

August 19, 2026 -Bensalem Township Planning Commission
7:00 pm

Present: Joyce Hadley, Michelle Benevitez, Pete Krieger, Michael Gabrieli, Frank Schilling, John Polidoro, Kenneth Farallel, Dr. Umar Farooq, Nicole Khan

Absent: Will Walker, Ed Devenney

Approval of Last Month's Minutes
 Joyce approved; Mike approved

Preliminary & Final Land Development for Michael Calvin Inc.

Location: 1741 Woodhaven Road

Bryce McGuigan

Adam Prince- Engineer

Mike Dewberry- Applicant

Steel structure in the rear, part of industrial, not the existing area, and relates
 Steel to the rear, 70 feet in length, existing
 Less than 1%; rather minor and not exactly
 Pending Vending Machines Business
 Outgrowing their space, more permanent in nature
 Not leased to another business; rather, another home base for his business
 Scope and scale of the projects, removal of stairs
 Stormwater Management
 There was existing stormwater management on the property when it was purchased
 Allow better use of storage
 Far better conditions

Adam: Existing conditions
 1.09 division runs off the development to concrete, not a catch basin
 30-inch structure and runoff for our site
 Exploration of the amount of flow it is getting
 8 and ½ acres
 Exceeded the 5-year storm
 Mitigate our contribution through an underground seepage pit and watershed.
 As much as we can do for the situation.

Michelle Beneitz- Mitigate what percentage of water? What is 4.3% release compared to the 3%
 we have to reduce it by 10% every 5 years?
 Adam-Contributing less with our plan than now

Does not relate to the project and all 8 acres and watershed
 3.1 cubic feet?

Nicole Khan: Ordinance and reduce by previous management

Joyce Hadley: On page 5, item number #9 and close to Station Avenue dealing with rain and flooding.

Adam: Erosion and sanitation and contractor and pre- and post-storm.
SOC.

Bryce: Anticipate

Kenneth: Inspector or bill or rain event and if we need the contractor.

Joyce: Landscape architect or mulching, dust control, and sub

Adam:

Nicole Khan: Spray it with water to prevent dust

Mike Gabrieli: Potential fire hazard and a fire in that storage unit and tight area, and how will they get there and how can we solve that issue.

Bryce: Happy to do it with sprinklers and an insurance company, passive storage, the existing structure rather than the new one.

Adam: 15 feet between structures

Mike Gabrieli: Trees and potentially a fire hazard

Dr. Farooq: Safety. 1.9 acres, and they exceed the amount and setback from the side and 12 waivers. Threshold, and there is no space. Existing shipping containers.

Bryce: Total net 77 square feet; remove the concrete container and minimize impact

Net positive and offsetting the new stuff there.

Maintaining lack of parking in the area, widely seen in the area due to it being an industrial area

Nicole: All Waivers,

John Polidoro: How will the water leak out of the pit into the grass?

Adam: Underwater seepage pit, and tie to our outlet box. A certain amount of seepage and designing for 100 years will fill in.

Bryce: Pool of water and 4 and ½ acres and just sits there.

Dr. Farooq: Could we do this without building something there?

Frank Schilling: Existing building, oversized for that lot, and 3 bays. Greenery, we're not touching the front and underground and tops of the islands. Piece of no left and no right and bucket of water and drainage into the grass; now the grass is going to be built on the land.

Dumpster on the blacktop.

Bryce: Impervious is going to be where the building is. Leaving the green, parking, and industrial area and the rear, we are going to transform and work better.

Frank Schilling: Flooding on my house before, and the building and the people living behind your business, and if you build it as storage, then it will be struck.

Bryce: It's not conceptual: soil test, water drainage, electricity, and if the fire marshal needs anything. 60/40% of the grass to impervious surface.

Michelle Benetez- 35% from April 55%, 64.29 % so close.

Frank Schilling: 3 to 1 for the incline, modeled the existing model

Bryce: We have boundary disputes; we had a conversation with the neighbors.

John Polidoro: Concerns about the water

Bryce: Better controls under the tanks and beds; water passing through and concreting the water systems will continue on this journey. The basin hidden.

John Polidora: 100% comes to the rear and contour.

Nicole Khan: 15 thousand is $\frac{1}{3}$ out of 2 acres. This site is unmanaged, and in January 2025 and a problem and captured things to fix volume control.

20 employees and greenery willow trees to suck up Woodhaven Drive

Joyce Hadley- Trees for the advisory and conservation.

Bryce: Woodhaven Drive and

Nicole Khan: This will be a seepage bag and two redundant controls underneath State Road and to the Delaware. Way out of the floodplain.

Dr. Farooq: How to divide the water into two directions.

Pete Krieger: 1-acre lot, but it's too much. 4 feet of swell, and you cannot get the fire trucks to the building. What if this tenant leaves?

Bryce: We can capture the water and do secondary water management to make it work for his business.

8:22

Farrall: We are cleaning up as we can. Control the rate of water management by putting in 28 square feet to help the site with this design.

Frank Schilling: Does it do more harm than good?

Nicole Khan: The previous owner was able to mutate the environment.

Bryce: Standard 2 stories, and neighbors are cool with it.

Michelle Benitez: The gentleman got leverage to compromise and help us reduce the stormwater issues in that lot.

Frank Schilling: Move dumpster and a few trees

Adam: Trees' roots hurt pipes

Nicole Khan: 4.3% to 3% and only holds up to a 100-year storm and is not gonna fix everything, but it is gonna get better with this design.

6-inch pipes.

Bryce: Waiver #1, #2 location to swell, #3 partial to subject engineer approval, #4

#5 sidewalk in lieu, #6 15 feet of parking lines, #7 not requiring curbing, #9 landscaping plan-

limited landscaping: 5- 6 trees. #10 garage not a planning strip- industrial #11 lighting plan, #12 less than two feet of cover, no building or head.

Joyce-Lighting

Mike- 8 am-5-6 pm, LED lighting

Pete Krieger- Phone Receipts

Joyce Hadley - How long did we have a river flooding Street Road versus Station Avenue?

8:45 pm

Motion Approve-

Peter Krieger- Would anyone want to approve?

Mike Gabriel- Partial Approval and conditional approval by the Fire Chief

I second that

All in favor, Aye!

Any opposed!

**Table the Redevelopment of law for Recommendation for Approval Route 1 Certified
Redevelopment Area Report**

Michelle Benitez and Kenneth Farrall

Michelle- Collect all of our questions

To our next meeting!

9:00 pm

Adjourned!