BENSALEM TOWNSHIP COUNCIL
MEETING MINUTES

Tuesday
October 13th, 2026

COUNCIL MEMBERS PRESENT:
Edward Tokmajian, Jr., Council President
Jesse Sloane, Council Vice President
Joseph Wenzel, Jr., Council Secretary
Edward Kisselback, Council Member
Joseph Knowles, Council Member

SUPPORTING STAFF PRESENT:
Mayor Joseph DiGirolamo
Debora McBreen, Council Clerk/Recording Secretary
Joseph Pizzo, Township Solicitor
Adam Flager, Township Solicitor
Nicole Khan, Township Engineer
Philip Wursta, Township Engineer

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 indicated that he starts the meeting with a moment of silent meditation or prayer and followed by the pledge. But before we commence with the opening, I just want to make sure that everyone keeps in their thoughts and prayers the two officers in Philadelphia, officer Shane Seiber and his family and the other officer that's, I believe, is still in critical condition. I'd ask for everyone to please stand. 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 the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward the first of two Public Comments was closed.

EXECUTIVE SESSION:

Council President Tokmajian asked Solicitor Pizzo to please take a second and announce the Executive Session.

Solicitor Pizzo indicated that the council met in an executive session. Actually, it was more of an informational session, immediately prior to this evening's meeting for approximately two hours. Present at the session were the five members of council, the mayor, the director of administration, the director of public safety, the deputy director of public safety, the township fire chief, and representatives of the Bensalem Volunteer Fire Department. The council was briefed on a variety of matters regarding the operations of the Bensalem Volunteer Fire Department both over the past year and looking towards the future. No official action was taken during that session and no official action will be required this evening as a result of that informational session.

4. APPROVAL OF COUNCIL MINUTES:

Council President Tokmajian - Thank you, Mr. Pizzo. Move to agenda number four, the approval of council meetings for the meeting date of September 28th, 2026. Council, do you have any changes, corrections, revisions?

Council Vice President Sloane - I would like to make a motion that we approve the minutes as presented.

Councilman Knowles – Seconded the motion.

Council President Tokmajian - All right, we have a motion and a second. Any questions on the motion? If not, I'll call it all in favor vote I. Any against? Any abstain?

Councilman Kisselback - I abstain. Vote carried 4-0-1.

Council President Tokmajian - Thank you, Mr. Kisselback.

5. CONSIDERATION OF A MINOR LAND DEVELOPMENT FOR:

Applicant:	James Mee – Creative Architectural Metals, Inc.
Location:	1642 Woodhaven Drive
Proposed Use:	Industrial – Addition to Building
Zoning Classification:	LI – Light Industrial
Tax Parcel:	02-060-013-003

Council President Tokmajian - Moved to agenda number five. The consideration of a minor land development for Mr. James Mee for Creative Architectural Metals Incorporated, 1642 Wood Haven Drive, tax parcel 02- 060- 013-003. Is the applicant here this evening? All right. Please step to the podium.

Michael Gladnick – Engineer for the applicant who has been submitting plans to the township. We've have received the letters back and have satisfied all of the items. We have four waivers that we're requesting. One is for relief from sidewalks. There are no sidewalks in the industrial development that we're in. The second is for an additional fire hydrant. There are fire hydrants in the development already.

The other two have to do with storm water management. Both of which we're requesting because of the configuration of the parcel.

We have a high-water table so we can't achieve infiltration. We've put together a storm water system that we believe will work and I believe the township engineer agrees with us. So those are the four waiver requests. In addition, we are required to get a variance for our impervious coverage. We need to work on that issue. But we're here tonight to ask perhaps if you might give us conditional approval conditioned upon the approval of the waivers and approval from the Zoning Hearing Board for the variance.

Council President Tokmajian - I'll leave it up to council, but you know typically we like to see the zoning approval come through first before it comes in front of council. It's traditionally the way we've kind of managed things because if zoning doesn't approve that, I prefer not to make a decision from a conditional standpoint. I'll turn to council to see if we can continue to entertain this hearing, but that's my suggestion.

Councilman Kisselback - What was the variance you were requesting from zoning?

Mr. Gladnick - Impervious coverage, sir.

Councilman Kisselback - Impervious coverage. That's a big one.

Council Vice President Sloane - I mean it looks like the site right now is 43.83% impervious coverage. The maximum allowable is 55% and the new plan is going to 79.07%. So that is a significant increase.

Mr. Gladnick – Understood.

Council Vice President Sloane - I would expect that would go through zoning first if not some kind of reduction in that impervious coverage through the design aspect before that came in front of council.

Councilman Knowles - If there's an argument that impervious surface is going to be what it's going to be because of the geographical location and the geography of the lot itself then you can make that argument. Come in front of zoning and convince them that it's in the area.

Council Secretary Wenzel - my question is for Ms. Khan. Do you feel, I know you're very big on impervious surface and issues that are coming in the township? I wanted to see your opinion on this. If you could hit the button, that'd be greatly appreciated.

Engineer Khan - Yes. When this development came in, they were already exceeding the impervious surface for the lot before this application came in. What they asked for, Mr. Mee, had asked for an additional 3,700 square ft. There was already an existing and I hate to use the term, but existing non-conforming condition where there was an excessive amount of impervious surface on the lot. Over the years, many areas, many industrialized parcels along Wood Haven Drive are all experiencing the same thing and all of them are dealing with stormwater management.

The system that was designed accommodates for the 79.09% of impervious surface that would be for that lot. The waiver that he's asking for is for volume control. Now an industrialized area. Anybody who's in construction and as an engineer would know that maybe we don't want to infiltrate in an urbanized industrialized area. I was willing to see if council was open to letting that be a waiver for this application, but the stormwater system is designed to accommodate the amount of impervious surface that's on the lot.

Council President Tokmajian – Do you want to continue this?

Council Vice President Sloane - I've got a question for Miss Khan because it says on the plan that the existing impervious area is 43.83% and the maximum allowable is 55%. So, you saying there's an existing nonconformity is not true.

Engineer Khan - There already is. They are already well over the threshold. 55% is for the district I believe that they are supposed to have and they this addition was only…

Council Vice President Sloane – No, prior to the addition so without the addition the existing condition it is not an existing nonconformity according to the plans that were provided to us.

Mr. Gladnick - Yes sir it is. When we were going through the process the township asked us to not count the gravel paving that was put in the back of the lot and to not count that as existing and show that as proposed.

Engineer Khan - We asked for a more conservative design in order to create a betterment for the lot for an existing lot an existing business that wanted to add 3700 square ft.

Council President Tokmajian -But then what's the true percentage currently as it exists today without the addition?

Engineer Khan - I can't answer that right now because I'm not looking at the plan, but I will tell you I could get you an answer.

Councilman Knowles - Now, is the water drainage design with the new added impervious surface work, and is it better than what's there now?

Engineer Khan – Yes, there will be a reduction in the amount of water that leaves that site because they are putting stormwater controls. If Mr. Gladnick can explain what he is proposing?

Mr. Gladnick -What we did was, we considered as we just talked about, the existing condition to be without the additional paving that was in the back and without the addition. Then in the post condition we added those in and we have underground stormwater storage because we can't get the infiltration and so we collect the storm water from the paving and the roof put it into the stormwater storage and allow it out at the rate of the pre-developed condition. In addition, we put a filtration device on the system to help clean the water um before it gets to the tank.

Council President Tokmajian - I guess my question is, is it an improvement to the stormwater management on the site? And if so, then why would there be still a waiver for stormwater volume control?

Engineer Khan - He has no infiltration. He's putting a managed released concept basin underground. Mimicking the fact that we don't have storage for infiltration. There's just no possible way. He did us all the due diligence. He investigated. He tested. It's just not possible.

Mr. Gladnick – Sir, it's not that we're not handling the volume. We are handling the volume. We're not able to put it where you want it to go.

Council President Tokmajian - But you're putting a basin underground for that.

Mr. Gladnick - Yes.

Councilman Kisselback - I have a question. Everything you're saying makes sense, but why do we not have some type of a chart that gives us prior to and after the fact?

Engineer Khan - Then that would be um my mistake, council, that I should have segregated it better, showing the difference between what is truly existing out there today versus what I asked the designers to do and Mr. Gladnick and his team in order to accommodate the stormwater that like the real conditions of what we're seeing out on the lot.

Council President Tokmajian - Before we continue, I do want to turn to Mr. Pizzo. Because it almost seems as if we're having the hearing and at this point, I don't want to necessarily set a precedent because if we do it for this one then it's well you know how many more do, we…

Council Vice President Sloane - Why even have a Zoning Hearing Board.

Council President Tokmajian – Right. Do you have any opinion to weigh in before we go any further with this?

