

BENSALEM TOWNSHIP COUNCIL MEETING MINUTES

**Monday
August 24, 2026**

COUNCIL MEMBERS PRESENT:

Edward Tokmajian, Jr., Council President
Jesse Sloane, Council Vice President (via zoom)
Joseph Wenzel, Jr., Council Secretary
Edward Kisselback, Council Member
Joseph Knowles, Council Member

SUPPORTING STAFF PRESENT:

Mayor Joseph DiGirolamo
Debra South, Recording Secretary
Joseph Pizzo, Township Solicitor
Justin Roberts, Township Solicitor
Philip Wursta, Township Engineer
Nicole Kahn, Township Engineer
John Chaykowski, Director of Administration

PLEASE NOTE:

The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue and the lack of the use of their microphone.

1. OPENING OF THE MEETING:

Council President Tokmajian opened the meeting with a moment of silence and/or meditation or prayer, followed by the Pledge of Allegiance to the flag.

2. INTRODUCTION OF COUNCIL MEMBERS AND STAFF:

Council President Tokmajian introduced the Council Members and Supporting Staff.

3. PUBLIC COMMENT – LIMITED TO AGENDA ITEMS ONLY:

Council President Tokmajian indicated that if you are here this evening for anything outside of agenda items, he would simply ask if you could hold off for the other public comment.

4. APPROVAL OF COUNCIL MINUTES:

Councilman Kisselback motioned to approve the Council Minutes for August 10, 2026 as presented. **Council Secretary Wenzel** seconded and the motion carried 5-0.

5. SECOND QUARTER 2026 BUDGET REVIEW:

John Chaykowski stated 2nd quarter budget numbers are well past due. We are almost up to the third quarter at this point. The 2nd quarter came in about where it usually does. As we talked in the first quarter, more expenditures occur in the 2nd quarter as well as revenues come in from real estate taxes and earned

income tax and everything like that. At this point, 2nd quarter and our projected, we're estimating that we will be under budget expense wise by about 5.8 million dollars compared to what we budgeted. But obviously, things can change obviously with the winter time and overtime and stuff like that but hopefully we hold still on that and we will be good. Any questions you guys have, I will be more than happy to answer.

Council President Tokmajian stated so projected so far 6 million under. So still looking at drawing from the general fund?

John Chaykowski - Yes. We'll still be withdrawing. So instead of ending with 8.9 million, we'll end with 16.8 million as a projected ending balance.

Council President Tokmajian - Can you talk through a couple of the items where we're falling under budget? And I know some of these items are, to your point, timing, right?

John Chaykowski - Sure.

Council President Tokmajian - But there are a number of different items that have fallen. Police particularly, we're 3 million under. Public Works, roughly 760; Fire, 500; Building and Planning, 380, just to name the top five.

John Chaykowski - Sure. Police is mainly salaries and benefits. We are down I think about five police officers at this point. We have some going into the academy towards the end of this year, and I think we're going to be hiring one that's going to start straight on the street. So we are down a few officers at this point that will affect budget purposes. So that \$2.7 for salaries and benefits that we're down right now, I project to increase once these officers get on the roles and everything like that. But as we talked about, health insurance came in better than we had budgeted for. That's \$800,000 alone. Actually, that's a million alone, because between the retirees and the regular health insurance. But \$870,000 of it is strictly the salary end of it. And then obviously overtime is in there as well. Hopefully no reason for it, but we'll see what happens. So that's that one.

You had mentioned Public Works. Public Works, we're down a salary or two. We were down two salaries the first quarter; we're still down two additional salaries in there. We have an open driver position which we're going to start putting our feelers out for that position. And then obviously the Director position is still open down there. So that's equating for a large portion of that under-budget situation there.

As far as engineering services, they are a little under in Public Works. But with the latest drainage work and everything that WK2 is doing with Brian, the Deputy Director down there, that may rise a little bit. We'll see what happens with that.

Labor attorney is down quite a bit, but we haven't started Public Works negotiations yet, so once that happens, those costs will be rising up with that. What were the other two?

Council President Tokmajian - Fire was down, and then Building and Planning.

John Chaykowski - Fire, 300,000 in salaries and benefits. Again, a large portion at 245,000 is health insurance. When we did the budget for the new four firefighters that we hired, they were all in as family coverage. Not everyone has family coverage in actuality. I think one of them is still on their parents' insurance, so he's only receiving the bonus for buying out our insurance, so that's savings there. Now that we have those four budgeted, next year's budget will be more closely correlated to what their actual costs

will be. \$86,000 in salaries. That's probably just timing because we didn't bring the new hires on at the beginning of the year and everything like that. And then you also have salary jumps for the firefighters throughout the years. A firefighter as they promote from two years to three years, they get a salary bump in there, but we budget the full year for the increase. For operating expenses, they're pretty much on budget. They're a little under, but I'm not concerned with anything. A majority, a large portion of it, is clothing, uniforms, vehicle repairs. Hopefully vehicle repairs we don't need to use, and it just goes back to the general fund. As always, any of these shortcomings will just help fund next year's budget. So same motto as always: we don't spend to spend, it's doing what we need to on a regular basis.

Council President Tokmajian - Same with Building and Planning, salaries and health insurance? Sorry, I want to make sure I clarify that.

John Chaykowski - That's fine, I'm good.

Council President Tokmajian - All that was just fire, right?

John Chaykowski - That was all Fire, yes. And then Building and Planning: we do not have a Building Code Official, even though it is in the budget. We always put it in the budget because if we can find one and stop outsourcing, or work in conjunction with code inspections, a large portion of that is that particular individual's salary. We just don't have anybody with the certifications to meet the qualifications for that position. We have an individual or two working towards it, but they're not there yet. It'll probably be another couple years before they actually would have all the certifications, possibly. So that makes up that, and then again, you just have the annual increases of the secretaries and the inspectors going from two-year to three-year and union increases in there. And then health insurance is the other portion of that. Expenses, I mean, it's \$17,000 under budget, that's nothing.

Council President Tokmajian -Yeah, and I saw revenue's up, I'm guessing we're seeing an uptick in applications?

John Chaykowski -Yes, we are seeing an uptick in revenue applications. We also are starting to collect on some of the outstanding liens that are out there. Properties where the Township's done work on people's properties, lined the properties, and the properties have sold, so that's coming through. We always make sure that they're up to date to make sure that they don't expire on a property out there for any work that the Township's done. And then apartment inspection fees, that's up, so that's just a correlation of the annual inspections and turnover in the apartments.

Council President Tokmajian - Just to go back to your \$16 million ending balance number, correct me if I'm wrong, is that still falling a little on the short side?

