

Minutes for Planning Commission Meeting of May 20, 2026

Present: Joyce Hadley, Michelle Beitez, Pete Krieger, Will Walker, Ed Deveeney, Frank Schilling, Umar Farooq, John Polidoro, Kenneth Farrall, Nicole Khan, and Elesa Knowles

Not Present: Mike Gabrieli and Will Walker

Ed D: Approval of the Minutes

Kenneth Farrall: Fraudulent emails sent as phishing and spam
Very real, to the point of the essence of a scam

Conditional Use and Preliminary Sketch Plan for Simran Properties LLC

Kenneth Farrall:

Rob Gundlach - combine the two and get feedback, and no rush

Certificate of Service

Affidavit - already sent

Sketch Plan for Simran Properties LLC and Conditional Use for Simran Properties LLC

Proposed use for a convenience food store with a gasoline fueling station

Mike Baginski - Blue

CJ - Simran Properties

No stormwater onto the property

Bristol Road and Old Lincoln Highway

Bark is not as bad as the bite; the 100-word claim

Floodplain line,

Mike Baginski - Civil Engineer for the Project

Residential property, stormwater basin, to the east of the commercial property

Neshaminy Creek

Overall data,

Calculated existing 100-year floodplain; the 500-year floodplain is calculated as the existing floodplain

FERMA - Prediction of where the flood line will be

Flood elevation

BFE- What is so important? Would this project change this voluntarily

Data: This section is for Neshaminy Creek and railroad cracks

Floodplain flares out beyond the property, and the flood would eventually make its way onto the fuel canopy

On the edge of the portion of the stream and not contributing to the area

How are we going to control the storm management?

Old Lincoln Highway

Adjacent to our property
Gravel and pavement

Not lush vegetation and more gravel and rain guarding it, but we would be landscaping the sight
Rain Garden
More capacity for stormwater management and French Drain

Feedback from PennDOT: driveway right in and right out,
30 feet maximum; letter from the township engineer, and revise these issues

Ed D- Will comply

Mike, revise the sketch plan. Township Engineer, review this.
Not a Recommendation

Self-explanatory, notifications, and resubmit with a cover letter

Kenneth: I would like to hear your comments

Open to the Board:
Joyce Hadley: Lies within the 100-year floodplain, storage loss, and destruction
Rob and Mike, we are going to allow for the ordinance and preliminary sketch

Nicole Khan: They are staying within it and raising it, so the flood water would be at another elevation.

Kenneth Farallel: Zoning in our and get in your zone and conditional use before you get in front of the planning commission and revival

Joyce Hadley: How do you alleviate other people's issues with traffic assessment and calculation, flooding, and gas tanks, and what encasing for the fuel tanks
Mike and Rob: Double walls, dual shell, and an alarm to get help from preventing it from flooding

Michelle: What is the elevation?
Mike: 5 feet up, from the Creek, 200 feet away.

Michelle: Encased in concrete or tanks; they are strapped to it and buried in the ground, water tight, anchored for a combustible. Are tanks fully walled?

Mike: Anchoring and design for the tanks themselves

Michelle: Sloping East and then North, towards the creek, burying the tank, and they can get pretty deep.
Mike and Rob, we will get this report on these details, and massive contamination risk, low elevation, traffic, and proximity to the creek

Pete Krieger- Floodplain line and Neshaminy Creek floods out, 100-year, it is not a creek, it is a development drainage ditch

We should not be turning Bristol Road into Street Road due to the tractor-trailer

Ed D- 40 years in fire, commander on hazardous materials, tanker truck, spill, seconds for a spill to reach the creek and housing, crucial, and investigation can take a long time, soil saturation, flooding in that area, will cause buoyancy issues

Can happen any day of the week; Bristol Road and Old Lincoln Highway would be shut down
Cannot contain it and breach and mitigate it; 10-15 minute set up, hazard containment that

Frank Schilling: When was the last flood? 1% chance. Come back and forward, Bob Gas, elevate this property, p 4, Little Neshaminy Creek, all backs up and Bob's property

Large watershed, major creek, and a vein, and comes through and slows down and goes back to Bob Gas, and Bob whatever it happens and boxes it

FERMA

Grant you this and street 37 feet versus 30 feet

Truck with gas and train track to this little place and gas station with flooding, and Bob, you are on your own

6-7 feet

Backing up

Rob- How does raising our site impact Mr. Bob Gas?