Solicitor Pizzo - As it was stated at the outset it has long been the policy of this council that you are the last stop. Typically, this council does not grant conditional approvals that are conditioned on zoning relief. The zoning relief has to be obtained to the extent that the zoning relief in this case, if I'm hearing Miss Khan correctly, is at least in part necessitated by virtue of what the township has asked of this applicant, visive the stormwater management on the property. Certainly, council should hear and has heard exactly what's going on and why the variance is necessary, but you probably should still have the applicant get the zoning relief and then come back.

The other question, and forgive me because I don't know and I don't know if Mr. Flagger recalls, but this application from when it first came in had been tabled a few times to a date certain. And at some point, I don't know if we stopped tabling to a date certain or if new notices for this hearing should have been mailed out. I don't know if the applicant has them. But that's something else we should establish. So, we'll take care of that. I don't know. Do you have an application into the Zoning Hearing Board at this point?

Mr. Gladnick - We do not at this time, sir.

Solicitor Pizzo - All right. So, an application was put into the Zoning Hearing Board. We could certainly I'm sure Mr. Farrell could get it on the November Zoning Hearing Board agenda and bring them back at the at the first meeting in November.

Council President Tokmajian - You mean this first meeting in December?

Solicitor Pizzo - No, if they were able to get on the Zoning Hearing Board agenda in November, assuming they get the relief they're requesting, they could come back here to your first meeting in November.

Council President Tokmajian - Oh, is it before our first meeting in November?

Solicitor Pizzo - It should be.

Council President Tokmajian - Council, that's what I would suggest. I know you've been in front of us before. You've done some work to address some of the issues that came up in the past that we kind of brought up when you were here. But it seems as if the issues that came up in the past that we kind of brought up when you were here. It seems as if the majority or all of us would prefer that you get that zoning relief before you present it back to us.

Councilman Kisselback - I'm prepared to put a motion on the floor that we continue this until the first meeting in November and that's all you need.

Mr. Gladnick - I just have one other question. Could we get action on waivers?

Council President Tokmajian - No. Everything would be pushed. There's a motion. Is there a second?

Council Vice President Sloane - I'll second that.

Council President Tokmajian - Okay. Any questions on the motion?

Solicitor Pizzo - No questions other than while you have the advantage of the applicant and the engineer. If there are any other issues regarding stormwater that you might want to be addressed, you might want to identify that now because again the stormwater facilities apparently are what are driving the need for the variance. The earlier review letters didn't have the variance in them. It's only after the applicant was making the upgrades or changes to the stormwater facilities that were being requested by the township engineer that the need for the variance occurred.

Councilman Kisselback - I don't know if we need this part of the motion, but I do want to have the applicant have a chart as we normally do with a comparison of prior to development and after development so we can compare that too. Does that have to be part of the motion, Mr. Pizzo?

Solicitor Pizzo - That doesn't have to be part of the motion. Both the applicants engineer and the township's engineer have heard that direction.

Council Vice President Sloane - And I'm curious of you know with the WK2 letter noting that there's no solution to the problem with the site as is. Comment resolved to the maximum extent practicable with regard to all the stormwater calculations and the stormwater management system. I want to understand what the impact is to the surrounding properties in the neighborhood.

Engineer Khan - Okay, I'll come back and we have an application across the street too. Okay, so we can work on that.

Council Vice President Sloane - Perfect. Thank you.

Council President Tokmajian - Anything else?

Councilman Knowles – I'm just mentioning that the fire rescue he said there's no boxes checked so that means it's approved and he was okay with having no fire hydrant in that area.

Mr. Gladnick - you get a letter directly from the fire.

Engineer Khan - But I think we'll have to get that as well to make sure it's part of the package for you guys.

Council President Tokmajian - All right. Motion and second, it's on to move it to the first week of November which is going to be November 9th. Any questions? If not, all in favor, vote I. Any against? Okay. The motion caried 5-0.

6. CONSIDERATION OF A LAND DEVELOPMENT EXTESION AGREEMENT FOR:

Applicant:	Costa Homes
Site Information:	4946 Neshaminy Boulevard
Tax Parcel:	02-019-197

Council President Tokmajian - All right, we'll move to agenda number six, the consideration of a land development extension agreement for Costa located at 4946 Neshaminy Boulevard tax parcel 02-019-197. Mr. Pizzo, is this yours?

Solicitor Pizzo - Yes. as you indicated and as council has requested from time to time, this would be an extension of the existing land development agreement for Costa Homes for the project at 4946 Neshaminy Boulevard. The developer is requesting an additional one-year extension of the developers' agreements. The administration has no objection. If council is of a mind to grant the extension out to March 29, 2027, then the administration would recommend that council do so subject to an audit by the township engineer and by the finance department to make sure that sufficient funds remain in the various escrow accounts for the completion of the public improvements associated with this project.

Councilman Knowles – Mr. Pizzo, is that from this date? That's not a year, right?

Solicitor Pizzo - It's one year from the current expiration, which is pretty close of the developer agreement. So, that's all I'm doing.

Council Vice President Sloane - It's not because we approved a six-month extension back in February.

Council Secretary Wenzel - And prior to that, they got an extension for two years in 2023, and it's been going on since 2019.

Councilman Knowles - I don't have any specifics about it, but I saw that they were they had bulldozers in the front yard, and they're pretty much done. They're filling the front yards out and finishing the houses. They are getting finished now. So, I don't think stopping them would do any good.

Council Vice President Sloane - It's not a question of stopping. It's a question of the time left on the agreement.

Solicitor Pizzo - This this request would be to extend the existing developer's agreement out to March 29, 2027. That's essentially what you would be doing if you approved. That's what the department goes by the date.

Council Secretary Wenzel – Is anyone from Costa here?

Engineer Khan – No, but I can tell you is that our staff has been out and inspecting regularly working with the conservation district for ENS issues right he's at the point where he is ready to start wrapping more and more up on the lots. I know that we have been working to advance it, he does call us when he's got his items for inspection and he's been following protocol.

Council Vice President Sloane - except that when we heard this back in February and we did a six-month extension, it was a consensus from the township engineer was that yes, that was plenty of time for him to finish up and we should be good to go at that point. So, but now they're coming back to us with an additional request.

Councilman Kisselback - I think we cut that short in order for us to review it today.

Council Vice President Sloane - He wanted a year. We gave him 6 months. But the thought was that he didn't need a year. He only needed 6 months to finish.

Council President Tokmajian - I guess the question is one, will it get done by March 2027? And can you give us a few more details? I'm assuming the homes are done. How much escrow are we sitting on? Do you happen to know by chance?

Engineer Khan - I personally do not know.

Council President Tokmajian - That's fine. Okay. I mean, how far to the extent of is he 95% done?

Engineer Khan - I would say he's about 93% done. I can't tell you 95% but guys, come on. But honestly,

Council President Tokmajian - I mean, I guess I was looking for a little bit more detail in terms of a percentage.

Councilman Knowles - Just looking at it visually and him doing the front yards and stuff. I would say he's at least 95% done.

Engineer Khan - I can give you an update. I can either send you guys a correspondence and I understand you have to grant it now. But we would like him to finish if possible.

Council Secretary Wenzel - I mean, we would all like him to finish, but this has been going on since 2019. Two homes. That's absolutely ludicrous. But either way, he has had more than enough time.

Council President Tokmajian I guess to your point is that when we're seeing something that's 6 years for four homes on a small lot, it would be nice to kind of have a little bit more detail. And from what I understand, there was dirt issues back there.

Council Vice President Sloane - I think one of the things I'd like to see going forward is with these requests for land development extensions, how much money's left in escrow, what has to get done, when does the current agreement expire? Because I feel like we're trying to get this done with one eye closed and two hands tied behind our backs.

Engineer Khan – Understood.

Council President Tokmajian - Okay, gentlemen. A motion would be in order, if you so choose.

Councilman Kisselback - I put a motion on the floor that we extend the land development agreement for Costa Homes. 4946 Neshaminy Boulevard, tax map partial 02-019-197, to March 29th, 2027.

Council President Tokmajian - Is there a second to that motion?

Councilman Knowles - I'll second it.

Council President Tokmajian - There is a motion and a second to extend this to March 29th. Any questions on that motion? If not, I'll call it. All in favor, vote I. Any against? I. The motioned carried 4-1.

MOVING AGENDA ITEMS PER DISCUSSION:

Council President Tokmajian – Alright. We'll move to agenda item consideration of an escrow release for Federation Housing. It's the final release, release number 10 located at 4695 Somerton Road, tax parcel 02-003-006-003. I think at this point we should probably have this conversation. Mr. Pizzo, I'm going to turn to you, but I believe number seven and number eight are both related. Is that correct?

Solicitor Pizzo - They are related. And in fact, you may want to discuss agenda item number eight first, which is the curb and sidewalk waiver request first as the outcome of that discussion may impact what you do on item number seven.

Council President Tokmajian - Okay. I'll turn to council. We'll start with agenda number eight then. Okay. I'll turn to council. We'll start with agenda number eight then and item number seven item number eight for the agenda.

