



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
August 6, 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 – July 2, 2026
4. **Continued hearing 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 Larry 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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6. **Continued 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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7. **Continued 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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8. **Continued 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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9. **Continued 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.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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10. **Hearing for June Rose** **Appeal #2026-2315**
Location: 853 Village Ln
Tax Parcel: 02-058-047
Request: Variance for proposed accessory structures to be greater than 25 percent of the footprint of the principal building.
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11. **Hearing for Cho Ieng Ho** **Appeal #2026-2495**
Location: 2578 Barnsleigh Dr
Tax Parcel: 02-049-839
Request: Variance for accessory structure to be greater than 25% of the principal structure and less than 5 feet from rear and side property lines
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12. **Hearing for Simran Properties, LLC attn: Amarjot Singh** **Appeal #2026-2596**
Location 4118 Bristol Rd
Tax Parcel: 02-017-115
Request: Variance to allow buffer yard and planting strip to be coincident with the side yard setback.
Variance to allow new construction and fill within an identified floodplain area.
Attorney: Robert W. Gundlach, Jr., Esquire – Fox Rothschild, LLP
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13. **Hearing for Creative Construction & Design, Inc.** **Appeal #2026-2636**
Location: 4863 Hazel Ave
Tax Parcel: 02-005-218
Request: Variance for lot area, lot width and side yard setback to construct a single family home.
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP
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14. **Hearing for Parx Hotel LLC** **Appeal #2026-2644**
Location: 3327 Street Rd
Tax Parcel: 02-001-065-005
Request: Variance to erect sign greater than 50 sq feet, not facing a public street and a special exception to permit a sign with an led screen panel.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio, LLP
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15. Correspondence

16. Adjournment

Prepared by: Iva
Posted: 7/29/2026
Advertised: 7/24/2026 & 7/31/2026