



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
September 3, 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 – August 6, 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
[View Plans](#)
5. **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 three (3) additional apartment units and a variance from the parking requirements.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
[View Plans](#)
6. **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.
[View Plans](#)
7. **Continued 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
[View Plans](#)
8. **Continued 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
[View Plans](#)

Appeal #2026-2100

[View Plans](#)

Appeal #2026-3038

[View Plans](#)

Appeal #2026-3039

[View Plans](#)

13. Adjournment

Advertised: 8/21/2026 & 8/28/2026