Council Secretary Wenzel - Do we have to make a motion to adjust the agenda? Can I make a motion to adjust to make item number eight item number seven?

Councilman Kisselback – Second.

Council President Tokmajian - Okay. For the change of the agenda, I'll call it all. All in favor vote I. Okay. Any questions? All right. So, we just swapped those agenda items. The motion carried 5-0.

7. CONSIDERATION OF A REQUEST FOR A WAIVER OF CURBS AND SIDEWALK INSTALLATION SUBJECT TO PAYMENT OF A FEE IN LIEU OF:

Applicant:	Trevose Senior Residence, LLC- (Federation Housing)
Site Information:	4695 Somerton Road
Tax Parcel:	02-019-197

Councilman Knowles - Mr. Pizzo, is there an explanation why they're asking for thing now and not in the beginning?

Solicitor Pizzo - My understanding is, and the engineers I'm sure will correct me if I say something that's incorrect, is that this roughly 24-foot strip of sidewalk was not originally installed because the area adjacent to the to where the sidewalk is supposed to be installed is the area of the project that was being

used by the contractor for their construction trailer and for staging of materials and the like. So, it didn't make sense at the time to put the sidewalk in with different things that would be driving over it.

As we got toward the end of the project, some question came up as to whether it's essentially arguably a sidewalk to nowhere. And would the township consider accepting a fee in lieu of constructing that 24 ft? So, the questions being brought to all of you this evening as to whether or not you'd rather see the contractor go back out and construct the 24 ft of sidewalk or whether you'd rather accept a fee in lieu of. I don't believe that the administration has an opinion one way or the other. Certainly not opposed if council wants to take the fee. This particular plan probably doesn't show it as clearly as it might, but the sidewalk, as it's been explained to me, dead ends not at a street or not even at a driveway, but dead ends into the side yard of an industrial warehouse building there. And then beyond that there is no sidewalk from there all the way to the railroad bridge that would take you into Linconia. That's my understanding and again Mr. Wursta and Miss Khan are here if I've omitted anything or misrepresented anything.

Engineer Wursta - No Mr. Pizzo, that was fine. And I do have a blow up of the map of the plan that shows basically. They neglected to talk about the council acknowledgement that it has to be a performance of council to provide the no sidewalks and no curbs. We're recommending that the fee in lieu of which has already been paid and this has already been done and is a benefit from a traffic perspective to that area. It allows crossing where it is right now to the development across the street. So, it's really a good thing. It's just a question of that we did not, for whatever reason, reach out to council at the time for the waiver of curb and sidewalk.

Council President Tokmajian – Mr. Wursta, just two things. What you're saying is that there's an advantage of keeping it cut off where it's at because it aligns with the crosswalk across the street. Is that correct?

Engineer Wursta - Essentially, I mean, it's really your choice. They could come back and the whole thing. It doesn't it doesn't make sense.

Council President Tokmajian - No, I agree with you. The other thing on this there was sidewalks on this one and I looked at Google Maps. I didn't see sidewalks on the first building.

Engineer Khan - Can I explain what has happened over time either looking at Google Earth, right? Or is what's happened over along Somerton was there was the first development for the 4701. Then there's the Camila courthouses across the street and they have sidewalk. There's also an asphalt pathway that runs along that side of Somerton. When the new Suez split was done for the development and that new warehouse came in that is there, we asked them to put sidewalk to connect to the Camila Court neighborhood and continue all the way up. So, there's only sidewalk running on that side of the road on the housing side as well as the warehousing side. The other side where 4701 where this 24 lineal feet it would go to no place because there's no connecting sidewalk on that side of the road.

Councilman Kisselback – It’s only 24 ft.?

Engineer Khan - It's only 24 ft. They constructed the rest of 4701's sidewalk.

Council Secretary Wenzel - And we're risking people to walk further past the crosswalk and just across just to run across street for. It's not practical. Understood.

Council President Tokmajian – Council, any other questions regarding the sidewalk waiver?

Council Vice President Sloane - Yes. Not so much as a waiver, but there's a copy of a check in here that looks like it was remitted to Bensalem. This now becomes the interrelated issue of the two agenda items. Is this $2,160 that they've submitted in addition to the escrow that we're holding from the other?

Engineer Khan - It is separate.

Council Vice President Sloane – Got it.

Engineer Khan - So the escrow is totally independent.

Council Vice President Sloane - So, as it relates to the next agenda item that we'll discuss where they're asking for the final release of everything left, there's no issue with that because they've submitted these funds separately.

Engineer Khan - Yes.

Council Vice President Sloane – Thank you.

Council President Tokmajian - With that, I'd ask for a motion.

Councilman Knowles - I'll make a motion on the consideration of a waiver for curbs and sidewalks in subject due to the payment and fee in lieu of by Trevose Senior Residence, 4695 Somerton Road Bensalem and they in fact have already paid a fee in lieu of $2,160 council approved that waiver and not require them to go back to put sidewalks in.

Council President Tokmajian – Thank you Mr. Knowles. Is there a second?

Council Vice President Sloane - I'll second but I'll add subject to an audit by the finance department.

Council President Tokmajian - Any motion or any questions on the motion? If not, I'll call it all in favor vote I. Any against? The motion carried 5-0.

8. **CONSIDERATION OF AN ESCROW RELEASE FOR:**

Developers Request:	Federation Housing – Release #10 - Final
Location:	4695 Somerton Road
Tax Parcel:	02-003-006-003
Amount:	$100,000.00

Council President Tokmajian - Then we'll move to the next agenda item, which now would be number eight, which would be the release of the escrow remaining of $100,000, which would be release number 10, the final release. Mr. Pizzo, is there anything else to add to that?

Solicitor Pizzo - This one I'll hand over to, Miss Khan.

Engineer Khan - No, there's nothing further.

Council President Tokmajian - Nothing. Okay. So, be they've already paid the in lieu of for the sidewalks. No additional improvements or work need to be completed on that property.

Engineer Khan - No, we've completed the basin. Everything was to our standard.

Council President Tokmajian - Thank you. Any questions from council?

Council Secretary Wenzel - I'll make a motion to release the $100,000 for the federal housing final release. Item number eight, 4695 Summerton Road, tax parcel 02-003-006-003.

Council President Tokmajian - Is that subject to an audit by the finance department?

Council Secretary Wenzel - Yes.

Council Vice President Sloane – I'll second.

Council President Tokmajian - All right. Motion and a second to approve. All in favor vote I. Any against? Okay. All right. They're both approved. Thank you.

9. <u>DISCUSSION ITEM: STORMWATER & ARMSTRONG PROJECT UPDATE:</u>

Council President Tokmajian – Agenda number nine. I just thought since it somewhat comes up routinely, Miss Khan, I'll kind of point that the conversation to you in terms of the Armstrong update. If you don't mind giving us an update as far as where we stand.

Engineer Khan - Yes. Last week on Thursday I asked where are we at, do we have the commitment? The owner's representative has sent us information last week on Thursday saying that they are cutting tomorrow out at the site, to cut the basin down in its entirety for construction activities. And they're making the commitment. They made the commitment to the mayor that by October 26th they will be on site to start the actual work of the wall construction in addition to the earth moving activities that would be associated with that. I have been updating our residents as we are going. I know council, it has been one month since I sat down when I sat down with Hansel Drive on that September evening to discuss the wall option being added.

I know everybody's looking for a response to see action occur out at the site. So am I. And that is why the developer agent when he had sent the information in on Thursday, I was comfortable with the fact that he was formally making the commitment and again I've been talking to him. You guys have been listening, right? But at the end of the day, I asked him to reach out to make sure to confirm that I'm not speaking out of term, right? And that he is actually going to do this. And his email stated that he will be building a wall and doing the construction required as the private owner of that lot with our homeowners that are, you know, on Hansel Drive.

Council President Tokmajian - So, I guess why October 26th? Why was that date established?

Engineer Khan - Because I told them I needed a date and I said, "I need a date. I do need you to tell me when you're coming because everybody's waiting on you."

Council President Tokmajian - My other question and because last meeting with the update the design wasn't done, I think, correct me if I'm wrong, I think it was approved by the township by Mr. Farrall.

Engineer Khan - It's by us. I have Mr. Farrall weigh in as building and planning.

Council President Tokmajian - So that the design's done, it's now we're just waiting for the work to get done. Right? Because we go back a couple meetings and I think the work was supposed to start I believe in September. So now we're pushing October 26th.

Engineer Khan - On August 10th, I had the formal commitment from the owner's rep that he was working to advance a plan. The end of August, we talked again two weeks later and I had a basin design. As we were working through my staff looking at it and remember I've explained to every person on this this dais before it's not just the storm water that's coming from the Armstrong property it is other elements that are associated with the Armstrong property. So, for an example if I was, you know hypothetically, if I was an owner and I just wanted to pipe the water and send it, that's unacceptable for that area because I would be sending it quicker, faster down to another location. So, we can't do that. I only have 4 and 1/2 ft vertically on the bottom of the culvert before it gets into their backyard. 4 and 1/2 ft. So, the wall becomes key in ensuring that when the big deluge of rain shows up because they don't get inundated and I call it an inundation event.

