



BENSALEM TOWNSHIP

Building and Planning Department
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Joseph DiGirolamo
Mayor

Kenneth V. Farrall
Director of Building & Planning

Bensalem Township Planning Commission
Regular Monthly Meeting
Wednesday, May 20, 2026
Bensalem Municipal Building
7:00 p.m.

Agenda

1. Open meeting with the Pledge of Allegiance
2. Approval of last month's minutes – January 21, 2026
3. **SKETCH PLAN FOR SIMRAN PROPERTIES LLC**
Location: 4118 Bristol Rd
Tax Parcel: 02-017-115
Proposed: Convenience food store with gasoline fueling station.
Expires: None
Engineer: Michael Baginski, PE – Robert E. Blue Consulting
Attorney: Robert W. Gundlach Jr., Esquire – Fox Rothschild LLP
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4. **CONDITIONAL USE FOR SIMRAN PROPERTIES LLC**
Location: 4118 Bristol Rd
Tax Parcel: 02-017-115
Proposed: Convenience food store with gasoline fueling station.
Expires: 6/30/2026
Engineer: Michael Baginski, PE – Robert E. Blue Consulting
Attorney: Robert W. Gundlach Jr., Esquire – Fox Rothschild LLP
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5. **PRELIMINARY & FINAL SUBDIVISION & LAND DEVELOPMENT FOR AL COSTA, COSTA HOMES, INC.**
Location: 2025 STATE RD
Tax Parcel: 02-064-058
Proposed: Three (3) Lots
Expires: 6/3/2026
Engineer: Larry Young – Tri-State Engineers and Land Surveyors
Attorney: Michael J. Meginniss – Begley, Carlin & Mandio, LLP
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6. **PRELIMINARY LAND DEVELOPMENT FOR PEN RYN MANSION ASSOCIATES**
Location: 1601 State Road
Tax Parcel: 02-064-001.001
Proposed: Restaurant/Catering/Hotel Facilities
Engineer: David P. Boginsky, PE – Gilmore & Associates
Attorney: Michael J. Meginniss – Begley, Carlin & Mandio, LLP
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7. Adjournment

Prepared by: Iva

Posted: 5/14/2026

*Copy: Mayor DiGirolamo
Township Council*