

1/21/2026 – 7:00

Joyce Hadley, Michelle Benitez, Pete Kriger, Will Walker, Ed Devenney, Michael Gabrieli, Frank Schilling, Umar Farooq, John Polidoro, Kenneth Farrall, Nicole Khan, and Eles Knowles

Ed Devenney- Chair

Will Walker- Vice Chairperson

Pete Krieger- Secretary

November Minutes- Approved

Meeting Dates Approved

Preliminary & Final Land Development for Perryville Hospitality LLC for Lincoln Highway (US Route 1)

Justin Geonnotti- Dead-end of Neshaminy Boulevard, Route 1, Aerial map exhibit

2.82 property, vacant lot, 4-story, fingerprint, 4 floors, and 9 parking stalls

Loop roads, fully contained and loaded building, access elevators, and water management.

Revised and follow-up letters.

Further render image of the building and zoning with trees and waivers

Nicole Khan + Kenneth Farrall – No questions about waivers

Kenneth- Better use for the Township and houses

Ed Devenney- Formally final plans and reviewed twice

Justin Geonnotti- Curbing and Neshaminy Boulevard and curbing cause issues with storm water management and in fee in lieu of sidewalks. Full a hundred 2 feet of cover and a minimum level spreader, maximum, and footprints, and will comply

Ed Devenney-

Frank Schilling – Building gated and fenced

Justin- Fences around the turnpike and everything

Frank- Dead-end and cornsack, 360 degrees, fully lit for security, lighting in accordance with guidance, and upkeep and plowed, no billboard, and only signage on the building

Fee and cost, and limited size on building

Storage facility and good use for the site

9 sites for entry

This area was not going to generate a lot of traffic.

Garages, not accessible to regular people,

One gate will be keycard accessible, and elevators, cargo, and the fire marshal

Justin- Rendered image

Kenneth- Clean letter from the fire marshal,

Mike Gabrielli- Alternative green energy

Justin G- Manage as existing and post-run condition, basin, and lower basin,

Mike Gabrieli- Camera or internal camera security

Justin- Safety is a concern due to the nature and no blind corner

Mike G- Bensalem PD

Mike- Electricity to utilize and no solar panels

Michelle- Exceptions for the height of the building and the removal of woodlands

Justin G – obtain all the variance, canopy, and technically is not clarify

slopes, not naturally occurring

Kenneth- Not natural

Michelle- MS4 requirements, woodland, and less run-off

Justin- Two stormwater basins,

Michelle- Good with it?

Nicole- Good.

Pete- Does the developer have others in the area? Preliminary and final. George Washington Inn.

Joyce-Different hours, flexibility to loading space, what type of vehicles, length of loading space, requirement and full-time wheeler.

Justin- Internally loaded stall, size of pipes, 15 inch, why was it necessary for a flow for a 100-year storm?

Joyce- Will there be a person physically there?

Dr. Farooq- How many people come in and out every day? What kind of storage from American consumption, and what restrictions are there on what can be stored there?

Variances – 5 acres, and you are getting above and beyond. We tried to make a medical facility, but it was not feasible.

John- External doors and roll-up doors, and put them into an automobile. Gas leaks, batteries, and carbon monoxide. Not a workshop.

Justin- Register vehicle and hazardous materials is very strict.

Kenneth- How many doors?

Justin- I do not have the numbers.

Ed Deveney- Fire codes and scanners improved in the 1980s-1990's, more advanced and included carbon monoxide.

Justin- Air conditioned, not ice storage.

Will- Woodlands, not the definition of woodland, so natural growth, rather it is secondary goods to clarified and I like you are organized.

Pete – Bristol facility not related

Ed D- Public Comment –

None

Motion- 6 waivers for approval,

Approved and so moved.

Preliminary Land Development for Aguilons Properties, LLC.

Religious Institution

More defined parking from 20 to 50 parking spaces

Nick Rose- Building, current use is still maintained. Proposed

Nicole Khan – General Engineering, traffic comments,

Nicole and Kenneth

1.) Sidewalk on Bristol Road to provide it

2.) Will comply, curbing the parking lot and waiver, and instead of a fee for necessary

Nicole is part of the process and do our fair share. What makes sense for applications.