They do not become inundated when we have two inches of rain over 12 hours. That is not the condition I'm talking about. I'm talking about the two inches that shows up in the hour or two. That combined with the storm water for the 140 acres that is coming behind Hansel Drive combined creates that inundation event. So, by putting and designing a wall in addition to having an earthen area graded out, it creates resiliency for them for the future property and it segregates that water feature out of their lot. Because right now, the way that the deeds read, there is a 20-foot-wide easement and that lives in their backyard.

And by asking for the developer, we've asked him to shift it towards his side of the line. Shift it to the Armstrong property to help us help these people. That's why Mr. Tokmajian, it's not been done today. And I'm just explaining to all you guys the seriousness of the stormwater, the elements that are behind it. A wall takes a considerable effort to make sure it's in the right place. It's not just a matter of let's plop it in. I want to see this be a forever problem that's solved between the Armstrong property, 2047 Hansel Drive, 2061 Hansel Drive, and 2035 Hansel Drive.

Council President Tokmajian - So, I'm glad you brought up that this is obviously a temporary fix or we have to recognize that Armstrong isn't the only issue that's creating the runoff into Hansel. I get it and I'm going to carve that conversation out a little bit and that's the purpose of why I have stormwater listed on there independently. We'll get to that in a minute. But I guess, and look, I recognize you're not fully responsible for the fix, and I appreciate your help and support with working with the land owner, but at some point, in time, we have to say to ourselves from a township perspective, if it's creating runoff problems and we continue to push this problem down the road, at what point then do we start enforcing something onto the owner of the property and looking at what levers we can pull from a township perspective. So, at that point, I would like to turn the conversation over to Mr. Pizzo or even the mayor in terms of, you know, are we thinking about what else we can do to enforce action on this property if it is creating significant runoff that's obviously creating problems for those residents on Hansel. You know, whether it be, you know, finding them, you know, or whatever other alternative action that we could potentially take. Because I'm, you know, now we're being told October 26th. And the other point I want to make is, you know, at some point if we are in contact with this owner of this property, look, it's a significant piece of property. If we're in contact with him, why not invite him to a council meeting,

particularly through the October 27th, because then he can definitively tell us that there's we could see it, but he can tell us that there's equipment on the property. I'll turn it over to the two of you.

Mayor - I've lost my patience. It's a month now that we told these folks that we were going to be on the property. We were going to get it done and one thing led to another. The wall had to be moved. We put it on their property. We didn't. They did. And we had to say, "No, you can't put that wall that close." So, that another loss of time. But I agree with you. I've lost my patience. We can do everything. Uh I don't know. Can we fine them, Mr. Pizzo? The water's going on other people's property.

Solicitor Pizzo - I generally don't like to have a public debate if we're going to take legal action against a property owner.

Council President Tokmajian - And understood. I'm not asking, but I want to make sure it's in the thought.

Solicitor Pizzo - To discuss that we can certainly adjourn and I can run through a few options with you, but I don't want to lose sight of the fact either that again at its most basic, this is a private property owner putting stormwater on the property of other private property owners. And so, while the township may have or may not have various enforcement rights, there is and always has been the right of the private property owners to you know, if this were if this were neighbor X and neighbor Y in the middle of a subdivision, we might not be paying the same attention to it as we are because of the size and scope of the property. But that also remains and always has been an option as well. But again, if council would like to go into greater detail about what our abilities are, I'll be happy to discuss.

Council President Tokmajian - That's fine. All right. I just want to make sure that's being considered. Okay. I monopolized. I just want to see if there's anybody else.

Councilman Knowles - No, I'm just saying that I don't want to wait either and it'd be good if we could, you know, apparently, he's being pretty cooperative with helping us out here and putting it on his property, but you know, I don't know how there's no sense of, I see a sale sign up again. So, there's no development plans that are in front of us or submitted to the township. So, we're not close to being able to have a development resolve this because we have definitely had more power than to say, "Okay, well, you're not getting this unless you do this." You know what I mean? Unless you do that. And we did that when before, but you know, unfortunately he went under. I do think at some point we're gonna have the ability to do whatever needs to be done to finalize this problem, but I think chipping away with it is certainly better than doing nothing, you know.

Council President Tokmajian - Yes. Understood. Yes. Good point. Ms. Khan, do you want to speak to that?

Engineer Khan - I was only just going to suggest to council is that we have this party before we didn't have a we didn't ha anybody that was it was a bad site. It was just we couldn't do anything with it, right? Because it was just legally locked up or there was just some other, the owner had defaulted, right? As soon as I was able to find out that we had somebody that was going to put up fencing that was invested in securing the lot to make sure that it looked appropriate, we had a new owner. I immediately engaged to advocate right on the fact that we had this long-standing problem or that we have this problem that can occur behind Hansel Drive. And that's why I've personally taken it as my project to ensure I want to see

this be successful and I want to see it executed. I only say this is that they're making an investment to the lot by doing what I've asked. They could have just graded it out. We could have all looked at it, but by placing that wall and again creating that thoughtful separation between 2047 Hansel Drive and giving some sort of resiliency to 2061 and 2033.

I feel that's him taking ownership of the fact that he picked he bought a site and now that site is making maybe his developer look bad. That's the only thing that why I do I genuinely believe that he is invested to helping solve a problem. As I said to you before, I can only work with what I'm given. I'm expediting as quick as I can. I'm engaging this person, this party in order to see something happen for those homeowners in our in our neighborhoods. That's it. So, I just want to say that I do feel that he is making an investment and the things that I'm asking for are almost betterments because they're not just let's grade it out and call it a day. It's let's segregate the lot so these guys never have to think about it again. That's my only humble request to you guys when discussing this topic. I know it's supercharged and I like I said I'm very passionate about it for stormwater and I want to see them not come to every council meeting and I want to see a great outcome for all of us.

Council President Tokmajian - So, as we all do, okay,

Council Vice President Sloane - I'd like to request that our engineers give us weekly updates via email on the status of this. Email all of council and include the mayor, please, obviously, but until this is resolved satisfactorily and folks are coming here literally every meeting. I don't want to wait between meetings. I'd appreciate a weekly update on this issue.

Engineer Khan - and just to let you know when I wasn't able to make a meeting, I did contact President Tokmajian to let him know the update so in case somebody came because I want to have that continuity between all of us because we're all out here trying to help our people.

Council President Tokmajian - Thank you for that. And then, that segue over to the other topic that I just wanted to touch on, Miss Khan. I know last meeting you brought up, or some recent past, some of the issues that we that we've been seeing in Eddington. I know the discussion over Armstrong also brought up some of the issues that we see on Hansel Drive itself regarding the storm basins there. I guess to start the discussion, my question to you is um and then also part of the reason why I wanted to have this discussion is because we're starting to kind of talk about budget that's going to be coming up here relatively soon this year. And I'm thinking about you know how we look at funding for some of these projects. Do you have comprehensive list whether it is Eddington, whether it's Trevose? Is there something that kind of gives an idea as far as all of the problematic areas that we're seeing in Bensalem.

Engineer Khan - Yes. I have a map that is a visual depiction of every neighborhood or cluster that gives you an understanding if it has no stormwater if it's an inundation issue and again it's just a something that I've been putting together over time that I thought would be important for all of us to use as a tool. We keep a running list of all people that call us through the building and planning complaint system and a lot of it is stormwater. So, we're tracking that either working with homeowners. You know, is it the pipe that's coming from down the street or is it are they overland flow just being inundated. So, those types of things. and we're breaking it down and tracking so we can have a better understanding. So, yes.

Council President Tokmajian - So, okay. So, then further to that then, which is great. Further to that is I'm assuming that's being communicated with the administration, director of admin, John Chaykowski,

the mayor. Also, are we looking at what the estimated cost for that? I'm assuming that there's it's all related to water basins within public streets, township owned streets, and are we looking at kind of costing that out so we understand what that looks like whether we're able to fix it you know within a year or we start to look looking at a three-to-five-year kind of timeline as far as trying to resolve all those problematic areas.

Engineer Khan - Well, I can tell you that there is a couple different techniques and strategies that I would like to employ to every neighborhood has a different look. Every neighborhood has a different stormwater system. Eddington doesn't act like Andalusia, right? So it's context sensitive design for each neighborhood within Bensalem because they don't all they all are connected together by the waterways but they're not all really connected together. So I have been and again just from an engineering design standpoint so everybody can understand what President Tokmajian is talking about is that there is different sets of plans for engineering. There's a 30% concept plan, there's a 60% preliminary design plan and then there's a 90% final design plan. What I've been looking at is the 30% concept level planned which gives us an idea of magnitude and order and scope of what we're looking at for neighborhoods. Yes, I have some high priority neighborhoods already identified with that information. But it just really depends on you know what program is set up for funding that we can discuss how many projects. But yes, we can start and gauge that.

