



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
MONDAY, AUGUST 10th, 2026
BENSALEM TOWNSHIP MUNICIPAL BUILDING
2400 BYBERRY ROAD
COUNCIL CHAMBERS

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600

COUNCIL AGENDA

1. Opening of meeting with a moment of silent meditation or prayer followed by the Pledge of Allegiance to the Flag.
2. Introduction of Council Members, Mayor and Staff
3. Public Comment: Limited to Agenda Items Only
4. Approval of Council Minutes for meeting date: July 13th, 2026
5. Consideration and signing of Developers Agreements for:

Applicant:	JRI CFA, LLC (Chick-Fil-A)
Location:	1525 Street Road
Proposed Use:	Drive Thru Improvements
Zoning Classification:	R-44 Residential
Tax Parcel:	02-071-242-001

- A. Land Development Improvements Agreement
(3) Executed copies to be signed by Council upon consideration.

6. Consideration of a Resolution for Act No. 537, PA Sewage Facilities Act, plan revision for new land development of a parcel of land identified as 2600 State Road, Barbara Rybas.

7. Consideration of a Resolution for Act No. 537, PA Sewage Facilities Act, plan revision for new land development of a parcel of land identified as 1601 State Road, Pen Ryn Estates.

8. Public Comment

9. Other Business

10. Adjournment - Next Meeting: 08/24/26

Joseph J. Wenzel, Jr., Council Secretary

Be advised, the Council meeting may be cancelled in the event of significant adverse weather.

Council reserves the right to add or delete items to alter the order of business as they deem necessary.
Curfew for Council Meetings is 10:30 P.M.

Council meetings can be viewed live by the public on cable television channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also live stream via the Township's YouTube Channel, Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, www.bensalempa.gov.