3.) Pre-liminary Land Development and Final

Michelle- Stormwater management impact, two collection areas, front and back, and has two basins. They would have to comply and approve.

Nicole- Infiltration and keep it on sight versus getting into the infrastructure of drainage.

John- Existing one, illumination for parking and use during the day, traffic, and parking lot for being an underlit but used during the day.

Dr. Farqooq- 50 parking spaces versus 20, religious services, used for storage in the building

Carlos Aroche Jr.

South Hampton

1920 Pastor's Son

Youth Groups, Kids' Group, and other buildings, and have our service

Meeting

Extra parking area, do you normally have 90 people on Sunday and Friday Night

Preaching and going outside of the building, less than 2 hours and two services, including the children

We are trying to expand it, create more space, and extend it as a community center for kids and a youth group

Carlos Aroche Sr.

Frank Schilling – Pastor and son, and a lot is going on with a little piece of land. Christian.

Los Casas del Padres – Bilingue

Spanish-speaking- Bucks County, Philly, and different food pantries every 2-3 months,

Kenneth- In compliance,

Frank Schilling- Sidewalks for a major road, parade, important for kids, and curbs versus bumper blocks. 90 people, adults and children.

Kenneth- Fire marshal and accessibility for review them for site, not the building, and inspectors. Land development approval.

50 parking spaces are required and used by parishes.

Carlos Jr. – Translator and complies with neighbors as well, for 15 years, fences trees and shrubbery, Playground inside, and community center, and purchased the property and a narrow area. Collection and space. Pool, dogs, and safety concerns, members, and guests.

Frank Schilling- Iron chain link 4-foot fence and 6-foot privacy fence and dogs. 6-foot fence in place

Nicole Khan – 2 and a half in comparison to a 6-foot figure

Frank Schilling- 4 feet, potentially kids hopping the fence, and could get hurt.

Mike- Sidewalks and a turning lane for a fire emergency, this location has been under review for 3 years and is being expanded and approved. 7 am-9 pm. 9 am-1:30 pm Trees, posts, cameras, and kids to keep track of and keep kids safe. Back area of risk and traffic

Ed D- Tight Area, emergency area, 2 pieces of apparatus, approve it if you have 50 cars there and multiple children, and that's a safety and liability concern.

Will Walker- Tight and 50 spots, Parallel and sandwiching them too closely, my truck and firetruck, and 5 foot high, neighborhood. Stormwater, parking, and haphazard.

Nick- Help make it safer and Nicole and buffer as we

Pete- Cornwells, 6-foot wall, sidewalks, curbing more attractive, blocks, asphalt versus concrete.

Michelle- Letter from Fire Department from Preliminary, lighting, and neighbors, flashlights, play area, existing, complying, and more to discuss.

Joyce- Services for children in the Church, traffic, Bristol Pike, Bucks County Topsoil, and current issues with the grounds

Will- Not a designated area for kids, playgrounds, and volunteers certified, in back under a light and near the street, already exists.

Kenneth- Are you moving it to the playground?

Michelle- Privacy hedge?

Dr. Farrooq- Mixed-use or religious use? How much land do you need for parking and improvement, with no minimum land size? 200 square feet.

Nicole- Religious building for them to be self-sufficient and a ministry

John- Parking lot itself and using it as a curve and emergency vehicle, the front of the car would extend the center aisle, parking bumping in place only a couple face.

Nick- Number of 90 seats in the church.

8:27 pm

Public Comment-

Linda First

1043 Wilman

Property Office- lawyer office, garage into a church, building project, paper permits

5 feet from my backyard

A couple of 100 or more

I've lived there for 20 years, and the entire front yard and field are full of cars. A couple of days ago, a spotlight that shines in my backyard went missing.

Bedridden and with cancer

Letter till last Thursday

Firetruck on a Sunday

Primarily during the day, many nights

Sunday all night long

Noise, music, spotlights to neighbors, spotlight next backfields

They did not talk to the neighbors at all

Zoning

Headlights in my backyard, overhead,

We cannot sit in our backyards

They did not talk to any of the neighbors

Church in a collapsed garage

Building permits and a back deck are a good thing for the youth in

Party in the back of the field

11 pm and circus-sized tents

Dying in hospice and short notice, as neighbors and plans, we can see

Local children- over 50% New Jersey and lived in that house

Noise, music, unbearable

How can I sell my property if I can its value goes down?