Councilman Knowles - Was the technique I'll call it, you know, of cleaning out the sewer drains in Eddington and I know you did Marian Avenue. But the ones on Forest in Eddington, you were doing some process. Was that done or scheduled at this point?

Engineer Khan - So, we did it. We did find out..

Councilman Knowles - Was it like a dredging of the drains?

Mayor - Forest Avenue we've been working down there on Cornwell's the basin. We've pumped it out. We're still pumping. It was like six feet of water that wasn't coming out of that basin. And we're working on it. We think as soon as we get to the bottom, we think it's all clogged up and we're doing that right now as we speak.

Engineer Khan - Yes. So, Forest Avenue then that's again part of the Eddington complex is tethered to Cornwell's school is the last destination for all that storm water. There was a design that was put forth by the township years ago. It's a constructed wetland. The constructed wetland is overwhelmed by the amount of water that's coming from like the Ogden ditches and things that were supposed to be taken offline and other elements that were put online that go to this constructed wetland. We're looking at it trying maybe to take an idea to retrofit to make it better. Carve out the constructive wetland a little bit with a different cell shape because we because we need the water to keep conveying. Right now, it's stuck on Forest. So, we've been working diligently to make positive changes for our homeowners by inspecting the systems and then going in and trying to figure out where the constriction or the limitation is.

Councilman Kisselback - The pipes that are on Bristol Pike and Woodbine Avenue, what are they for? The pipes that are on Bristol Pike intersecting Woodbine Avenue.

Councilman Knowles - I was coming up from Andalusia and I was like, well, I'm going to take Bristol Pike because Hulmeville Road is closed and there was a lot of activity along where like where Cherries used to be and there were trucks in that area. And there it's it looks like a state project along there. I don't

know what they were doing. They were doing same similar to Hulmeville Road and then like you know there are I think of the older neighborhoods but I live in Barnsleigh East and they're replacing drains on both sides of the street now. Collapsed, you know, they closed down Snapdragon, they closed down Mark Circle, and they're replacing drains where the roads caving in.

Engineer Khan - So, that was one priority that came up for us, a sinkhole, and we've been finding sink holes in the roads. At drainage inlets around.

Council President Tokmajian - But I guess the point is that shouldn't be happening. We should be addressing our infrastructure before those problems happen. Can you share that list that you have?

Engineer Khan - Yes, I can.

Council President Tokmajian - Councilman Sloane, did you have anything?

Council Vice President Sloane - It's probably a more a question for the mayor and Mr. Chaykowski and I'm sorry he's not here, but I know that there was $1.5 million in storm water management budgeted for 2026. And when we did our Q2 review, early last month, none of that had been spent as of the end of June. So, is that money being used for these projects? I mean, what are we doing?

Mayor - Well, we're not paying anybody for Armstrong.

Council Vice President Sloane -No, not the Armstrong. I understand that's a private property.

Mayor - We're doing drainage as we're going along like this. It's going to be very expensive to fix that basin. They've been pumping for a week.

Council President Tokmajian - but is that the only thing that's being used right now from the 1.5 that was originally budgeted last year?

Mayor - I don't have the budget in front of me and Mr. Chaykowski would have to answer that. I can get you the answer.

Council President Tokmajian - I mean, I have it here.

Mayor - What we spent on that?

Council President Tokmajian - That’s the question.

Councilman Knowles - If John was here. I can't remember off the top of my head. He did name various projects that money was being used for.

Council Vice President Sloane - So there's a couple things that are listed under there like the bridge in Hollandale, the bridge in Newport Mews. Those are separate. So, there's actually just a blanket 1.5 million associated with stormwater management, but it's not clear what that includes.

Councilman Knowles - Okay, but I'm just saying like for instance like they're replacing the drains on Mark Circle. I don't know where they're getting the money.

Council Vice President Sloane - That is my question. I mean the roads, they're doing something.

Councilman Knowles - Yes. And they dug up the whole road in between. I think what happens is when the pipes shift, and a little gap gets in there and it starts sucking dirt into it creates like a sinkhole and it's sucking in the road and the ground around it. It shouldn't happen, but it does.

Mayor - A lot of roads have been closed. We've been digging them up all of the and I'm sure that's where that's going to go. I'll get you an answer.

Council President Tokmajian - we saw the June 30th actuals and there was nothing that was spent yet through that 1.5. So that's why..

Councilman Knowles - I know we should find out for sure but I do think John when he was here did answer that question what it was going towards but I I don't remember what it was. He should would know.

Council President Tokmajian - Look, at the end of the day we're budgeting it. I just want to make sure..

Council Vice President Sloane - And there's a need clearly.

Council President Tokmajian - So we want to make sure that it's getting effectuated across this township.

Council Vice President Soane - That's why I was asking for an update on that.

Engineer Khan - Is there anything else that you guys would like to ask? I can provide all the information.

Council Vice President Sloane - Do you have a magic wand?

Engineer Khan - I will at the end. I think it's going to take a lot of work, but I firmly believe that we can get ahead of this if we can figure out how to get some money set aside and start getting some meaningful projects for neighborhoods to make a difference. Because I got to be honest, like I can just read just quickly, Hansel, Grove, Welden, East Yates, Forest, Winks Lane, Adams Court. These are not just homes, but major places of business where we have stormwater issues, it's just not in one spot. It is everywhere.

Council Vice President Sloane - Is that just a function of the age of the infrastructure system?

Engineer Khan - Partially, but we have remembered the increase in the hydrologic cycle the storms, the intensities, what was designed, you know, a normal roadway drainage is designed for a 10-year storm, 10-minute time of concentration. That is not what we're seeing when we see some of those other events that have been coming through more often. So, it's, you know, just using the Hansel Drive example. July 2021, it was a thousand-year storm. Not because a thousand years' worth of storms came in there. was because the amount of rain that fell in that short duration equates out to be like what it would be dumping a thousand-year storm onto those people.

Council Vice President Sloane - And I've had this conversation before five, six years ago. Can we update the requirements in our code? Engineer Khan - Yes. Because or is that tied to the municipal planning code or this the state code? Or is that tied to the municipal planning code or this the state code? Like clearly these existing codes are out of date based on the severity of the storms today and what is really needed for the kind of development that we have around here.

Engineer Khan - So, I would tell you this. We have been as a side project at WK2, we have been looking at ordinances for a little bit now. Who's got a great ordinance? Who do I want to look like for storm? And I'm just, you know, imitation is the best form of flattery. So, if I can find another township that has, you know, a great stormwater or I can, you know, glean from it, then I want to do that for us, too, right? To give us the best opportunity for success. I need to ride out the storm and then have the infrastructure still be maintained so we're there for the next storm. So, I have been working on it. I have other places it's almost like a you could pick which one you want like a menu. That's how I've set it up. I'd like to also share that with you guys. Because it gives me a little bit more power when people come in for land developments. I'm telling them they need to be more conservative with their design. I'm asking them to do it. There's no force, you know, unless somebody wants to do it, right?

Council Vice President Sloane - I Completely agree.

Engineer Khan - The rules on the book say, "You only need to do this and this was for 30 years ago."

Council Vice President Sloane - No, I agree. And when we get a land development for an extension to a warehouse, it's one thing. When we get a land development plan for a major redevelopment of an entire, you know, 100-acre site, that's another thing where that could really come in handy. And so, I think that's something that we would be interested in that I would be interested in that sooner rather than later.

Engineer Khan - I could get it to you guys.

Councilman Knowles - I think I would agree too because if you look at like the storms are a lot worse than they ever were. But to begin with, we're between in the Neshaminy Creek, the Poquessing Creek, and the Delaware River. So, if anybody's going to be impacted by increased storm activity, it's going to be us. So, we have to be as stringent as anybody because we're more vulnerable.

Engineer Khan - We're managing our own water in Bensalem. From a bigger perspective, the bigger watershed perspective is that all the water and I'm sorry to call out New Britain and Doylestown, but all of their water comes to through the Neshaminy and that reaches that far up and then we have our own arms of the Neshaminy. All of that water is making its way through Bensalem. We are the last stop before the Delaware. These are just the things that we're seeing from a perspective, water perspective

Council President Tokmajian - To just to respond to your comment about the need for funding. It's in here. It's in here. And it's not the first year that we put money in here for stormwater management. So, I, you know, the hope there is that you're working with Director Farrall and Director Chaykowski and the mayor to make sure that we certainly utilize that those funds as best as possible.

Council Secretary Wenzel - if you could put a dollar amount on what you would need per year to do upgrades throughout Bensalem. What would that number be?

Engineer Khan - 2 million a year.

Council Secretary Wenzel - Okay. You said there's 1.5. So, we're almost right there. Was 1.5. But as of the last budget, it wasn't.