John Chaykowski - Well, is it falling on the short side? Yeah, listen, the Township is growing, and the Township hasn't raised taxes in 30 years. We do what we can on an annual basis to not affect the residents as best as we can. But yeah, it is less than we had in '25 at the ending balance of '25. And we'll see what happens at the end of '26 and then budget accordingly for '27.

Council President Tokmajian - Got it. Okay, yeah, I just wanted to acknowledge it, John. I mean, you and I have had discussions earlier, and recognizing, and I appreciate the financial fiduciary, the oversight that you're doing. I'm glad to see that the numbers are obviously under budget right now through the middle of the year. But still, overall structurally, I think we have to address some of what you had just mentioned at some point in time.

John Chaykowski - I mean, salaries and benefits across the country, the world, they just continue to rise. Even the cost of vehicles, and you know, pipe in the ground and everything like that, continual increases on everything is just staggering. We do our best to limit our impact, but it is what we're faced with what the world is.

Council President Tokmajian - And then you're just mentioning operational costs, we're not talking about infrastructure, which we need to start investing at some point.

John Chaykowski - Very much so, yep.

Mayor Joseph DiGirolamo - That has to be separate.

Council President Tokmajian – Right and I get it. I understand. I'll turn it over to my fellow councilmen. Councilman Sloan, you're up. Do you want to take any questions you have?

John Chaykowski - You're muted, Jesse.

Council Vice President Sloane - Yeah, can you hear me now? All right. John, we were talking about a bunch of these salaries that are not currently staffed in the Township. I even noticed in the finance department, this was something we talked about before, of whether or not we were going to hire somebody. And I'm happy to see the trend that our operating costs are projected to be lower than budgeted. But as we start to move into that 2027 budget preparation, can we avoid budgeting these positions unless we actually intend to fill them? I don't want to leave these open positions when we just had a conversation, you know, I just heard you say costs are rising and all those things. So how do we avoid these large deficits, which right now, in my math, it's about a \$10 million deficit on the budget for what we're projecting by the end of the year? We can't sustain that year after year. There's not enough left in the general fund to balance that out.

John Chaykowski - We're not running on a deficit, right? So, we have money in the bank. We have a cash fund balance, and that's what we use to fund the expenses in the account. Are we going to end \$10 million less than we started? Yes. But "deficit" is not the right word to use here. We're not running a deficit; we just utilize our existing cash balance to fund our operating expenses. As far as the positions, the Mayor and the department heads will evaluate the positions that are open. And obviously, I'll be part of that conversation as well. We'll evaluate it, and if it's a position that we feel is not needed or not necessary within the Township, then we'll eliminate it if need be. But it'll be a 2027 budget discussion.

Council Vice President Sloane - Absolutely. I agree with that, yeah. And it's just things that we want to keep in mind. I mean, as far as the deficit goes, it is a deficit. Expenditures are projected to be higher than revenues—it's a deficit. The real issue is that that fund balance that you're talking about, that cash balance, is not going to be there forever. \$10 million one year, another \$10 million the next, we don't have very long to be able to draw that amount of cash out of that fund balance.

John Chaykowski - Agreed.

Council Vice President Sloane - And that is the concern that I think we're trying to flag here.

John Chaykowski - I don't think you would ever be able to have enough revenue to make it a balanced budget. And there certainly isn't a way to reduce expenditures enough to make your revenues, to lose roughly \$10 million in expenditures short of laying off people, because that's your largest portion of your

expenditures. You really can't make it up in operating expenses. So, without an influx of cash into revenue, that is the only way you would ever have a balanced budget.

Council Vice President Sloane - Understood.

John Chaykowski - And again, we're not the only municipality that does this, right? It's all how you display your budget. We do it based on a cash basis. You have your starting balance, your revenue, your expenditures, and you have your ending balance. Many municipalities will sit here and say, they'll just show a transfer in from the reserve or from the savings account to make their revenues and their expenditures match. But in the end, they're doing the exact same thing that we are doing. It's just all in presentation of how you do it.

Council Vice President Sloane - I understand that. And also, when there's no money left in there, I mean, what are the options? I'm thinking down the road, right? I'm not saying that this is a problem that we're going to hit the wall in December of this year. Obviously, I recognize that. But what's the thinking? How do we mitigate that impact as we move forward? What options do we have really? Because you're right, you're never going to make up that gap in revenues alone, and you're never going to lay off half the administration, half the Township. That's obviously not in the cards either. So, what options do we have on the table as we start to look at the 2027 budget cycle, which we're a few months away from seeing an early draft of?

John Chaykowski - Yeah, it's something that we will have to have a conversation about and figure out as a team.

Council President Tokmajian - Anything else, Councilman Sloan?

Council Vice President Sloane - No, that's it, thank you.

Councilman Kisselback - I have a question, Edward, if I may, relative to the hiring of potential individuals for different departments and it's in the budget. If in fact we take that out of the budget, which eliminates the possibility of hiring someone, and then it comes to fruition that we need that individual or individuals, how do we put that back into the budget? Where do we get the money?

John Chaykowski - We would have to come back to Council to open the budget.

Council President Tokmajian - But I mean, I think that's a fair ask at some point though, right? If there's an expense that needs to get added at some point during the midyear, maybe John comes in front of us and says, "Hey, we found a need," and establish some sort of threshold. We talked about that before.

John Chaykowski - Yeah, I mean, listen, as you can see, our operating expenses—we do our best between locking in fuel rates, snow cost rates, doing everything we can to try and develop a static of knowing what they're going to look like. Energy costs—we've gone out to bid for our energy costs. We literally do everything we can. But to level-fund a utility line and not know what Aqua or Bucks County Water and Sewer does, and then you're out of money, right? So that's a problem. But the general operating expenses that are in our control, we do our best to budget what we need and not overbudget there. The biggest places that we, and it's never that we overbudget in salaries, it's if we have someone leave midyear, we go without for a number of months to try and make up that cost of what it costs for them to leave. Everyone gets a retirement as part of the contractual benefits. They get paid out for some PTO time or whatever. Well, we go without that position for a number of months to try and make up that cost. So instead of it costing, say

\$100,000, and in actuality it was \$150,000, we'll try and make up that additional \$50,000 by going without that position and leaving it vacant so that at the end of the year we're still only spending that \$100,000.

Council President Tokmajian - Councilman Knowles?

Councilman Knowles - Yeah, my question would be this is pretty much what I thought it was going to be when I looked at it, so I don't really have too many questions about this. And if I do, I'll call you. But the positions that aren't filled that are on here, what about the personnel position that people are talking about we want to create? That's not part of this?

John Chaykowski - That would be in the '27 budget.

