

**BENSALEM TOWNSHIP COUNCIL
MEETING MINUTES**

**Monday
April 27th, 2026**

COUNCIL MEMBERS PRESENT:

Ed Tokmajian, Jr., Council President
Jesse Sloane, Council Vice President
Joe Wenzel, Jr., Council Secretary
Ed Kisselback, Council Member
Joseph Knowles, Council Member

SUPPORTING STAFF PRESENT:

Mayor Joseph DiGirolamo
Debora McBreen, Council Clerk/Recording Secretary
Ken Ferris, 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 Tokmajian opened the meeting and invited the Captain of the Holy Ghost Prep Hockey Team, Chris Marshall, to lead 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 Tokmajian introduced the Mayor, Council Members and Supporting Staff.

NIGHT OF CHAMPIONS:

Council President Tokmajian introduced the Holy Ghost Prep Hockey Team who won for the second consecutive year, the Flyers Cup Champions. Holy Ghost strives by excellence and congratulated the players, coaches and the entire Holy Ghost community for this incredible achievement.

Deron Miller, Production and Electronic Media, proceeded to play the promo video for the audience.

Mr. Gregory Geruson, President, indicated that on behalf of the entire team, thanked the Mayor and Council for the recognition. This team can only begin to understand what this means to them 10, 15, 20, 25 years from now. Not only what the accomplishment means, but the opportunity to be able to do something like that and to share this moment with the entire Bensalem community. Not only is it a privilege, it is an honor and thanked everyone for the recognition and it is truly appreciated.

The Mayor and Council President Tokmajian presented certificates to the Manager, Coaches and team members.

3. PUBLIC COMMENT:

Council President Tokmajian 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.

Solicitor Pizzo indicated that Council met in an Executive Session this evening for approximately 45 minutes immediately prior to this evening's Council meeting. Present for that Executive Session were the 5 members of the Township Council, Mayor DiGirolamo, Township Director of Administration and the Township Solicitor. Two matters of personnel were discussed during the Executive Session and no official action was taken during the Executive Session and no official action is required this evening as a result of the Executive Session.

4. APPROVAL OF COUNCIL MINUTES:

Council Vice President Sloane indicated that he had a couple of editorial corrections which were mailed to the Council Clerk/Recording Secretary, Debora McBreen and have already been edited. **Council Vice President Sloane** motioned to approve the Council Minutes dated April 13th, 2026 as corrected. **Councilman Knowles** seconded and the motion carried 5-0.

5. CONSIDERATION OF A RESOLUTION AUTHORIZING THE PROCESS OF AN APPLICATION TO THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES REGARDING GILBERT COURTS IMPROVEMENTS:

Director Chaykowski indicated that the Township is intending to submit a Grant to the DCNR for a community partnership program, a C2P2 for recreation uses. This is to reconstruct the Gilbert Drive basketball, tennis and pickleball court. The Gilbert Drive court is the Townships main source for their Tennis Program. Gilbert Court is the first court which the Township had pickleball installed and overlaid the tennis court.

If the Grant is awarded, the Township's intention would be to enlarge the asphalt area and then create segregated spots, so that you don't have basketball running onto the tennis and pickleball court. Everything would be fenced off and have its own segregated area, create ADA access as part of the grant requirement. It is a 50/50 Grant and the Township would put up 50% as a match. The intended project is approximately \$730,000 which is the Engineers estimate that the Township is submitting on behalf.

The Resolution before Council is authorizing the Mayor to sign-off any Grant documents needed.

Councilman Kisselback asked Director Chaykowski the location of Gilbert Court?

Director Chaykowski indicated that it was located off of Pasqualone Boulevard in the Valley across from Independence Court.

Council President Tokmajian asked Director Chaykowski how did the Township identify this Grant.

Director Chaykowski indicated that the tennis court there is actually cracking to the point where it can no longer be top sealed. The Township has resealed the course so many times that it now can no longer be sealed. It now needs to be milled out.

It was on the Township Capital Plan that this Grant met the requirements.

Council President Tokmajian indicated that there is someone who is now looking at and inquiring as to more of the Grants that are out there for some of the Townships Capital projects.

Director Chaykowski indicated that the Township hired a Grant Writer that will help to identify potential Grants that are out there and helps to make the presentation.

Council President Tokmajian asked if this was one that the Grant Writer found?

Director Chaykowski indicated that it was and the Township has monthly meetings with her, and at that point they make the Township aware of what grants are open and their time frame.

Council President Tokmajian asked what happens if the work comes in under what the Grant is for?

Director Chaykowski indicated that the money is sent back to the State.

President Tokmajian indicated that the reason he was asking was because of the hockey rink at Community Park.

