Wursta** indicated that it was typical and what the Township has been doing for years and they are relying on the engineers and making sure they have the right information on those plans and they do in this case.

**Council Secretary Benitez** indicated the last letter from the Fire Department is dated June 19<sup>th</sup>, 2025 and asked if there have been any changes from that date to the present.

**Mr. Young** indicated that the major change was they used to have parking all along the front. There is a fire lane in front of the building so it took the applicant from 48 parking spots down to 36 parking spots. The applicant has an email from the Township Fire Marshal and satisfied him back in April of 2024.

**Council President Knowles** asked if there was anyone in the audience who would like to speak for or against this project. Seeing no one come forward, the Public Comment was closed.

**Council Vice President Kisselback** motioned to approve the Preliminary and Final Development of Madhuram Farms LP c/o Kiran Patel, Zoning Classification R-1, TMP 02-046-001 for retail office use, site area 1.1 acres. Regarding the review letter from WK2 dated July 31<sup>st</sup>, 2025. There is an Impact Fee of \$35,675.64 that the applicant has agreed to pay. The Zoning Regulations have been approved by the Zoning Board. The requested waivers are as follows:

1. Sec. 201-43.C.5. – To permit the simultaneous submission of a preliminary and final land development plan.
2. Sec. 201-104.B.(1). – The applicant has provided sidewalks in an unusual fashion, but meets the requirements of the Township. If there is any difference between the linear footage that is required as a normal sidewalk and curbing would be, there would be a fee in lieu of, if not, that would be equal to what is being done in terms of the actual construction of the sidewalks.
3. Sec. 201-41.(d).(9). – Taking of the aerial photo to show the enhancement of the different areas and the different existing water lines, fire hydrants and such.
4. Sec. 201-106.(a).(2)(6) – To permit grading within 3 feet of the property line. To ensure stormwater runoff is directed to BMP.
5. Sec. 196-61.a. – To permit the use of HDPE pipe in lieu of the required reinforced concrete pipe due to the HDPE being an industry standard and the cost saves of using HDPE pipe.

Stormwater Management has been presented to Council and is favorable in terms of having less flow in the 100-year program from 6.37 CFS to 2.85 which is pretty remarkable. And for the 1-year flood from 1.16 CFS to .74 which is also very good.

Added to Council Vice President Kisselback motion, Solicitor Pizzo indicated to mention that he was referencing the WK2 letter dated July 21<sup>st</sup>, 2025 the applicant will comply with all of the conditions set forth therein. The applicant will also comply with all of the conditions set forth in the July 31<sup>st</sup>, 2025 Traffic review letter of WK2. The applicant will comply with the conditions of the June 19<sup>th</sup>, 2025 Fire Marshall review with the November 12<sup>th</sup>, 1994 Township Traffic Safety Review. The April 21<sup>st</sup>, 2025 Traffic Impact Fee review, and consistent with the discussions it should be noted that the appropriate protections will be put into place to make sure that the building elevations are provided to the Township consistent with the zoning approval and with the elevation identified as concept elevation 3 for the Galloway Road Retail Center prepared by Stanville Associates that was presented to the Zoning Hearing Board in 2018. The Township will approve the building elevations for both the north and south sides of the building. Those would be the sides that face the parking lot and the side that face the intersection of Galloway and Richlieu and that those approvals will be obtained and granted prior to the application for building permit approval. It should be noted in the zoning approvals that the second floors are not intended to be separately rented, but rather to be used in concert with the retail uses on the first floors below them.

**Councilwoman Champion** seconded and the motion carried 5-0.

13. **CONSIDERATION OF A RESOLUTION FOR ACT 537, PA SEWAGE FACILITIES ACT, PLAN REVISION FOR A PARCEL OF LAND IDENTIFIED AS 1977 BYBERRY ROAD.**

Solicitor Pizzo indicated that Council previously approved Land Development approval for this property. As part of the conditions of approval, the applicant is required to get approvals from the Philadelphia Water Department, the Bucks County Water and Sewer Authority, and the Pennsylvania Department of Environmental Protection, for their sewage planning and their sewage facilities for the project. In order to effectuate that, there is a Resolution for amendment of the Township's Act 537 Plan consistent with the sewage facilities, which have been reviewed and approved by the Township, by the Philadelphia Water Department, the Bucks County Water and Sewer Authority, and the Pennsylvania Department of Environmental Protection.