Councilman Knowles - So that's going to be additional salary, additional benefits for a personnel person?

John Chaykowski - Correct.

Council President Tokmajian - Councilman Wenzel do you have any questions?

Council Secretary Wenzel - I do have a few. We're still getting the Fire SAFER Grant, and I know there's a little more time with that. What's the plan after that? Almost half a million dollars over.

John Chaykowski - Almost a half a million dollars over? You mean under? What do you mean?

Council President Tokmajian - You mean the cost?

Council Secretary Wenzel - So the Fire SAFER Grant's \$462,000. When that expires, what is our plan for that?

John Chaykowski - Well, as part of the acceptance of the SAFER Grant, you're obligated to continue to pay for those fireman. So, it's going to come down to a situation of us looking to see where the need is, right? We're obviously not going to get rid of the firefighters. It's going to come down to figuring out how to pay for them, whether it's increasing fees, which is not really going to get you much additional revenue in that situation either. But it's figuring out a way as a Township to fund the need that the Township needs.

Council Secretary Wenzel - We already spent the major equipment budget for this year in Public Works. How does that impact the rest of the year? Do we expect any more expenses for that, or is that just something we already budgeted in and knew we were going to buy this piece of equipment?

John Chaykowski - Correct, yeah. The major equipment lines are all specific to pieces of equipment, and they're either on order and we're waiting for them to come in, or they're already here and they're expended at this point. So, you'll see a lot of the major equipment is already either projected to be at budget or under budget. In some cases, the pieces do come in a little cheaper, but not usually.

Council Secretary Wenzel - A few years ago, some of the municipalities took advantage of a grant that went around for solar attached to streetlights. Can we look to see if there's anything still available for that or potentially coming up to help offset some of the cost? There's not a whole lot on our lighting.

John Chaykowski - What we did, probably I'll say it's probably at least 5 to 10 years ago, we upgraded all of our street lighting to LED. We also added wireless controls on them. That alone was a savings because it reduces the wattage. Certainly, looking into a solar program, I haven't seen any grants for solar

for that particular situation, but we could speak with the grant writers to see if there's any availability out there. We can look at it.

Council Secretary Wenzel - All right. The golf course is looking really good for the Township. Do we have an ETA on the farmhouse?

John Chaykowski - We are tackling one final piece of the farmhouse that is construction-related. I have a call on that on Wednesday afternoon with an ETA on when that will be resolved. Then at that point, we'll start the hiring process and figuring out when that's going to be opening. At this point, the Board of Health or anyone can't issue permits because the construction's not done.

Council President Tokmajian - Is that the kitchen floor issue?

John Chaykowski - Yeah, the epoxy kitchen floor cracked and bubbled, so it's on the GC to fix it under warranty.

Council Secretary Wenzel - Okay. I did notice here on the capital improvements, there's \$1.5 million budgeted for 2026. It shows that there hasn't been any projected or actual. What is the plan for that for the rest of the year? Seems like we can use something to do a few things.

John Chaykowski - So we do have design work being worked on for Imperial Drive at this point. You will see that Imperial Drive has its own line. What happens is, we budget stormwater restoration as one line, and then when we actually develop whatever project it's going to, we create a budget line for that. So we can track it for fixed asset purposing, as well as for the purpose of knowing how much that particular project cost. At this point, Imperial Drive is being looked at, and then obviously we have some other issues that we're evaluating whether they're going to be internal work or whether we're going to outsource them.

Council Secretary Wenzel - So we probably won't use this whole \$1.5 million?

John Chaykowski - Unless we get a project. I'm going to say no, we're probably not going to use it. We'll probably carry it over to next year, because Imperial Drive will get applied for a grant project, and then that project won't get awarded until next year, so it would be rolling over.

Council Secretary Wenzel - Okay. One more. I noticed on the road paving we used \$78,000. I know road work only gets done every four years—should we put a little bit in the budget line?

John Chaykowski - It's every two years.

Council Secretary Wenzel - Every two years we do. For off years, should we budget something? Because we already spent money that wasn't budgeted.

John Chaykowski - That was just the carryover from last year. The project didn't get completed until this year. Last year's was under budget for road repaving, and then it just got applied to this year. We are working on engineering now at this point for next year's project so we can get a cost estimate for next year's budget. I don't put that in capital improvement, though. The administration costs eat those costs, but yes, we are working on a road paving project.

Council Secretary Wenzel - All right, that's all I have.

Council President Tokmajian - Just a quick couple final things, John. Real estate tax and EIT are still on the low side. Do you expect—is that timing? You expect that to come up to budget by year end?

John Chaykowski - Yeah, it is timing. The other thing that will come into play with real estate taxes is we were seeing a little bit of a dip in transfer taxes, but I'm seeing that increase again. Again, that's just timing and whatever the cost is that's being sold. Real estate taxes themselves, I have them at budget. They'll probably come in relatively to what it was last year, but assessment reductions and delinquent taxes always come into play with that as well. So, we'll see what plays out with that.

Council President Tokmajian - And EIT?

John Chaykowski - EIT, I project that we'll probably be in the 21–22 million again. There's really no reason for it not to be.

Council President Tokmajian - Even though we're 8 million now through June 30th.

John Chaykowski - The way that the EIT collections come in is, after the quarter ends is when you get large bulks of money. So, the 8 million that we have here was really first quarter and cleanup from 2025 after the audit was over. We will see in July or August the second quarter come in, and then so on and so forth. And then it really comes down to January and February, that's when you see the largest amount of collections come through for the EIT. That just has to do with if it's an individual filer, they wait until the fourth quarter to make their payment instead of paying it on a quarterly basis, or it just comes down to the way that the payroll companies will file their taxes.

Council President Tokmajian - All right, and then Joe mentioned the golf course, and I know golf operations are up, but overall country club looks projected possibly down a little bit. Cash flow, working capital will be down a little bit. Any concern there, even though I expect obviously there'll be some pickup with the farmhouse?

John Chaykowski - Yeah, I mean right now the farmhouse has very minimal expenses going on right now with that. But June this year compared to June of last year, golf and everything is up, with the exception—golf's a little bit down only because we were closed for 59 days this year. But even still, our rounds are up from where they were last year. So, I do anticipate—I was a little conservative with golf revenues, but I do anticipate them making budget. And then really the expenditures will truly come down to how well the course plays, how much maintenance needs to be done on there, whether we can have any savings that way or not.

Council President Tokmajian - Got it. Okay, and one final—Joe mentioned vehicles for Public Works. Police vehicles too, we're over budget. Any expectation that we're going to—

John Chaykowski - Yeah, there was a need. One of the drone vehicles went out of commission, so it wasn't necessarily budgeted for this year, it just was something that happened. There was a reallocation of funds to purchase a new vehicle for that unit.