Engineer Khan - I'm just saying this caveat is now with prices and things I would maybe it might be 2 point something. but the idea was before any you know of the last couple months is that you know with and again diesel prices surged, I've seen contractor try to change price you know because diesel has surged.

Council Secretary Wenzel - Yes, they're charging fees for deliveries now for things you don't even do. I get trash in my work and they charging $200 just to drop it off. It's absurd. Can you give us a list of recommendations to change our ordinance? Because we can change it as many times as we want. Correct? So, we can make it a little stricter now and then if we need to make it stricter later. So, could you give us a list of recommendations you would recommend to change? We can make those changes and that would help you know if we have to make changes in the future because you know X Y and Z are happening, we could do that but I think if you compile a list of things that you think we should change then I think that would be a good start.

Engineer Khan - I would like to compile a list give it to you guys have you review it and then have a working session with everybody just to go over why you know if you have questions how about you guys dig into it and then we can sit down and ask.

Council President Tokmajian - And of course it's got to be shared with Mr. Pizzo who's going to draft it if we were amenable to those changes and of course the mayor.

Council Secretary Wenzel - Also are you aware of any grants we could look at as the township from your perspective to help with any of these?

Engineer Khan - I have reached out to the State and I have reached out through the Conservation District to ask what is available. There are some funding programs but it just depends. We have to back ourselves into whatever that program is because they're very specific.

Council Secretary Wenzel - Okay.

Council President Tokmajian - Anything else from council? No. Okay. I will close agenda number nine.

10. PUBLIC COMMENT:

Council President Tokmajian - I'll move to agenda number 10 for public comment. For those wishing to speak for public comment, please. I would just ask that you state your name and address.

Natasha, I'm from Hansel Drive. Clearly, everybody knows me. Thank you. So first off, like thank you so much, Nicole, for helping and really pushing this forward. I think it's a big step also in the property owner to kind of lend a helping hand and to commit to what he's doing. I know there's was a timeline that

was missed. I understand why, right? Because the wall had to be put in. And my only question is, well, not my only question. I have a bunch of questions actually. But with the grading that's going to be done, is that grading the whole property or just the basin itself?

Engineer Khan - It would be grading to create a wall to back to your property and try to give you…

Natasha - I'm talking about like the property that's around the basin.

Engineer Khan - Sure. That that would be graded. Yes, that would be graded as well as your behind your neighbor's white fence would be graded with a burm on a wall.

Natasha - And then like the that parking lot will be demolished. Correct?

Engineer Khan - That's not in the first phase. The first phase is that we're going to take the corner inlet where that is like, you know, falling in and we put stone to make it more of an infiltration, but we're taking some of the lot, but not all of it right now.

Natasha - Okay. Then the second question is, I know we had mentioned doing this in latest in the fall because of the vegetation. Are we still in that timeline for keeping the vegetation?

Engineer Khan - We're going to move through the winter if we have to get it constructed.

Natasha - Well, yes, but is it going to affect the vegetation, right? Because that is also a big part of the drainage in the basin itself.

Engineer Khan - The basin will be cleared. We're going to cut it back, and grade. And as you saw over the last four years, the basin erupted to become different what it was in 2022. Being in that state for so long and having that water just sit there and pool has created a different set of conditions. So yes, we would grade.

Natasha - And again, thank you for all the emails on a weekly basis and the communication. Ms. Khan has been very communicative with us. So, we appreciate that. Also, I appreciate you guys really kind of pushing for this and everyone and actually this being an agenda item because you know Hansel Drive kind of seems to always be falling in the back burner a little bit and I think we're finally headed in the right path. And we are all aware that this is just really a part of the problem on Hansel Drive. And that's why I would really like to see Hansel Drive on the next budget because we do have a big problem. Yes, that is one of the problems. But if you've ever driven down our street during a storm, it is like a river down going down that street. But we kind of discussed what needs to be done on that as well.

Engineer Khan - Do you mind me answering that about the river? Just so everybody understands even though the state highway collects the water, their water goes to our water system. So even though we talk about Street Road and Hulmeville it's a state highway, it's PennDOT's responsibility, their water is in our network. Just because they do the maintenance and they pave the road doesn't mean their water goes into a separate spot. It goes exactly to the same spot where Hansel Drive's water is going. It goes to Wendy's. It's going across to Virginia Drive, you know, behind In-N-Out Kebab. It is all the same. It is all connected. So, I just wanted to say that because you know your problem, even though we have water running down from Street Road, it's still our problem.

Natasha - Yes. I am well aware. I need a kayak sometimes. And also, if Marian Avenue could be added to your list because I know that they have a lot of problems water there as well. Were you going to say something to me?

Council President Tokmajian - Just acknowledging the fact that we did put it on the agenda. We haven't forgot about and I elicit it to your point to talk about Hansel. I list as Armstrong, but also just recognizing the fact that we want to make sure that we're continuing to address any other flooding areas in Bensalem.

Natasha - And that's why I wanted to specifically come up here today. I mean, I'm here all the time at this point, but just to thank you guys for actually putting it on the agenda because that I think means a lot. means that you guys are actually trying and that we may actually be getting somewhere with this because it has been a long time coming. It has been 5 years since that big flood. And honestly, the drainage issues and the water issues are only getting worse. So, I don't sleep at night. We all know this. Uh, when we have a storm and I actually I showed Nicole a picture of my backyard when it rains like it did this past weekend. It's scary. But also, to hold the property owner accountable from the perspective of the residents there. Mr. Pizzo, how much do you think that would cost each resident on Hansel Drive?

Solicitor Pizzo - I don't know that it would be appropriate for me to speculate what an attorney would charge, but obviously you would have to pay an attorney to represent you. Certainly.

Natasha - I spent 100 grand on my house. I don't have that money. Neither do the other residents. So, that option is off the table for us. I'm just putting that out there. We have to come to you guys because you are our only option. And that's why we came and that's why we continuously come. But again, I'm here to thank everyone and I appreciate all the work and the help that's been going through. But I just wanted to make that clear that there is no money left in anybody's pockets to hire any attorney. We will not we will not get any money back. That's really just to help us mitigate those problems.

Solicitor Pizzo - I understand that. That doesn't change the fact that there is still legally a cause of action between neighbor and property owners. It exists for all property owners everywhere. When my next-door neighbor does something that causes damage to my house, my property, I have to at times either deal with it or on my own or hire an attorney to enforce my rights. That’s part of the system.

Natasha - Yes. And we have discussed that before and I understand that completely, but it's just not an option for us financially. Either way, like I said, I think that the property owner is a bigger person for just at doing this and actually paying for it and helping us out. So, I want to thank him as well. If whenever you get a chance to talk to him.

Engineer Khan - Well, he would like to meet you guys.

Natasha - Oh, we're there all the time. When it rains, just come on by. We're there. But, yes, so I really didn't have any questions. I just wanted to know about I know the 14th is tomorrow and they'll be doing some work back there already to do work on the grading. Right.

Engineer Khan - So they're not going to cut the embankment behind your fence.

Natasha - No, I know we spoke about that.

Engineer Khan - They well initially and again we can talk offline but I told him do not touch anything between the channel and your fence. All right. Anything else is fair game.

Natasha - Thank you guys.

Council President Tokmajian - All right. Yes. Thank you. Any additional public comment.

Hello, my name is **Janet Roman**. I live at 3981 Grace Avenue and I'm back. I was here on March 9th at this council meeting because it had come to light that on March 8th the neighbors that live further down the road had encountered people being shown a property across from them and that property is owned by Mayor DiGirolamo and his business partner Joanne Redding Zoning Hearing Board chairperson and Remax Reality broker owner. So, I came to because the adjacent a different neighbor and adjacent one had gotten hadn't at that point gotten any notice and I was told by council that at some point he would be notified because he was not able to make the meeting. So I asked the mayor at the meeting were their planning because Joanne Redding had admitted to the two neighbors that they were going to be building two houses. And when he was asked, he played koi at that meeting. If you want to look back you could always look at the video from there. And just so everyone understands the how the koi is being used in this definition he was evasive, secretive, kind of hiding information or avoiding commitment, unwilling to share details, commit to a position or give a direct answer. And then in quotes, this was you know from the dictionary in quotes or parenthesis such as a politician avoiding a direct question. So now 7 months later, are you building houses on Grace Avenue?

Mayor - There's nothing in terms of the township. They're doing their due diligence and that's as far as it's going.

Ms. Roman - Who is they? Who is they are doing their due diligence?

Mayor - The people that want to buy it.

Ms. Roman - Okay. So, you are planning to develop housing on Grace Avenue.

Mayor – I can’t hear her. What she saying Mr. Pizzo?

Solicitor Pizzo - I believe the mayor is saying that the property is under agreement of sale that the potential buyers are doing their due diligence to see if the property can be developed the way they want to develop it which would be to build houses.

Mayor - And there's nothing's been turned into the township yet.

Ms. Roman - So nothing's what?

Solicitor Pizzo - nothing's been submitted to the township at this..