Frank Schilling- Hill and putting a dam, and how does it get through flooding the vein

Nicole Khan- Red Line, water latitude and laddering

Neshaminy is allowed to sit down and recharge itself, and blue when it's on its way down through the county.

Prove with calculation, submit the report, and see if it would not have a neighboring impact

Michelle: We want to improve it every time, increase 10% every 5 years, and major risk for gas station and make it better, not acceptable, and make it better

Ed D- 1-year and 5-year storm, and the weather has changed dramatically

Flooding in this township is horrific, and boats are used to rescue people

Bottom of the Neshaminy Creek, so we get all the brunt at the bottom of Bucks County.

Rob- We got to start somewhere

Mike, when was the last flood and tractor-trailer?

Dr. Farooq- Flooding, traffic lines, and slope were my concerns

Open to Public Comment and Public:

Property Case
Robert Gass
4142 East Bristol Road-

2022 and 1999, insurance \$80k-\$90k, so much payment, Wawa for a gas station, and flood 3 times, not valid, and the property is even smaller, contamination, and goes into the creek
Sewer and Construction and loss of business at the time, only right turns, Sunco, and VB in a station and having a business there- 3 gas stations of less than 1 mile

Brownville, Bristol, and pay taxes

1973 owned and taxes
Flood insurance
How many floods within 10 years?
3 floods within 13 years
Sand Bag
2021

Flood, contamination, and traffic

Ed D- 3 and 4 Items to table till July Planning Commission
Michelle, I second the motion

Preliminary and Final Subdivision & Land Development for Al Costa Homes, INC.

2025 State Road
Mike Meginniss- Attorney Zoning
Residential approval was obtained, and the property was sold and subdivided
75 square feet, excessive lot size, and reviews
Neighbor opposition \

Good evening, three-lot underground basin, corner lots, infiltration basins, and drains

Landscaping: We have the power lines and the sewer lines.

Larry Young and Mike Meginniss: Aerial for the round, preliminary, waiver request, and street-wide

Waiver and instead of Decorative stone trenches
First driveway
Curbs are already out there, and at the bottom of page three
Pipe size smaller
Underground

Nicole Khan: Okay with it because he knows what he is doing.

Ed D- 9 waivers

Kenneth F-

Dr. Farooq- Sounds like a good plan?

Center line 90 instead of 130th

Frank Schilling- 3 properties to fit

Nicole Khan- Mature trees do not hit the neighbor behind, adjacent property

Frank Sciolla- Right on the property line

Larry Young - Roof overhang and inlet driveway, trench, and French drains pipe directly into the underground system, back into our system.

Pete Krieger- Notification: lot more development, lot= grandiose exploitation, less of not sure

Michelle: Anchor to the properties, 87 hundred and April 7th letter natural resources

Wood disruption, remove woodlands, housing, and residential towers over other residents

Stories with a basement look pretty, but they clash design-wise, so the developers should factor that in

Joyce Hadley- 23 flooding conditions and no floodplain on the property, and an asphalt she print shop

Larry Young- Section 2 of a condition plan

Joyce- Convenience slow storm, water fluid any resistance from the committee,

Joyce- Trees, system on the lots, and free about it

8:45 pm

Open to Public Comment!

Jeffrey Ziv

331 Herringbone Lane

Late Saturday afternoon, I was alerted to this with a letter.

9 waivers, low filter, 3 homes with basements, and stormwater management

Trees from overflowing and houses adjacent to me!

Homes are not in character with our neighbors

Lot areas, mathematical, 3 structures on this plot buffers, overcrowding not maiming the uniformity, street frontage access, for emergency and utility services

3 foundation patio

Lots of drainage passages

Drink it out

Wet basement

Tree ordinance

Basins are up my fenced yard, with a basin

Residential, non-confirmative density run-off

Municipality public 3 home, invisible, I live there.