Council President Tokmajian - Okay, great. That's really all I had. Anybody else? I'm good. Councilman Sloane, anything else? Okay. John, I appreciate your diligence to the concerns that you and I talked about in terms of financial oversight, continued expenditure discipline. Certainly appreciate your work, and of course, then looking proactively ahead as far as a five-year outlook in terms of making sure that we plan for the long term as well. These are helpful just to be transparent, I appreciate the public's patience as well.

But at least this way we go into budget season kind of already having these discussions and understanding where the numbers are falling. Thank you very much.

6. CONSIDERATION OF PRELIMINARY AND FINAL MINOR LAND DEVELOPMENT APPROVAL FOR:

Applicant: Shunori Ramanathan/Zach Roskamm (7 Brew Trevoise)
Location: 3625 Horizon Boulevard
Proposed Use: Drive Thru Coffee Shop
Zoning Classification: PCD
Tax Parcel: 02-001-018-024

Council President Tokmajian - All right, we'll move to agenda number 6: Consideration of preliminary and final minor land development approval for the applicants—I'm not going to say the names—but it's going to be the business of 7 Brew, located at 3625 Horizon Boulevard, considering a drive-through coffee shop, tax parcel 02-001-018-024. I'll turn to Mr. Pizzo. Was there notification required, and if so, did they meet-

Solicitor Pizzo - The applicant is walking the notices over to us as we speak. Just by way of background, this is the former Wells Fargo Bank in the Horizon Corporate Center that they intend to convert to a 7 Brew. Justin Roberts from Flager Law is here to help guide you through the hearing.

Justin Roberts, Flager Law - Good evening, members of the Council.

Council President Tokmajian - Good evening. Notifications need to be reviewed first to make sure.

Solicitor Pizzo - Notices appear to be in order.

Council President Tokmajian - Thank you, sir. Okay, turn over.

Rob Lewis, Kaplan Stewart - Good evening. Rob Lewis from Kaplan Stewart. I am the representative for the applicant this evening, Zach and Shunori Rosskamm, as well as their corporate entity, G7B2 LLC. My clients are the franchisee for 7 Brew Coffee Stands, and they are the proposed tenants for the property located at 3625 Horizon Boulevard. Before Council this evening, as you heard, is our application seeking preliminary and final land development approval. It's a minor land development for that property at 3625 Horizon Boulevard. As you also heard, this is the former Wells Fargo out-parcel within that center, developed with an approximately 4,600-square-foot Wells Fargo branch building. My clients are proposing to repurpose that existing building. It sets up very well. The Wells Fargo branch actually had a five-lane drive-through facility attached to it. So, it sets up well for a drive-through coffee shop.

For those that are not yet familiar with 7 Brew, they're expanding rather rapidly these days. Zach and Shunori are the local franchisees covering much of New Jersey, from Philadelphia up here out into Montgomery County, and working on a number of projects through various municipalities. 7 Brew is a purveyor of premium coffee, smoothies, energy drinks, and milkshakes. It is nearly entirely drive-through service. They do have the ability to do walk-up, but it is not something that is encouraged; it's actually generally more for emergency services personnel who just need to get out of their vehicle. They do have the ability to do that walk-up service, but 99% of all their service is done in a drive-through capacity.

Because of that drive-through format, 7 Brew stands have traditionally actually only been about 510-square-foot buildings. They're kind of a plug-and-play building that they'll use drop in, unused parking

lots and smaller lots around municipalities. But in this instance, the Wells Fargo Bank was available, and it suits their needs very well, the way circulation works and so forth. So, they are simply here going to repurpose that existing building, that includes the existing canopy. In doing so, there aren't very extensive improvements to this site. As I said, the site sets up well. They'll technically reduce the number of drive-through lanes. They'll take those five lanes, and by the time you get under the canopy, there's only three lanes. That's partially to allow personnel to move between the vehicles. You'll see there's wider gaps between the lanes, because you do have hand delivery by employees to the cars, so you need a little space between the vehicles to accomplish that.

Really, the improvements otherwise just include improvements to circulation striping. Except for emergency services, we are closing one of the current drive aisles, just so that you have a larger stacking facility around the site. We are showing on our plan currently about 30 stacking spaces for vehicles. The site actually accommodates closer to 55 cars if need be. Certainly during initial opening events and things like that, there's always a rush, and Zach and Shunori have become very capable of handling those, coordinating with local police departments and fire police just to make sure that during those peak periods early on when they open, the honeymoon period, they can account for stacking. But once you get leveled off into normal operations, their peak stacking is typically about 16 vehicles. And again, we're showing already 30, with the ability to accommodate dramatically more.

We have gone through two review cycles with the Township's consultants. We have relatively clean review letters at this point. We did have one waiver request in our application, but I was told this evening that we have actually been able to make that work. We are going to revise the lighting plan. We were actually looking, we had on our original plan, slightly less lighting than the ordinance prescribes underneath the canopy. We were utilizing the existing lighting that Wells Fargo had but we will upgrade that in a manner that will make it compliant, so we can remove that waiver request. So, no waivers, minor land development, clean review letters.

Council President Tokmajian - Great, thank you. I'll turn to my fellow councilmates first, and they typically always go first, turn their way, see what they got.

Councilman Kisselback - Sounds clean to me.

Councilman Knowles - Just going to use it as a coffee shop, not a problem. Survive in that atmosphere, or is it going to be who lasts the longest and so on?

Rob Lewis, Kaplan Stewart - No, it is much more the McDonald's, Burger King, Chick-Fil-A, Raising Cane's model, which you have right here. Obviously, people have their preferences. It's not cannibalizing one from the other. There are differences between the two users. You know, Starbucks has a sit-down model, a lot of people like to go in, have their coffee, and sit down. Starbucks also takes a lot longer to get through their drive-through lanes than a 7 Brew, so they each have their own benefits.

Councilman Knowles - They have snacks and stuff.

Rob Lewis, Kaplan Stewart - And yes, Starbucks does food—we do not.

Councilman Knowles - So I'll try it out, thank you.

Councilman Kisselback - He's a coffee drinker too.

Council Secretary Wenzel - How many employees do you plan on having in the store at a time?

Rob Lewis, Kaplan Stewart - Zach, you can correct me if I'm wrong, but I think a typical employee shift is six to eight employees at a time.

Council Secretary Wenzel - That turns into my one question. The northeast side of the building parking lot, it looks like there's only two designated spots for employees. If you're going to have six to eight, can you make that whole north side employee parking only? Because then that'll eliminate people trying to back in and out of those spaces, and that'll avoid any kind of incidents where our police would have to go out and take care of a fender bender.