Council President Tokmajian - as far as land development is concerned.

Solicitor Pizzo - But it would not be the mayor developing it. He's selling the property.

Ms. Roman - He is the owner along with Joanne Redding of that property which is on the northeast corner of Galloway and Grace.

Mayor - I am the owner of the property. Yes.

Ms. Roman - So you are then yes, planning to build two houses?

Solicitor Pizzo - No, he's not planning to build. He's got the property up for sale and someone has put in an offer to buy the property. That's the third time now.

Ms. Roman - Oh, so he personally is not developing the property with Joanne Redding. He is selling his remaining parcel? I'm just trying to understand what's going on.

Solicitor Pizzo - Well, again, I don't know if this is township….

Council Vice President Sloane - So, hold on, Mr. Pizzo. Please don't answer for the mayor if it's a direct question.

Solicitor Pizzo - He asked me to because he's having difficulty…

Council Vice President Sloane - I understand but you're providing answers that he's not telling you.

Council President Tokmajian - So at this point we've ascertained the fact that the mayor is selling that piece of property. It's under some sort of agreement and there's no land development that's been submitted yet at this point. And if there is at some point you would get notified of that. So, am I correct in saying that? I'm just summarizing it for Mrs. Roman. That's all.

Solicitor Pizzo - That's correct.

Ms. Roman - Okay. Is he developing the property?

Council President Tokmajian - No. The mayor doesn't do develop. No. What So what h typically what happens is that you know an owner of a property will sell the property. So, for example with the Armstrong property, he's selling that property to a developer. Developer will come in there. They'll do their due diligence to determine what they can and what they can't build there and then make a determination…

Ms. Roman - Basically, there will be houses while this due diligence is being..

Council President Tokmajian - I can't say no.

Council Vice President Sloane - No. If anybody wants to build a house there, whether it's the mayor or whether it's whoever is buying the property, they first have to submit plans to the township to do that. They have to go through building and planning, get permits if it qualifies as a minor or major land

development project it would come in front of council for review as well but either way if once, they submit something you would get a notice that something is happening on a neighboring property.

Ms. Roman - so the developers will own that whole remaining six..

Council President Tokmajian - I don't know if it's a developer. Whoever it may be that is under agreement with…

Ms. Roman - so basically, chances are houses could be built.

Council President Tokmajian - I couldn't tell you one way or another.

Councilman Knowles - Didn't your family own the property before?

Ms. Roman - Yes.

Councilman Knowles - Okay. So, when you sold it, did you put a clause in there or something and nothing could ever be built there?

Ms. Roman - No. If I would have known who was buying it.

Councilman Knowles - Okay. Well, yeah, so if they happen to put one or two houses there or they would have to be approved. So, it's not like something they're doing.

Ms. Roman - No, there are a few things. I haven't gotten to all of my points yet. Okay. Well, just to show you there they are moving along. Tri-state Engineers and Land Surveyors were there on the 29th. That was given from the person on the property. I don't know how far along do they start doing their research before they have to submit something to the township? Here is…
Council President Tokmajian - do you see any land work going on at the property?

Ms. Roman - No, I'm seeing evidence that there will be. Picture displayed - Grid Hawk. Call 811.

Councilman Knowles - But if they do, they're going to have to submit it to the township.

Ms. Roman - So, it's like 7 months later now and it's ramping up. So, it's heading towards development, but I still have to make a couple points about the actual property in relation to and on Friday, October 2nd, there was Modern Homes Incorporated. So, I'm getting to my point. Okay. Back in March he kind of denied or played koi like oh he didn't know what was well actually this is moving towards something. Okay. And this was him back in March sitting and talking to the prospective buyers who were going to buy the houses.

Mayor - What are you showing? You're showing the corner on the street.

Ms. Roman - Bensalem has no housing shortage. Okay, I own the historic property and at some point I will be surrounded by 14 new houses. Do we really need more houses on a preserved private historic? That's a historic parcel that is looking to be possibly developed. That the location of it is by the creek which is a delicate for the eco system is very pristine and any sort of development. The woodlands are old

growth. They've been there since the property was 110-acre parcel which I own the main historic house that Joseph Growden he got the land from William Penn gave it to Harmon VanSant and Harmon VanSant built the house I live in. So, the whole that was part of the 110-acre you know historic property. So, it has history and it has 300 years that vegetation and land has not been disturbed. So now to disturb land which can cause possible could be detrimental to the Neshaminy Creek.

Council President Tokmajian – Ms. Roman which piece which piece of property are you referring to?

Ms. Roman - I'm referring to their property. I'm just pointing out first of all we don't need because of all the development overdevelopment in the township. We really do not need a few more houses which it looks like it's heading that way.

Mayor - So did anybody ever say anything?

Ms. Roman - I don't know what you're bringing up?

Mayor - You added the whole back end of your house.

Ms. Roman - Oh, you mean along with the land I sold you to put your carbarn on? And your apartment that you rent?

Mayor - you have a right to do on your land as anybody in this earth. This is America.

Council Vice President Sloane - So, let me interject here, please. If there's a plan in the works to build 14 homes on this large property, that would be, She said 14.

Ms. Roman - No, I will have 14. That will make 16. Unless they try to change the zoning too from R1 11. We'll see about that.

Council Vice President Sloane - Any zoning change has to come to council first. Would a land development of that size come in front of council Mr. Pizzo?

Ms. Roman - It's by the Neshaminy Creek. It's a vital, it's a it's a delicate… Actually, I shouldn't jump the gun because it might come in front of council at some point and it will not be approved because of the once the EPA gets involved and the district

Council President Tokmajian – Ms. Roman we're not it's not there yet at this point and when it does you know you will be notified if there's any zoning change that's required it will come in front of the appropriate boards here in Bensalem. In addition to the fact that there's land development it would certainly come in front of council.

Ms. Roman - but I guess it's just kind of disheartening that the mayor and Joanne Redding with their positions and their you know their properties they continue to chip away at the communities natural resources like that parcel which has the historical significance and also the land significance which could be detrimental to the creek and the whole environment the woodlands the wildlife everything's getting developed around.

Council Secretary Wenzel - we understand your concern but there's no plans in place and if it did it would come in front of our township engineer as well.

Ms. Roman - for the historic side of it I mean the mayor claims to be online cultural and historical preservation protecting the township's rich identity is central to his role like he prioritizes funding the resources to you know the historic property which is one of his…

Councilman Knowles - but why did he put a deed restriction that nothing can ever be built there because of all this historical stuff why would he sell property?

Ms. Roman - well then initially why didn't they develop all of the property at that time? We'll see how this goes because it might not even be approved because of the close location and the proximity and the topography. But I guess I just wanted to bring this to light and appreciate how he's really trying to preserve and Joanne Redding the natural resources of this community and the historic importance of that parcel with the woodlands and the nature. So, it's multi- location history, historical significance and we don't need more housing and the development.

Council President Tokmajian - we hear you Ms. Roman. And Mr. Knowles I just want to respond. And look, if there's someone that lives on a street that feels that she could be impacted by development, she has every right to come to a council meeting.

Ms. Roman - and that's why I'm here bringing it to light.

Council President Tokmajian – and you certainly will get notified if there is in fact..

Ms. Roman - and just so you know, as I mentioned, Grace Avenue, it technically should have been called Grace Lane. It's all of eight feet wide. So now, should there be more housing? People at this point, two people can't even drive past in a car without moving on to the bush.

Council President Tokmajian - And I think that's a valid concern. If there's a land development that's submitted for that reason, then I think that should be addressed, The width of the street. All your points are valid. It's just right now we don't see a land development, nothing. So, there's not much we can comment on.

Ms. Roman - So, at some point it may not even be approved due to the ecological detrimental nature of this project with the creek and the sediment runoff and because everything drains right everything will drain right through those houses and it will be…

Council President Tokmajian - all of those points would be addressed. Yes. Okay. All right.

Ms. Roman - Just wanted to bring it to everyone's attention what's going. Thank you.

Council President Tokmajian - All right. Thank you very much. Okay. Any other public comment?

Hi, my name is **Bob Clifford** and I'd just like to establish that Grace Avenue is not a public street in case there's someone here that doesn't realize that it's a privately owned drive. Each homeowner owns the frontage and my mother's house is either let's see third in owning the most frontage and Janet owns the

most and then Tony Rowcowski and then my mother. The one thing I'm glad I came because I just wanted to make you alert of a nothing has ever been said about the water flow. And if we give you a little brief history when they built those homes in the development there in back of Zimba's garage, which is Butch's, I forget Butch's last name. Alexander, his gas station is or former gas station at the houses in back of that which would be in-between Galloway and Mechanicsville Road.