Mike Meginniss- We cannot fix pre-existing problems in Bensalem, we decrease of the run-off of offset, house uncomfortable uncontrollable adjourning

Rob Belinsky

318 Chambria Avenue

Station Avenue

Flood of 2021

2 feet of water

Driveway wave breaking at my driveway from the tree in the background

Behind this lot

More water for Bensalem School Bridge
Property Immerse of water which is overburdened
Lot was stoned
Chamber Center was built and was expanded
8 drains
4 ½ years to train and street
Water flooding and Station Avenue in case of emergency
How can we handle water?
35 decent trees we currently have
6 trees
Shows pictures to the developers and highlights the nature of big trees
Trees absorb this water
2 lots, not 3 lots
10 lots + no
9 lots and configurations, and squeeze 3 houses on 1 lot
Original same water runs off relief too much
Two houses beautiful, but he wants more money
Three driveways, three docks, and basements

Ed Deveeney: Storage Room and fireman pole
1 pole to prepare, too many climate changes, water events getting worse July 2021
Driveway to Street Road
Firehouse to trash trucks
Go into Street Road
Accident waiting to happen Many trees down take 2 per house, play ground, 1987
3 feet grass taken down

Darcy Badecki
341 Herringbone Lane

Property does not look nice
Backyard on dock and privacy for a pool
2 feet off the property line
All 3 houses off property, don't want a repeat of that

Ed D: Call for the panel's inquiry for all 3 lots
Michelle: I will focus on privacy and trees, planting along the fence, vegetation, and shrubbery.

Jeff Ziff: Green giants, water basin underground as a record against the land

Farallel: Main period, 18-period month, not built and the developer cannot

Jeff Ziff: Lot had slower rate and ordinate above the rate.
Bottom of the shed, Delaware River, tide considered on the map builder

Peter Krieger: Better than a new commercial warehouse, 2 homes industrial property, worse than dumping paint vacant lot and residential people would have pride in it, 18 months come into pay address your needs,

Jeff Z: Heavily industrial area was prevented, ideally 2 houses instead of 3, lot does not be development

Park vs development

Joyce Hadley: Would you entertain 2?

Mike: No, because we hit the requirement. Lot size meets requirement, Zone requirement compliance.

Larry:

Ed D: 9 waiver

Dr. F: 25 feet vs 30 feet

Ed D: Motion

Michelle: Present notice 2014 in lieu, Section 2: sidewalk is in lieu Section 6, privacy

Michelle:

Dr. F: Second, move forward, will comply

Pete: Yay!

Joyce: Nay!

Frank: Nay!

3 Approve- Pete, Ed D, Khan

2 opposed- Frank and Joyce

Keep in mind Planning Commission- Advisory
Councilman improvements

Preliminary Land Development for Pen Ryn Mansion Association

Mike Meginiss and David P. Boginsky for Gilmore and Associates

3 wedding venue, lodging structures: hotel and amenities

Not an AirBMB rather accessory, a place to stay afterwards, an aerial point

River Edge improvement

-waivers

141 trees, maybe have a place to sleep at night

LED lights rivers end

Light pollution

Reduce for flows
Signing in lieu of
12 land pipe, 18 inches, hazard driving
Natural evolution for Penn Ryn

300 people on sight
-lodge
-far away noise
-nature buffer
River Edge

Nicole- Plants 10 + plants + trees

Open to Board:
Joyce- Wetlands near that area

David Boginsky
Not adjacent to wetlands mansion
Handicap accessibility and responsibility
Proposed building shuttle service

Joyce: Storm water, geo-technological, steep water basins
13 rooms and 12 rooms
Peter Kreiger- Would anyone go into the woods
Gates would prevent others from illegally entering during each event

Bill and Frank: permanent to river edge, long-term lease,
Bathroom, luxury trailer
Dr F: Pipe Nylon geo-style
Bill: 13 rooms for events
37 rooms in the main house
Wedding
Marriage
Gates
Adapted - innkeeper's apartment
Bill - Guest
Kenneth Farallel: All waivers will comply
Ed D- Waiver 3-4-5 of WK2 Letter presented
Michelle
Unanimously approved!
10:05 pm