Rob Lewis, Kaplan Stewart - Yeah, it's a keen eye, and it actually came up in the review letter asking us to make sure that any of the spaces that could potentially be blocked by a large queue that those are all marked as employee only. And that's fine. Again, because we are really a drive-through facility, we are well over-parked here. We don't have customers parking typically, but it makes sense to at least mark those as employees so that if somebody does pull over, they don't pull into those spots.

Council Secretary Wenzel - My next one: on the east side where the parking lot comes—where the additional parking is closer to the building—can you go down a little bit further? Yeah, right where your finger was. Can you put a square, like a square where people would be able to come in and out, and maybe say "Do Not Park" or "Don't Block the Box" type thing so people can pull out? For safety purposes as well, because people are going to potentially get logjammed there and not be able to leave. So, if you don't block that space when you're coming in, people will be able to turn in and out.

Rob Lewis, Kaplan Stewart - And it's important to note operationally for 7 Brew, anytime they start to get near that 16-stack—which 16 is only really going to get you maybe about this portion of the plan, that northern corner—usually when they're getting to those points, they know that they are at a peak period. Their employees are all trained to go out into the field and assist, not only taking orders earlier in the queue and delivering orders earlier in the queue, but also managing the vehicles to make sure that people get through the queue properly. But striping something out simply like a "Don't Block the Box"—

Council Secretary Wenzel - Yeah, I'm just trying to keep our police from dealing with little things when they're out there doing larger things that could be a safety concern. Those are the only two concerns I had, minor safety issues.

Rob Lewis, Kaplan Stewart - Quite frankly, it may even make sense at some point—we may even simply block the parking spaces so that they aren't used, because there's so many other parking spaces available. The parking spaces are remaining really for ordinance compliance because of the size of the building, but it's not a restaurant, so you don't have the demand for that parking.

Council President Tokmajian - Understood. Just a couple items: the Bucks County Planning Commission letter, a couple items on there that were noted. Drive-through stacking, I think we kind of talked through, location of parking spaces Councilman Wenzel kind of brought up that piece. There was mention of some sort of escape lane.

Rob Lewis, Kaplan Stewart - We do have that. Quite frankly, I thought the Bucks County Planning Commission's biggest comment was that we're over-parked. Again, from an ordinance compliance standpoint, we need to provide that parking by code.

Council President Tokmajian - Understood. Signage, there was mention about making sure that you're in compliance with signs, which I'm assuming you are?

Rob Lewis, Kaplan Stewart - Yes.

Council President Tokmajian - And then comments from the Environmental Advisory Board, a couple of items. I know street trees—are you willing or able—I know that the space is limited there, and we certainly don't want to block line of sight, but are you willing to—

Rob Lewis, Kaplan Stewart - We'll certainly continue to work with your engineer to try and find some substitutes if need be, lower-lying things, whether they're substituting out bushes and shrubs for trees that might block line of sight. We were operating obviously within some pretty limited spaces. We'll continue to work with the engineers as we finalize the plan before recording.

Council President Tokmajian - Perfect. And I think there was some mention about pedestrian traffic. Obviously, whatever specs are required there too as well, you'll meet?

Rob Lewis, Kaplan Stewart - Yeah, that also came up in the Township engineer's review, making sure that we restripe the pedestrian crossing. We'll comply. Again, they're not heavily utilized in this type of site, but it's good if you have old pavement markings just to update those.

Council President Tokmajian - Got it. And real quick, did this come through Bensalem Planning Commission? Does it have to?

Rob Lewis, Kaplan Stewart - As a minor land development plan, I don't believe minor is required to.

Solicitor Pizzo - That's correct.

Councilman Kisselback - The exterior of the building is not being changed?

Rob Lewis, Kaplan Stewart - Just color updating more than anything. Color and signage.

Councilman Kisselback - That's a fairly large building. Interior-wise, how are you engineering that to make it work?

Rob Lewis, Kaplan Stewart - Yeah, they will only utilize the typical space that they would require, which is really that 500 to 600 square feet. Zach and Shunori may have their own little desks in some of that space for their own offices, but that's it. So, it will all remain 7 Brew, it will simply be underutilized space at this point. It made more sense to retain the existing building than to demo it. Who knows what the future holds, but it made much more sense to just retain that building.

Council President Tokmajian - I'm guessing cost-effective purposes?

Rob Lewis, Kaplan Stewart - Yes.

Council President Tokmajian - I will say that I'm a little disappointed that the demo plan included taking out the bank pneumatic tube. You guys couldn't figure out how to get the drinks to go through.

Rob Lewis, Kaplan Stewart - Maybe that's something we'll look into. There might be a lineup of people looking to take that when it gets repurposed somewhere else.

Council President Tokmajian - I had to joke around about that, kind of cool to see that though. All right, so you're telling me that this is a clean plan. We are filling an open site, no variances, no waivers are being requested at this time?

Rob Lewis, Kaplan Stewart - That's correct.

Council President Tokmajian - Okay, anything else from Council? Jesse. Yeah, he dropped—he had to drop, he was limited on time. He wanted to make sure that he was there particularly for the budget discussion. Okay, thanks for pointing that out, John. Anything else? Okay. Also, I did want to note the admin packet was thorough and included all the items. So, I just want to say nice job with having all the documents that were needed for clean engineers to make it an easy decision here, so thank you. Gentlemen, a motion would be in order.

NOTE: At this point, it was noted that **Council Vice President Sloane** had left the meeting due to prior obligations.

Councilman Kisselback - I'll put a motion on the floor, Mr. President, that we approve the land development, minor in nature, for tax map parcel 02-001-018-024 for Shunori Ramanathan and Zach Rosskamm, in terms of the letter that was provided for us, and the applicant does not need any zoning changes or any waivers, and so we'll go by the letter of WK2 dated August 17, 2026, for the approval.

Council President Tokmajian - Okay, and is there a second to that?

Council Secretary Wenzel - I'll second.

Council President Tokmajian - Okay, and then I just think there was an agreement from the applicant in terms of working with our engineer for the trees and so forth that the EAB had noted.

Rob Lewis, Kaplan Stewart - We'll clean up the landscaping to the satisfaction of the Township engineer, thank you.

Councilman Kisselback - I will amend motion to add what the President just put out there with the trees, you'll work with the engineer. Mr. Wenzel, are you okay with that as well?

Council Secretary Wenzel - Yes. Continue with the second motion. Do our solicitors have anything to add?

Solicitor Pizzo - No, that's fine. Mr. Kisselback referenced the WK2 letter of August 17th, and that would be inclusive of both the review letter and the traffic review letter—both are "will comply."