Director Chaykowski indicated that actually all Grants are limited to wherever you are submitting them for. It involves submitting a design and other documents. The Township wouldn't be able to reallocate the funding. The Township could always upgrade. In the original proposal there was a discussion about putting some sort of plexiglass around it to deaden the noise, it will depend on the pricing.

Director Chaykowski indicated that the hockey rink material is shrinking and is creating a larger gap on the side. The Township has been able to source the additional pieces that have been discussed. Falls Township is doing an order in which the Township has tagged onto their order. Director Kyle Pennypacker was able to find a source that provides just tiles. The Township should be able to get them but unable to give a definitive, but are much closer then when we spoke the other day.

Council President Tokmajian asked if the Township was confident that it was going to be a fix since the Township is essentially piecing that in on the open sides.

Director Chaykowski indicated that a representative from Sports World and the Township will work with them to resolve the edging.

Council Vice President Sloane asked if the \$730,000 was the total and would the Township's portion be \$365,000?

Director Chaykowski indicated that was correct.

Council Vice President Sloane asked if that was included in the budget, or would it be for next year?

Director Chaykowski indicated that he will have to look and see when the award announcement is, because it depends on the award announcement and when the Grant would become effective. It could theoretically be in the 2027 budget. If it is not, then it would be in the 2028 budget.

Council Vice President Sloane asked Director Chaykowski if he didn't expect it to be approved in this calendar year?

Director Chaykowski indicated that the award announcements are usually at the end of the year. Most likely if they are announcing this year, it is usually a January start of the following year, and sometimes the start is within the same year as the Grant is applied. The Township doesn't have the funding to start this year so it will be for next year. It will be in the 2027 budget one way or the other.

Council Vice President Sloane indicated that he was not sure of what the standard practice is for Grant applications. Is it something the Township Solicitor would review?

Director Chaykowski indicated that the Township Solicitor looks at the award agreements. They are looking for a narrative, what is it going to be, and support letters from legislature from local areas. The Township received a support letter from the Bucks County Tennis Association as part of submission. Usually, the award is designated by the State of the Grantor, there are guidelines for submission.

Council Vice President Sloane asked if it made sense to add in a Resolution or any kind of letter support from Council?

Director Chaykowski indicated that the Resolution provides it.

Council Secretary Wenzel asked if the Gilbert Court was going to be completely milled and not patched?

Director Chaykowski indicated that it will be completely milled as well as expand it.

Councilman Knowles motioned to approve the Resolution authorizing the process of the application to the Department of Conservation and Natural Resources regarding Gilbert Courts improvements be submitted. Council Secretary Wenzel seconded and the motion carried 5-0.

6. **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

Solicitor Pizzo indicated that as Council will recall, this applicant was in front of Council earlier this year. Several issues were identified at that time that require further attention particularly as they pertain to the Stormwater Management Facilities. The applicant is continuing to work on that and by correspondence dated April 22nd, 2026 advises that they are near completion of the design; and are asking that the matter be tabled again to a date certain to allow them the opportunity to finish that, and then come back before Council to complete the hearing on their application.

The applicant did not give a specific date but into June would probably be sufficient. That way it will leave them additional time and Council won't have to table it again.

Council Vice President Sloane motioned to table Agenda Item #6 to a date certain of June 22nd, 2026. **Council Secretary Wenzel** seconded and the motion carried 5-0.

7. **CONSIDERATION AND SIGNING OF AGREEMENTS FOR:**

Applicant: Gail L. Faulkner and Joseph Faulkner
Location: 4437 Street Road
Proposed Use: showrooms, service facilities and parking facilities
Zoning Classification: H-C1 Highway Commercial District
Tax Parcel: 02-008-006-001

A. Land Development Improvements Agreement

(4) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practices Operations & Maintenance Agreement

(4) Executed copies to be signed by Council upon consideration.

Solicitor Pizzo indicated that before Council were the Land Development Agreements and the Stormwater Best Management Practices Operations & Maintenance Agreements for Faulkner Buick GMC. The dealership showroom sustained some damage when the tornado blew through a few years ago. Faulkner has been working on a new design for its Buick GMC showroom. The Council previously approved a Land Development plan that will have the existing showroom demolished and a new combination showroom and service be constructed in its place.

These Agreements are the Development Agreements for that Land Development and have been prepared by the Township's Solicitor office, executed by the property owner; and the necessary monies have been posted with the Township as well as the necessary insurance.

The Agreements are in an acceptable form for Council's consideration and approval.

Council President Tokmajian indicated that it was great to see one of the local businesses rebuilding after the destruction from the tornado.

Solicitor Pizzo indicated that Faulkner is a good Corporate neighbor.