The Resolution is in the form required by and acceptable to the Pennsylvania Department of Environmental Protection, and is recommended for Council's approval.

**Councilwoman Champion** indicated that this was approved back in 2009 and was recorded on 2010 and noticed the note from Director Farrall about the developer THAT is now constructing the homes 15 years later, and asked if this was the normal process to do the sewer extension for that?

**Solicitor Pizzo** indicated that the approvals are conditioned upon obtaining and securing the approvals of the various third-party approval agencies all of which were just identified. At this point, what Mr. Farrall has suggested is that because of the amount of time that has passed, the Township Engineer would review the plans to make sure that they comply with current regulations. The Sewage Facilities Plan would be among them, and at this point those Sewage Facilities' Plans have been signed off by the various entities, including the Township.

The review is to make sure adequate capacity exists in the collection, transportation and treatment facilities at the various levels of government that Solicitor Pizzo identified.

**Council Secretary Benitez** motioned to approve Act 537 for 1977 Byberry Road as presented by Solicitor Pizzo. **Council Vice President Kisselback** seconded and the motion carried 5-0.

14. **CONSIDERATION OF AMENDING RESOLUTION 2025-15 FOR ACT 537, PA SEWAGE FACILITIES ACT PLAN REVISION FOR A PARCEL OF LAND IDENTIFIED AS 2810 STREET ROAD AS SPECIFIED BY THE DEP.**

Solicitor Pizzo indicated that this application was for existing construction, namely the Showcase Plaza Shopping Center. A proposed use of a laundromat is looking to go into that center, which is a permitted use under the Township's zoning for that property which is General Commercial. The review under Act 537 is largely a capacity review. In this case, a laundromat is going to use significantly more water and sewer than many other retail uses.

Part of the review for the new tenant for the Township, the Philadelphia Water Department, Bucks County Water and Sewer Authority and the DEP IS to make sure that adequate capacity exists in their treatment facilities, their collection facilities, but also in the facilities that serve the shopping center as well.

The review has been undertaken and the Resolution is in a form acceptable for Council's consideration and approval.

**Councilwoman Champion** motioned to approve the Act 537 for Showcase Plaza on Street Road for a laundromat credential. **Council Secretary Benitez** seconded and the vote carried 5-0.

15. **PUBLIC COMMENT:**

Seeing no one come forward the second Public Comment was closed.

16. **OTHER BUSINESS:**

**Solicitor Ken Ferris** wished everyone a Happy Thanksgiving!

**Solicitor Pizzo** wished everyone a Happy Thanksgiving! The Mayor was not in attendance because he had a cataract removed earlier today and is recovering.

**Council Secretary Benitez** wished everyone a Happy Thanksgiving and **GO BIRDS!!**

**Councilwoman Champion** wished everyone a Happy Thanksgiving! She will be at the Bristol Borough Thanksgiving Day parade. Her daughter is in the parade and is the Queen of the Delaware River Yachtsman's League. Wished her husband a Happy Anniversary!

**Council Vice President Kisselback** indicated that Thanksgiving is November 26<sup>th</sup>. December 1<sup>st</sup> is the Township Budget Meeting and December 8<sup>th</sup> is a regular business Council meeting. December 13<sup>th</sup> is the Township Tree Lighting, 5 o'clock sharp, don't be late.

**Council President Knowles** wished everyone a Happy Thanksgiving!

Next meeting is the Budget meeting scheduled for Monday, December 1<sup>st</sup>, 2025 and the regular Council meeting scheduled for December 8<sup>th</sup>.

9. **ADJOURNMENT:**

There being no other business to discuss, the meeting was adjourned.

The Bensalem Township Council Meeting of November 24<sup>th</sup>, 2025 can be viewed in its entirety at the following websites:

[www.bensalenpa.gov](http://www.bensalenpa.gov)

or

[www.youtube.com](http://www.youtube.com)

Respectfully Submitted,



**Debora F. McBreen**  
**Recording Secretary**