Council President Tokmajian - Okay, thank you. Motion to approve and seconded, I'll call the vote. All in favor vote aye. (Aye). Any against? Okay, it's approved, and welcome to Bensalem. Motion carried 4-0 (Sloane was not in attendance for the vote).

Council Secretary Wenzel - Thank you very much, grew up around the corner. When do you expect to be open? What's your timing, Zach?

Rob Lewis, Kaplan Stewart - Early '27.

Council President Tokmajian - I should have asked for public comment on that, but sorry. Ask now anyway so it's on record. I did forget, was there anybody else that wanted to speak for the land development plan? I don't think—well, those—they seemed like they were in favor. Yeah, that's fine if you don't mind.

Rob Lewis, Kaplan Stewart - They were the applicants.

Council President Tokmajian - They were with the applicants. You're with the applicant? Did you want—can you come up to the podium? This is about the land development plan?

John Smyth, Real Property - Yes.

Solicitor Pizzo - Mr. Tokmajian, if we're going to hear comments on that, we should catch the applicant. They are right here outside.

Council President Tokmajian - Okay, sorry about that, go ahead.

John Smythe - My name is John Smythe. I represent the Lesser Group, Brooklyn, New York, on two properties in Trevoze. One being 3800 Horizon, directly across the street from this parcel, and also One Allied Drive, with the address being 1 Allied Drive. The reason I'm here is because of the Horizon Corporate Center Association. I'm trying to get ahold of that, take it over, whatever you want to call it, because nobody's managing it, and I was just interested whether the applicant had heard anything about it or whether the Council could help me go forward. We're all dues-paying members. I'm one of the biggest ones, by the way.

Council President Tokmajian - I'm not sure who's managing it at this point.

John Smythe - O'Neill? Did that help?

Councilman Kisselback - Can you give your information to Debbie South?

John Smythe - Yes.

Councilman Kisselback - And we can contact you in terms of if we have any information to forward that to you. The Mayor's office will do that.

John Smythe - And if not, I'm on my own?

Councilman Knowles - We'll find out if it exists. If it exists, we will find out.

John Smythe- It's a tough one, so I do need some help or I wouldn't be here, not asking for money.

Councilman Knowles- Did you say you own the building at One Allied Drive too?

John Smythe - Yes.

Councilman Knowles - Oh, you do? You lease it to the collection place or—

John Smythe - Well, they owned it, we bought it from them.

Councilman Knowles - Oh, okay.

John Smythe - And they're a tenant there.

Councilman Knowles - Okay, cool.

John Smythe - And they're thinking about moving out. We're trying to get them into 3800 Horizon, they're downsizing since COVID.

Councilman Knowles - I used to work for them for 12, 15 years, yeah.

John Smythe - I deal with Ralph.

Councilman Knowles - Oh yeah, Ralph Liberto, I was his boss at one time.

Council President Tokmajian - Do you mind leaving your information?

John Smyth - No, not at all, I appreciate your time.

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 875 MILL ROAD (DELAWARE VALLEY RESIDENTS CARE)**

Council President Tokmajian - All right, we're going to move to agenda item number 7: The consideration of a resolution for Act Number 537, the PA Sewage Facilities Act, for a parcel of land identified as 875 Mill Road, Delaware Valley Residents Care. Mr. Pizzo, do you have this one?

Solicitor Pizzo - Yes. This is the Act 537 resolution for the property at 875 Mill Road, the former St. Valentine's Church and Cemetery property. Council previously approved the residential care facility to be constructed on that site. As part of the approval process, the applicant has secured confirmation of the availability of potable water service, as well as sanitary sewer conveyance, collection, and treatment through Bucks County Water and Sewer, Aqua Water, and the City of Philadelphia Water Department. In order to move forward, the Act 537 resolution, which is in the form as required by the Commonwealth, has to be approved by Council. The resolution is in a form acceptable for your consideration and approval this evening.

Council President Tokmajian - Thank you, Mr. Pizzo. Any questions from Council? The timing of this still falls within the approved time frame based on the fact that this was approved back in May 2023?

Solicitor Pizzo - Yes, that's correct.

Council President Tokmajian - Okay, thank you. Okay, any questions from Council? If not, a motion will be in order.

Council Secretary Wenzel - I'll make a motion to move forward with the water hookup for the Delaware Valley Resident Care, 875 Mill Road, tax parcel 02-023-042, classification: institutional.

Councilman Knowles - I'll second if you want.

Council President Tokmajian - Okay, it's a motion to approve and seconded. Call a vote. All in favor vote aye. (Aye). Any against? Okay, that's approved, thank you. Motion carried 4-0 (Sloane was not in attendance for the vote).

8. **PUBLIC COMMENT**

Council President Tokmajian - That's all we have on the agenda. Agenda number 8, so I'll turn to public comments. Anyone here want to speak?

Natasha, 2047 Hansel Drive - Hi everyone, Natasha from 2047 Hansel Drive. Just wanted to give you guys a little update on what's happening behind our property. So apparently what happened is that one person came out and did kind of clear the brush three feet from our fence line, but that's all that has been done. I don't know if there's a second phase to this, or is this going to be it?

Council President Tokmajian - Sure, we can get an update. We have Mr. Chaykowski, do you want to—Township, if you don't mind, please.

John Chaykowski - Did they clear your fence line, or they cleared up to where the swale, where that running stream bank is, right? So, there's like a buffer about this—

Natasha - Yeah.

John Chaykowski - We did have a follow-up conversation with the developer or with the property owner about cleaning up the fence line closer to it. I know the one issue was the piece of equipment that they were utilizing to clean up the basin itself was too wide to fit on that. I think what they're hoping for—and Nicole may be able to agree with me on this if that's a possibility—when they come in to do the improvements to the basin, at that point they'll have machinery in there that they'll be able to clear out along the fence line closer. That channel where the water flows creates a little bit of an issue for them to be able to clean up the property, but it is on our list. It was a conversation with the owner. Unless I'm saying anything incorrectly, Nicole—please just be a little bit more patient.

Engineer Nicole Kahn - So to let you know, they cleared because we told them to clear on the level ground to get rid of the poison oak that you requested, so—no, I would not like to—we're still discussing whether or not to clear the remainder behind the property. The idea is that your property where your fence was, you said it contained that invasive species, we got rid of that so that wouldn't be there. I'd like to build a berm adjacent to that area, but I really don't want to take out the vegetation because it has stability there. We will discuss it with you when we come up with the final solution, but we're trying to figure out a way to get rid of the invasives, but also leave some of the meat back there to not immediately impact the back of your house. I don't want to rip down that slope.

