



BENSALEM TOWNSHIP

Building and Planning Department
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2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
July 2, 2026
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – June 4, 2026
4. **Continued hearing (Decision only) for The Bridge Fellowship, Inc. c/o Jacob Baby** **Appeal #2026-1397**
Location: 3618 Hulmeville Rd
Tax Parcel: 02-040-010
Request: Variance for parking, loading space, buffer yard and setback adjacent to a residential district.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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5. **Continued hearing for Ontra Rodgers** **Appeal #2026-1696**
Location: 3526 Delancy Dr
Tax Parcel: 02-013-054
Request: Variance for rear yard setback for deck & roof, variance for retaining wall to be less than 0 feet from the right of way, variance for shed to be 3 ft from property line.
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6. **Hearing for Austin Nopper** **Appeal #2026-1682**
Location: 1526 Pear Tree Ln
Tax Parcel: 02-044-170
Request: Variance for rear and side yard setback for pool decking.
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7. **Hearing for Harry Giovannangelo** **Appeal #2026-1907**
Location: 4273 Willow Ave
Tax Parcel: 02-06-166
Request: Variance to permit two (2) residential units.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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8. **Hearing for 771 Realty LLC** **Appeal #2026-1932**
Location: 955 Locust Ave
Tax Parcel: 02-023-121
Request: Variance to permit/ratify existence of two (2) additional apartment units.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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9. **Hearing for Michael Hazel** **Appeal #2026-1957**
Location: 464 Elm Ave
Tax Parcel: 02-068-037-001
Request: Variance for front and rear yard setbacks to permit construction of decks in the front and rear yard.
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10. **Hearing for Robert and Susan Leupold** **Appeal #2026-1990**
Location: 6360 Hardin Rd
Tax Parcel: 02-020-280
Request: Variance for front yard setback to construct a garage.
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11. **Hearing for Rutesh Narielwala** **Appeal #2026-2050**
Location: 11 Camellia Ct
Tax Parcel: 02-003-002-051
Request: Variance for rear yard setback to construct a deck.
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12. **Hearing for Squire Home Builders LLC** **Appeal #2026-2086**
Location: Paris Ave & Charles V Ellzy Way
Tax Parcel: 02-007-081
Request: Variance for setback requirement on Charles V. Ellzy way and variance for lot square footage to construct single family dwelling.
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13. **Hearing for Squire Home Builders LLC** **Appeal #2026-2091**
Location: Kay & Cedar Avenues
Tax Parcel: 02-007-116-001
Request: Variance for side yard setback and square footage to construct single family dwelling.
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14. **Hearing for Paul Matuszak & Michael Paparone** **Appeal #2026-2094**
Location: 850 Highland Ave
Tax Parcel: 02-029-284
Request: Variance for non illuminated sign to be 67 sf instead of 50 sf maximum sign size.
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15. **Hearing for Richard S. Hannye** **Appeal #2026-2100**
Location: 2123 River Rd
Tax Parcel: 02-064-123
Request: Variance for impervious coverage and construction in flood plain.
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16. **Hearing for James M. Roberts Jr.** **Appeal #2026-2131**
Location: 1649 Lavender Rd
Tax Parcel: 02-032-205
Request: Variance to have garage footprint be 62% greater than the principal structure.
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17. Correspondence
18. Adjournment

Prepared by: Iva
Posted: 6/24/2026
Advertised: 6/21/2026 & 6/30/2026