Spotlights cannot block it

Elderly people, we cannot enjoy our houses and our yards, 3 years ago

Stacy Zimmermann

1051 Wildman

We cannot enjoy our yard, play

A tree fell on my mom's shed, a hole on top of the shed, a dead tree that keeps falling, the noise is ridiculous, and I cannot be there.

Done at 9 pm, spotlight,

We would have taken pictures and emergency vehicle, emergency services, and proofs

Zone permit

Trash behind the houses, thrown it and before they get rid of it, boxes of food, mice, and animals, not local kids

New Jersey's tags, they did not speak to us at all.

1 week

Ed D- Why did you not report this with photo, videos, and evidence?

Ed D- Summarizing with a project. Ask for a motion for/deny the project. Concern, lighting impacts neighbors, even though it is great for the youth, a safety issue for me. You cannot block lightning with fences, church and youth homes, environmental and community issues. Not a structural, safety issue, that location as a variable option, fire chief as 40 years to that dwelling, children, more to it, then a church, other issues that impact the community as Chair in my opinion.

Will Walker- Talk to neighbors with Kenneth and table it as not a variable option for that location in relation to the neighbors.

Ed D- I do not like what I heard from the neighboring community.

Carlos Jr – On the right side, we talked with them. On the left side, we have complaints with pools, and in the back were done anonymously, and this is our schedule.

Nicole + Michelle- General and residency areas come together to refine it and serve the community and your yard. Nicole and Kenneth are within their rights.

Pete- Church and social club, and out of the zoning it is intended for. The church expanded into a social club, not a good fit for them. On Sundays, people often attend religious services and participate in their own meetings and counsel, focusing on their faith and spiritual events. If the property is large, a small property in a residential going beyond my own opinion. Their frustration is valid and exceeding playground, all Sunday for NJ.

Will Walker- Table go back through Kenneth, Ed D, and Mike G.

Frank Schilling- Record Evidence and file complaints.

9:04

Sketch Plan for Alan Asriants – Location 3300 Johns Court

Alan and Artem

Large and subdivided, a copy of the mail to neighbors

Duplex, cautious, in a duck in a row

Kenneth- Vanilla plan and divide it, and box fit

Nicole- Sketch plan from my perspective, it is good

Joyce- One building, erosion has you think as preliminary, he will still be responsible

Landscaping is required

Michelle- 2.5 requirement for planning,

Pete – Sidewalks

Will- Conform with the neighborhood and area, suburban twin, and artistic match

Storage and live in a twin and

Alan- no basement, a slab,

Mike- Storm water management, fire safety, way too early

Frank- Excited to figure it out

Dr. Farooq- Lot A and Lot B

John- Conform to the neighbor

Kenneth- Engineer would work with Nicole for storm water management, and back before this board and application, and escrow for sketch and carry forward, and additional bills.

Preliminary and Final Subdivision for Walter Lesnev

Michael Meginniss – Residential, conform and construction, 3-family dwelling.

3 Lots

Waivers requested- 25–100-year flow of water management

Will comply with Nicole's team

Single-family, detached dwelling

Larry Young- Engineer permits needed for driveways, water and sewage, zero discharge, and other lots, surface run off,

Waiver #1 – August 2025 – Preliminary/Final Subdivision C5

No overflow or encroachment

Section #201106

Add in Trees

Waiver #196/161 B1- Using Ordinance 18-inch pipe, no traffic over them, convey water from the back from 12-15-inch pipes

6 waivers are requested

Kenneth – No landscaping on the border

Nicole- Make sure to place them together so they become a woodland versus one off tree

Dr. Farooq- Lots #1-2

Frank Schilling- Explain pipe cover, like a French drain, basin flow from right to left

Larry- Pipe is round, two feet, one and a half feet, sidewalk back to the site, more like a rain guard, gravity fed, buried, and above on their property, 3 feet deep.


Joyce- 22 trees to put in there, move them back to address two issues, turn left or right, somewhere else on pockets instead of one alone. Re-submission where they are.

No Public Comment

Motion: Preliminary/Final Approval – second and finalized – approved.

6 waiver – 4 waiver, 1 pipe size, and cover waiver to be sent to Nicole Khan.

Will – Adjourn



Peter G Krieger