Natasha - No, I understand. I think that's something we had spoken about, why we can't remove that, and I understand 100%. And I appreciate the berm going up and all that other stuff.

Engineer Nicole Kahn - The berm is in one place, right immediately behind your fence lines. You and your neighbor will be subjected to a berm, and then the basin work will take place outside of that area. That's where we're at right now.

Natasha - Just because I know when I came here two weeks ago, you had specifically mentioned in two weeks, which would be today, that work would start being done. And so I just wanted to give you guys an

update of what's happening, but that there would be further plans as well. I don't know what the further plans are with you guys, that's why I'm asking.

Engineer Nicole Kahn - So we've been out all weekend. I was out, as well as with a couple other contractors, looking at how to exactly build what we need to build. So we're working with the developer, working with the engineer and the agent to get the delivery of the plan that they agree with—the plan that we have provided them as a guideline to what we know has to be retarded behind the house. That's what we're working towards to get that final resolution physically on plan.

Natasha - And are we still on point to this being done by the end of the summer, or—

Engineer Nicole Kahn - I can't give you an official date, but I told you that I would give you a plan and a heads up, or admin would work with you to let you know exactly what will be happening. I'm not there today, but I'm hoping to be there at the end of this week.

Nicole - Okay. And then my next question actually doesn't have anything to do with the retention basin, believe it or not.

Council President Tokmajian - So real quick before you—just to clarify, from what I'm seeing, the design is almost done, 99% done, right?

Engineer Nicole Kahn - The design is done. We agreed to it. We're trying—because there has to be structures installed and creation of different techniques that are not back there—I've asked admin to help me, so we don't have to go out and get structures pre-cast, which takes a long lead time. There's things that we might have in our tank here that we might be able to use and piece those things together so we're not waiting on structures to be created.

Council President Tokmajian - Okay, but that's kind of to help support the fix of it, right? And just to also be clear that the owner of the property is going to be engaging a construction outfit to do that work?

Engineer Nicole Kahn - Absolutely.

Council President Tokmajian - So that's where the time's going to take at this point, Natasha, I just want to be clear about that.

Natasha - I understand that.

Council President Tokmajian - And I would assume he's probably already talking to someone, but I would hope knowing that work has got to start relatively soon.

Engineer Nicole Kahn - It does have to start soon, but we were also doing on our side our due diligence to make sure right place, right time, right thing.

Council President Tokmajian - Yep, and I appreciate that. And we didn't have to do that. We're doing that to design it out for the developer and for that owner, and all we had to do is give them the plan and say, "Here you go, get it done."

Engineer Nicole Kahn - Exactly, and that's what we did.

Council President Tokmajian - Perfect, thank you. Sorry, Natasha, go ahead.

Natasha - Well, because I mean, you did talk to the developer and his engineers, correct?

Engineer Nicole Kahn - Yes.

Natasha - I think that was what was said, and then we did that. So that's how the plan came together. So, okay, I mean, I'll wait. I've been waiting for 5 years, so what's another couple of months.

Engineer Nicole Kahn - Well, again, we can advance this as quick as we can because we did the back work and the legwork to get us here where I can say, you know, this is what we need back there in order to help mitigate what's happening.

Natasha - No, I understand. You and I have spoken about this quite a bit, so okay, I understand where we are in it. I just wanted to make sure that we were still on track with everything.

Engineer Nicole Kahn - We're on track.

Council President Tokmajian - And I'll say I keep in touch with the admin. I mean, the Mayor will tell you, we're having routine meetings, updates on different stuff. So they're filling myself in.

Mayor Joseph DiGirolamo - I think our guys are down there all the time. Brian's down there making sure.

Engineer Nicole Kahn - Brian and I were there multiple times this week. We are doing our best to move forward and get action so there's results for you.

Natasha - Yep, we've seen Brian multiple times. In fact, I think it was Thursday that he was at our house, so he did come around and see everything together happening during that storm.

Council President Tokmajian - Did you have another question?

Natasha - Yes, I do actually, about the budgeting. And it's more because again, we still have a lot of problems on our street, mainly with the drainage. Is Hansel Drive going to be in the next budget?

John Chaykowski - So the main thing for Hansel Drive is first tackle the basin, and then evaluate what the basin does to Hansel's drainage system. And then at that point, then we'll evaluate what's going on actually at Hansel Drive. But with the two systems colliding together at the same time, you're not getting an accurate judge at this point. If we can create more of a detention/retention slow-release basin in the background, that will reduce the impact in the Hansel system where if a rainfall happens, you don't have Armstrong coming in and Hansel and Street and everything else. I'm not saying it's not going to be in there, but the basin's going to be the first factor seeing what that does to the drainage system, and then evaluating it going forward.

Natasha - And I understand that, but they are two separate problems. I know that the two of them intertwine anyway, but we are still going to get that water coming from Street Road and from Hulmeville down our street into two of those drains. Brian can tell you, he's been on our street during a storm and it's a river coming down our street, which then comes into our garage. So that's why, you know, I know this is stage one, but I need to make sure that we're still in your faces about stage two.

John Chaykowski - 100%. Both are still on the table and both are still being looked at, but it's going to be a step process at this point.

Natasha - No, I understand that. I think I actually had said that that's exactly how it's going to be. That this is the number one problem, but we do have a number two problem too.

Mayor Joseph DiGirolamo - The second stage is the big stage after they get this, because that is major. A lot of that has been already engineered over the years of what they have to do—they have to find a place to put the water, a basin somewhere to take that. It might be in a parking lot, dig it up and cover it, but that second phase is a big one.

Natasha - I know it's a big one, but that's also—again, we're just getting water from both ends.

Mayor Joseph DiGirolamo - So I get it. I've been dealing with it for a long time,

Natasha - I get it. If I don't come and show my face every once in a while, I get forgotten. So like I said, I will come here every meeting if I have to until things get done and resolved. And I'm not trying to be a pain in the butt, but at the same time, I've waited this long for anything to actually start happening. But again, Nicole, I appreciate all the work you put into this, and thank you. Brian as well, even though he's not here. But yeah, so I just want to make sure again that we're not forgotten. I know project number two is a very big project, so I just want to make sure that we're kept in mind and we are allocated what we need to.

9. **OTHER BUSINESS**

Council President Tokmajian - Certainly, thank you for coming out. Anyone else? No? Okay. Now I'll close public comments. I'll move to other business. Go around the table. Do you have anything?

Debra South - I just need Mr. Wenzel to hang out for a few minutes so I can get some signatures.

Council President Tokmajian - You got it, thank you. Nicole or Phil, do you have anything? All right, thank you for the continued work in progress with that issue.