That was a huge swamp if you may. And it was um covered with sparse woods and I can remember it as a kid going in there with white sneaks in the summertime and they came up black because of the amount of stagnant water that was in that area. So, then they fast forward to I think it was in the ' 90s ' 80s or 90s Mer Silcox did the grading on those houses all those houses there. So therefore, as a result all that water had to go somewhere. So, it increased the amount of flow going north that would be parallel with Galloway Road going down towards the creek that would run east and west across Galloway Road where the VanSant farm was. Now, as you well know, it's 40 houses in there, and that's been all rearranged, the topography. But anyway, what I'm driving at here is that the water has to go somewhere. And if you take a really good look, you can use binoculars, you can use transit, whatever you want to use.

Which I have up on Mechanicsville Road. You can see that there's a natural funnel that starts over at the former VanSant farm and it goes probably I guess a good 100 ft across the front of my mother's property there on the lane. And the water pressure is so strong that as you recall two years ago, I'm trying to think of the name of the company from Philadelphia. I can't think of the name of it, Italian name contractor, he came in and put a new bridge in on Galloway Road. And it's because the amount of hydrostatic pressure that was coming across from that area included on Galloway Road and on the Barbara Riley's she's got the front there on her property.

So, Mr. DG there. He moved in and as a result the MAC contractors from down on State Road, they I guess they must have been riding around the township and they had dump trucks loads of recycled blacktop and they were looking for a place to dump it all. And so they decided, I guess, that they were going to dump it on the lane there on as you call Grace Avenue. It's a lane to me. But anyway, it raised my mother's front lawn by 2 feet and we had a heavy rain there. She had a heavy rain. So, the basement the water backed up. It comes down from Mechanicsville Road and it didn't get across the lane down to go down the creek where the prospective piece of ground that Mr. DiGirolamo is going to sell is located. And the basement was a good foot of water. So, I came along and I thought at first, I thought I had to get a hold of Mr. DiGirolamo and ask him to pay for the damages, but then I thought, well, I'll just save everybody's face and I just got a hold of Merritt. And Merritt and I we raised my mother's front lawn another two feet, which was a hell of a job. And it took about 35 dump truck loads of dirt.

Council President Tokmajian - is there a current problem down there?

Mr. Clifford - Yes, the water has to be able to get by. So now it does get by. The amount of hydrostatic pressure, and if I could these are just a couple of photographs that I made over the years. I was amazed at the amount of hydrostatic pressure that is involved here that no one seems to pay attention to. But hydrostatic pressure is one of my favorites and I have graduate courses and those sorts of courses. You can pass those around. Take a look at some of the some of the water. And the reason why I want to emphasize the fact that Grace Avenue is not a public street is that if I recall correctly, you can check me on this. The laws for a privately owned driveway, communal driveway, anyone is allowed to make an improvement, any homeowner is allowed to make an improvement on the lane itself as long as it's not detrimental to any of the homeowners.

Well, Mr. DiGirolamo, he's allowed to sell his property. That's fine. He can do that. But what's going to happen is the people are going to come along and they think they're going to be able to build a house there. And what's going to happen is it's going to block the amount of water flow and my mother's house will be right back in the same position again where the water's going to back up. And we're not talking a very wide piece of property. I'm trying to guess. I don't even think it's 100 ft. Maybe it's 100 ft. But that's a natural funnel there. And if you take a real good look at it, that's where all the water has been going for hundreds of years.

This isn't something new. And so, I'm just trying to make the council aware of the fact that if that house were moved that way or this way, well, that's a different story. The water can still get through. But see, that's a rotten piece of property. And Mr. D there doesn't want it and he's going to dump it on somebody else and then they you know property is getting to be like hounds' tooth around here and so now you're getting the bottom of the barrel the dregs of the barrel that's what's being sold in the way of land and these young people think they're going to be able to have a house and I promise you I won't live to see it.

I promise you that you build a house on that property. It's a sponge. So, I don't know how far down you got to do it. And furthermore, it drops off immediately from the lane itself on the north side of the lane. It drops off immediately. So, they're going to have to backfill ungodly.

Council President Tokmajian - So, we're all we're familiar with the site. We recognize the issues there, sir. And all that would be addressed if they were to submit a land development plan.

Mr. Clifford - That's fine. I just wanted you to see it. And I just think that moving it one way to the left or one way to the right is the correct thing to do because these people they build there, they're going to end up with a house with mold. That's what's going to happen. I guarantee it. The mold the moisture will build up and it won't escape. You must keep the water moving. And they're not going to do that. So, I just want to make council aware of that and well, that's all I have to say.

Council Secretary Wenzel - No, we understand your concern and if there is a development plan, Nicole will be all over this. She's our township engineer. So, if there is.

Mr. Clifford - Oh, sorry. Say that again, please.

Council Secretary Wenzel - If there is a development plan that ever comes forward, which there isn't one currently, Nicole, who's our township engineer, will be all over that to make sure everything's done correctly if there would be one. That's why we hired WK2 to take care of these issues.

Engineer Khan - I can come out. We can have our staff come out and look at your concerns and put it on and then I will be aware.

Mr. Clifford - You have to come during a rainstorm.

Engineer Khan - I promise you if you ask the Hansel Drive people, I'm out there all the time.

Mr. Clifford - Pictures that I have I could not take in the rain because of my camera equipment.

Engineer Khan - We'll have people take the camera. We'll have people take pictures in the rain.

Council President Tokmajian - All right. Thank you, sir.

Council Vice President Sloane – Thank you.

Mr. Clifford - Thank you so much for listening to me.

Council President Tokmajian - Move to any additional public comment.

Mr. Clifford - Did everybody see the pictures?

Council President Tokmajian - We saw them. Yes, sir. You want them back?

Mr. Clifford - Yes, I do.

Council President Tokmajian - Okay. We'll get them. We'll return them back to you. Okay, we will close the Public Comment portion.

11. OTHER BUSINESS:

Council President Tokmajian – Move to agenda number eleven.

Councilman Knowles – I have nothing further this evening.

Council Secretary Wenzel - with the tragic events that happened recently, officer Seiber, there's a lot of different organizations that are fundraising. They are a Bensalem family. Struble is taking collections. There is events at the e-house. Please just look out for them. If you can help out to the family, great. If you can't, just some thoughts and prayers towards the family.

Councilman Knowles – Thank you Mr. Wenzel for mentioning the tragic event regarding police officer Seiber.

Solicitor Pizzo - I would echo Councilman Wenzel's sentiments regarding the tragic event and more mundane business, I just wanted to, for those who are keeping track, we did receive the remaining reviews that we were waiting for on the data center ordinance. We'll begin advertising that for council hearing. I would anticipate the first meeting in November at this point. That'll give us time to make the changes based on the reviews we've received and give us sufficient time to advertise it.

Council President Tokmajian - That's great. Thank you for that update.

Mayor - had a very sad week this week. You know what happened in Philadelphia? You mentioned it at the beginning. And I was at the Givenish as they put his body in from the hospital the other day. It's so so sad. Lives in Bensalem as you all know lived on Ashton, has two children. So, it's very sad, everything will be done next Monday night and Tuesday down at the cathedral and in Philly will be the mass and everything. So, keep them in your prayers. And the gentleman, he took 12 shots. He's still alive and battling. So, this what we pray for every day, guys, the safety of our men and women in the police departments all over. So it's been a sad day. And on the positive side, go Eagles.

Councilman Kisselback - Well, I just like to add what the mayor had just talked about. Our police department, all of our police departments they swear to the Constitution of the United States. More importantly, they're there to protect all of us. And as the mayor just said, one of our police officers from Philadelphia died. The other gentleman actually had given a press conference today. He was shot 12 times. Can you imagine that? And he was up giving a press conference today. He looked healthy as can be. So, God bless him. But I know every time one of our family members who are police department as well as EMS people and fire department people go out on a call. We as parents and grandparents and brothers and sisters of that individual worry about he or she coming back and so sometimes it happens and God bless them for what the work they're doing for all of us especially here in Bensalem. That's all I have to say.

Council President Tokmajian - Thank you Mr. Kisselback.

Council Vice President Sloane - and just echo the sentiments and at the same time give a big appreciation for our own police department here in Bensalem putting their lives on the line every day for us. There is no small act when it comes to them and I think we need to make sure that we appreciate that as a community every day.

Council President Tokmajian - I'm same, echo everyone's sentiments. We'll do everything we can as a community to support his family during this unimaginable loss to Councilman Wenzel's point, there are plenty of opportunities to be able to help and support the family. So please reach out if you're able to. And then also I wanted to mention too as well it's a stark reminder of the sacrifice that our men and women our police go out every each and every day. They don't know what they're going into. So, so thank you so very much for all your support and everything you do every day. That's all I had. Motion to adjourn. Motion. Okay. Second.

12. ADJOURNMENT:

Council Secretary Wenzel - Motioned.

Council Vice President Sloane - Second.

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

The Bensalem Township Council Meeting of October 13th, 2026 can be viewed in its entirety at the following websites:

www.bensalempa.gov or www.youtube.com

Respectfully submitted,

Debora F. McBreen
Recording Secretary