Council President Tokmajian indicated that the Land Development piece was already approved. What stipulates the time frame after the Land Development gets approved and why doesn't it get included with that Land Development? Is Council seeing these with every commercial redevelopment or Land Development?

Solicitor Pizzo indicated that the answer to the second question is yes. The answer to the first question is typically Council's approvals are granted with, in some cases, a variety of conditions that the developer has to satisfy post Council's approval. Generally, those are third-party approvals once they have Council's. They've got to secure all of the approvals from the County, the Water and Sewer Authority, Aqua for the water and sewer. PennDOT, if road widenings or highway occupancy permits are involved. All of those things generally tend to happen after Council's approvals.

In some cases, for example, two weeks ago there was a minor subdivision in front of Council that showed a plan that had a drywell that spanned over two properties. Council approved it conditioned upon the developer making revisions to the plan that would separate that into two separate drywells. Once that is done, those plans have to be re-engineered. They have to be reviewed by the Township's Engineer and signed off on. That process can sometimes take weeks, sometime months, depending. All of those things happen between when Council approves the plan and when the Developer Agreements are put in front of Council.

Once everything is to a point where Council is ready to sign Record Plans, then Council is ready for the Developer Agreements. The Developer will typically go to the bank, get the money to fund the construction project. The Developer Agreements are approved. Usually, they're reviewed and signed off on by the lender as well. Not signed off on in the sense that they're signing these, although in some cases they do depending on the structure of the Developer Agreement.

This one was approved by Council in December. Here we are in April and this is probably one of the quicker turnarounds. In some cases, it could be upwards of a year before all of the things are done. And in some case, for any number of reasons, could be several years. There is a clock in place that protects these things from languishing too long. And at some point in time it is a 5-year window. But if it gets to that point the Township gets a second bite of the apple to make sure that if you've made changes to the Stormwater Management regulations, updated the code provisions in whatever fashion; the Township gets a second bite at the apple to make sure that the plan complies with anything that might have happened during that 5-year window. It does happen, but it is not the norm.

Council President Tokmajian does remember reviewing and approving these in the past.

Councilman Knowles indicated that he believes that Faulkner is going to hit the ground running. He has gone over to the Cadillac place and it is all cleared and looks very good.

Councilman Kisselback motioned to approve and sign the agreements for Gail Faulkner and Joseph Faulkner located at 4437 Street Road, TMP 02-008-006-001 relative to the Land Development Improvements Agreement which Council will execute the copies and sign and the Stormwater Best Management Practices Operation & Maintenance Agreement that Council will also sign, **Council Vice President Sloane** seconded and the motion carried 5-0.

8. **PUBLIC COMMENT:**

Council President Tokmajian asked if there was anyone in the audience who would like to speak. Seeing no one come forward the second Public Comment portion was closed.

9. **OTHER BUSINESS:**

Council Clerk, Debora McBreen, indicated that the Mayor had asked her to go over a few Township matters. Parks and Rec Department has their programs posted to the website which list a golf camp, hockey, basketball, tennis. A lot of good programs for the kids in the community. The Police Memorial is May 18th at the Township Legacy Garden at 10:00am. The Memorial Day Parade is on Monday, May 25th, starts at Holy Ghost Prep at 10:00am continues along Bristol Pike into Andalusia and ends at Mill Road. The event is a significant community gathering that honors those who have served and sacrificed for the country. Season Passes are really doing well with the season kicking off on Wednesday, May 27th with “Gold Dust Woman” which is the music of Fleetwood Mac.

Council President Tokmajian thanked Mrs. McBreen for the update and indicated that she does a fabulous job as far as communicating and keeping Council updated to all those events and thanked her for everything that she does for Council.

Councilman Knowles indicated that he was looking forward to the Memorial Day Parade and honoring our Vets. Wished all the mothers a Happy Mother’s Day!

Council Secretary Wenzel wished all mothers a Happy Mother’s Day!

Council Vice President Sloane reiterated everyone’s sentiments regarding wishing all the moms a Happy Mother’s Day!

Councilman Kisselback wished all the moms a Happy Mother’s Day!

Solicitor Pizzo wished all of the moms a Happy Mother’s Day!

Council President Tokmajian wished all of the moms a Happy Mother’s Day! In light of the recent events wanted to acknowledge our law enforcement and also acknowledge our media that was at that event as well. Acknowledged Deron Miller, the Township

Media/Production coordinator who runs the video, pictures and plans for all the Council meetings and is very supportive of all the meetings and thanked him for his good work as well. Have a good evening!

GO FLYERS!!!

10. ADJOURNMENT:

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

The Bensalem Township Council Meeting of April 27th, 2026 can be viewed in its entirety at the following websites:

www.bensalempa.gov

or

www.youtube.com

Respectfully Submitted,

**Debra F. McBreen
Recording Secretary**