Engineer Nicole Kahn - I know we all want to see a good outcome and want people to feel safe in their homes. That's why we do what we do, all of us, and I'm glad that we're all working as a team.

Council President Tokmajian - Got it, thank you. Councilman Knowles?

Councilman Knowles - Yeah, no, I'm actually good. Nicole, thanks for your work, and you seem like you have an expertise that when you speak, it sounds like you know what you're talking about, so thank you.

Engineer Nicole Kahn - Thank you, sir. Thank you all.

Council President Tokmajian - Councilman Wenzel?

Council Secretary Wenzel - I just want everybody—we don't have a meeting until after Labor Day, so everybody have a fun end-of-the-summer bash, whatever you guys are doing with your families. See you in September! Go Labor Day!

Council President Tokmajian - Okay, thank you. Councilman Kisselback?

Councilman Kisselback - Just repeat what everyone just said: Happy Labor Day to everyone, and we'll see you in September. Only in my dreams, September.

Council President Tokmajian - I'll turn to John. Do you have anything since you're here this evening? All right, well thank you for attending this evening. Mr. Pizzo?

Solicitor Pizzo - Happy Labor Day weekend to everyone.

Council President Tokmajian - Mayor?

Mayor Joseph DiGirolamo - Yeah, a couple things: next Wednesday is our last concert, and we have a makeup concert, one that was rained out, in September. Debbie, do you remember the date?

Debra South - September 23rd I believe.

Mayor Joseph DiGirolamo - And the following week after that is our big celebration. So those things are happening. Obviously, Labor Day coming on, we meet the day after, right? Tuesday after, that's right. The other thing I want to bring up that kind of bothered me, and it's about PennDOT. PennDOT said that they didn't know anything about Station Avenue. Well, I was born and raised on Dunksferry Road on my dad's farm, and that flooded back then. PennDOT came down and put barriers down then, if you remember. Street Road flooded down there, and they raised that part right there. So PennDOT comes out every time, so where that misinformation came from, I wish they would have checked with us. And I just want to make that clear, because I guess the upper echelon doesn't know what each district does, but obviously PennDOT does take care of that and get down there. We get there with the police immediately until they get there, and they're called.

Council President Tokmajian - And they bring the barriers down?

Mayor Joseph DiGirolamo - And they bring the barriers down. Now, there has been a few times when they didn't come down, and I remember Jim Ryan—he couldn't wait anymore, we had to go call our guys to put the barriers there. So, I just want to make that clear, they know all about it for many, many, many years. Everybody have a great Labor Day, great time coming up, and hope we all enjoy it. We'll be back here the day after. Thank you, Mr. President.

Council President Tokmajian - Yep, thank you Mayor. Just real quick, I think the meeting went well. I think it was effective, I think we made our point. It was a good callout about some of the water that was coming off of I-95 that may have not been happening over 30 years ago to your point, Mayor. Look, our first meeting this year, we talked about working as a team, of course. And to your point, this has been an issue for a very, very long time. At some point in time, let's try to address it more on a permanent basis rather than having whoever it may be coming down there to put these barriers down there.

Mayor Joseph DiGirolamo - The big problem, Mr. President, is the river. When the tide's up and you get a storm, it can't go out. You have to wait until the tide goes down, and then it opens up, the foot valve opens. You had the same thing at the Columbus Country Club. Same thing there. And I hope they're doing State Road. I mean, they're doing that planning.

Council President Tokmajian - And hopefully that doesn't exacerbate the issues on Station Avenue.

Mayor Joseph DiGirolamo - Oh god, no. No, that's already in progress. They know about that, PennDOT's working on that. They have a plan—it's not totally finished yet. They're looking for a way either to go through the Columbus Country Club again, or find another means to get to the river. I asked them the same question: "What are you going to do when the tide's up?" Well, they're raising State Road some places 5 feet.

Council President Tokmajian - And they're putting a culvert underneath State Road.

Mayor Joseph DiGirolamo - And where that lot is on the corner, I grew up there, that was all filled in. That was part of the natural basin that was there, and that was all filled in. Whether they're going to dig that out again, I don't know. They're looking at it. But yeah...

Council President Tokmajian - Yeah, I think all of us having that call, I think obviously made it a point as far as we're not going to continue to just allow this to continue to happen. Let's just try to figure out a more permanent solution.

Mayor Joseph DiGirolamo - We've been working on that 33 years I've been here, Mr. President.

Councilman Knowles - Mr. President, when I remember when the Cornwells train station was expanded and they put the 2,000-car parking lot in. They were supposed to address that, you know? And I was a little bit disappointed that it wasn't done. I remember talking to our state senator at the time and saying, "I thought it was going to be fixed, you know, they put the lines in and stuff." But I was told that they would need major pumps, and they would have to pump it to the river.

Mayor Joseph DiGirolamo - They did it in Bristol, look at 413.

Councilman Knowles - There's nowhere to put it.

Mayor Joseph DiGirolamo - You see that big mound across the street, that's what that is, that's a pump.

Councilman Knowles - There's nowhere to put it, so you're talking millions of dollars at this point. It was millions before, and PennDOT wouldn't spend the money. I was told it could be done, but PennDOT does not want to spend the money on fixing it. Will they spend the money in the future on fixing it? I don't know. I mean, you can maybe address the Governor, someone can help us. But it's been a long-standing problem. That's why Union Fire Company is so close to Cornwells, is because they couldn't get fire trucks down there to put out people's house fires. My grandfather actually opened Union Fire Company because they lived along State Road. So that's been flooding for—not that that makes it right, but they've been trying to resolve that. It takes big giant pumps and there's nowhere to pump the water to unless you—

Council President Tokmajian - Okay, well look, fair points. Either way, I just think we need to continue—

Mayor Joseph DiGirolamo - Actually, I can tell you State Road is not done until '30.

Council President Tokmajian - I'm sorry, until what, 2030?

Mayor Joseph DiGirolamo - That's when they figure it'll be completed: 2030.

Council President Tokmajian - Did you want to add something there? No, okay, all right.

Councilman Knowles - I'm supposed to get a sound wall behind my house for the last 20 years, too, but—

Council President Tokmajian - All right, Happy Labor Day to everyone, and have a good evening. I'll ask for a motion to adjourn.

Council Secretary Wenzel - Motion.

Council President Tokmajian - All right, a second?

Councilman Knowles - So moved.

Council President Tokmajian - All right. Thank you very much!

10. ADJOURNMENT:

There being no other business to discuss, the meeting was adjourned.

The Bensalem Township Council Meeting of August 24, 2026 can be viewed in its entirety at the following websites:

www.bensalempa.gov

or

www.youtube.com

Respectfully submitted,

**Debra South
Recording Secretary**