Planning Commision- 10/21/2026- 7:00 pm
Present: Joyce Hadley, Ken Farrall, Nicole Khan, Frank Schilling, John Polidoro, Elesa Knowles, Mike Gabrieli, Will Walker, Pete Krieger, Joe Pizzo, and Michelle Benitz

Absent: Umar Farooq, Ed Deeveney
Michelle abstains from approval of last month's minutes due to absence
Approve to move forward

Table it for November:
3.) Rezoning for Sat Pal and Shakuntla Jasal
4370 Hulmeville Road
Joyce Hadley
Second Motion

Gladys Turner
2053 Joshua Drive
Bensalem, PA 19020
Postal #0204-1035
We got a zoning letter yesterday, dated the 14th, but we only received it on the 20th.
Can we get the proper communication?
Farrall: They are required to have it a week before. As much notice as possible
Gladys, respectfully, thank you for that
Will have that information
Bensalem website
Agenda
Mike G- Planning Commission, Zoning, Viewplans
Gladys to communicate with Loretta
Application to rezone, and they had no sketch
November 8, 2011 - from the
4370 Hulmeville Road for the Rezoning for Sat Pal & Shakuntia Jassal

4.) Preliminary Land Development for Petrogiannis Regal Estate, LP
Marc Kaplin, Esquire
Marc: Hyatt Hotel near Street Road, 5 acres, vacant
Proposed: 5-story, 130 guest rooms, associated parking, and related improvements
Preliminary
Parking Lots
Waiver
Back in December 25
Ken Farrall
1986 when originally developed
Governed
Non-conforming Ordinance
WK 2 and a test of that

Ken Farrall: Another look at the zoning
Still under certain standards

Marc: Not fair, in the land development plans and not responding

Farrall: Report on Street Road Corridor, arrests, hotels up and down the area. Route 1 Corridor Statistics on incidents and

Marc: Permitted use on the site with expectations. With what happened at other hotels and exhibits

Eric Clase: Mike's Night Club, turning in and U-turn and traffic engineer, 5-story hotel, 62 thousand square, 150 parking, stormwater management, buffer that crosses the parking lot

Joe and Ken with a debate on the zoning

Michelle: Nonconforming land and lot

Marc: 5 acres before the current zoning was enacted; unified development; the provision does not apply to 5 acres; and I am there versus a hotel. Zoning does apply within the full 20 acres, so the 5 acres.

Ken Farrall: Unified requirement; it is an either/or provision; 35-65% does apply to the 5 acres,

Marc: Does not apply to use regulation 35%/65% to the acre.

Ken Farrall: I disagree with business, 4 hotels, restaurants 100% of the lot, as they have to go to the Zoning Board.

Marc: Confusing reading of the ordinance

Joe Pizzo: Planned commercial district and unified commercial district
28 acres developed under PCD zoning, and 5 acres, subdivided, of the 28 acres.

Developed as a unified piece, Cassapida, Mike's Cafe, and demolished

5 acres are treated as part of the 28 acres; track and lot 65% business, 35% ancillary
More than

Marc: This was a single lot,

Will: History of the lot

Marc: Not a conforming use lot,
Joe Pizzo: A single within a single tract

Marc: I raised this a year ago, two reviews, all of a sudden. We are going to put up a really nice hotel under its original perception of law.

Pete: You would have to move forward, go in front of zoning and relief.

Marc: Nothing to appeal; we filed in December 2025, by last year, and we heard nothing, and we invested money and time.

Vince DiFonso - Hospitality and Hotel Owner

Every market has crime 2 Newark, Delaware.
Low-economic and lower-end hotels.
Hyatt Clients Members over $100k, leisure, family, corporate,
Franchise for only 15 years and 25 years, quality
Hyatt Studios, designed to be larger, consultant, see the packet
Not a restaurant; rather, it is complimentary breakfast, on-suite laundry

Not trying to attract drug or

Pete and Will: Thank you for clarifying the intention. The product is excellent.

Marc: We went through the process, and we got stonewalled.
We can go through the land development process. Items in the review letter are minimal.

Joe Pizzo: Hyatt Hotel member, so a feasible study; half of the hotels in Bensalem, a significant drain on the community in Bensalem, this study.
The new hotel takes the clients, and the hotel falls in quality, and its impact can sustain the prior hotels and domino impacts.

Marc: Requirement on the market study: it does not have the qualitative that we have demonstrated; we need to give you a study, I hear you, turned us down, that does not have an objective. Just because of the negative

Frank Schilling: Drug and Board for 20 years, patrol of property, prostitution and drugs; police have to come and compensate. How many police impact the community? Ken, Joe, and Frank,
Blacktop and building

Marc: Buys the grounds and hotels; ordinance: I do not want any hotels.

John: Moving forward without a zoning hearing, curious unified development,
8:02

Joe Pizzo: Certain professional percentage

Marc: Zoning a year ahead

Joyce: Hyatt hotel is a beautiful place, surrounded by hotels. Street Road is horrendous, from Lincoln Highway to stoplights, Township for everyone in the town, and I am left and right to the traffic lanes where its location. Crime situation, to the hotels, professional hotels, adjoining hotels and Hyatt, and what security and your presentation and your packet this evening.

Pete: Why are you afraid to go to Zoning if you are so confident? Nothing against you or your project, and it is above us.

The engineering application was almost a year ago. Analysis and conclusion, and decide.

Mike: Diner, restaurants, to replace Michael's Cafe- why is there a Hyatt or another use? Makes more sense for the area.

Marc: Hotel

Michael Petrogiannis: Property Owner: over 1,000 clients, 77 traffics, restaurants tough, talked to Hyatt, hotel is easier, and you do not really want a hotel with my attorney and see what I am going to do with the property. Sold taxes, Friday-Saturday, and drugs and my own securities; Hyatt is safe and secure; we take care of the property.

Will Walker: Council and Mayor, end of the day you got to Council. Mike McGuinness: Submissions were made, got involved,

Marc: Traffic and engineer around,

Will Walker: What works for you, Council, Zoning, and then Planning, and then follow through.

Motion to Table to a date certain or to advertise Ken Farrall.

Ken Farrell: 90 days, zoning in letter, or despite.

January 20th
Willing to get involved, Mayor

8:16

Motion to table to January 20th Meeting
Will, second.

Recommendation for Approval Route 1 Certified Re-Development Area Report

Kenneth Farrall: Nicole and Joyce anticipation for date for Project. A deadline, funding, and including Neshaminy Mall; I hear it is coming; eventually heat up. Approve and develop this as an eyesore.

Pizzo: Boundaries and study, economic revitalization, non-residential
7 deadly residents; more problematic hotels are located; get rid of them, fluctuation
Route from 1950's Maine to Florida

We need to preemptively guard against industrialization and revitalize this district, burden from Philly and back in the day, prevent blighted property, future re-assessments

Motion: Joyce so moved.
Will and Mike G.

Mike G: Issue of 1 week and 3 days for an ordinance because citizens are getting it 1 day before due to it being 3 days. Ordinance in an area.

8:52
Motion to Adjourn
Will Walker