



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
February 13, 2017 - 7:00 p.m.
Council Chambers
Bensalem Township Municipal Building
2400 Byberry Road

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
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COUNCIL AGENDA

1. Opening of meeting with a moment of **silent meditation** or **prayer** and the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **January 9, 2017 and January 23, 2017**
4. **Consideration** and **public hearing** of an **Ordinance** amending Chapter 225 “Vehicles and Traffic” Article II – “Traffic Regulations”, Section 6, Appendix A.
5. **Consideration** and **public hearing** of an **Ordinance** amending chapter 232, zoning, definitions, adding section 232-546 conditional use regulations in the general industrial district and adding section 232-387 conditional use regulations in the general commercial district and amending all inconsistent ordinances and establishing an effective date therefore.
6. **Consideration of a Preliminary and Final Land Development Plan:**

Applicant:	Maurice Zekaria c/o Paramount Realty Services, Inc.
Location:	Rockhill Drive (Marketplace at Neshaminy)
Proposed Use:	Retail/Restaurant (2)
Zoning Classification:	H-C1 (Highway Commercial)
Tax Parcel:	2-1-37, 37-1, 37-4, 37-5, 37-6, 37-7 & 38

7. Consideration of a **Preliminary and Final Land Development Plan:**

Applicant: Holy Ghost Preparatory School c/o Timothy Woods
Location: 2556 Bristol Pike
Proposed Use: Assembly Use & Gymnasium
Zoning Classification: GC – General Commercial
Tax Parcel: 2-62-366

8. Consideration of a **Land Development Extension Agreement** with:

Applicant: J. C. Enterprises
Location: Crespo Estates, Phase II
Tax Parcel: 2-70-4

9. Request for a **Waiver of Curbs & Sidewalks Installation** subject to payment of a fee in Lieu of request:

Applicant: Squire Home Builders, Inc.
Location: 2417 Kay Avenue
Tax Parcel: 2-7-144

10. Consideration of **Escrow Release** for:

Developers Request: Provco – Wawa – Escrow Release #7
Location: 3620 Street Road
Tax Parcel: 2-1-42, 2-1-42-3 & 2-1-47
Amount: \$ 130,048.01

11. Consideration of **Escrow Release** for:

Developers Request: Somerton Valley Homes, LP – Phase 1 - Escrow Release #13
Location: Carter Road @ Somerton Road
Tax Parcel: 2-6-1 and 2-7-2
Amount: Township Engineer Does Not Recommend Approval

12. Consideration of **Escrow Release** for:

Developers Request: Somerton Valley Homes, LP – Phase 2 - Escrow Release #14
Location: Carter Road @ Somerton Road
Tax Parcel: 2-6-1 and 2-7-2
Amount: \$ 10,894.00

13. Consideration of Escrow Release for:

Developers Request:	Somerton Valley Homes, LP – Phase 3 - Escrow Release #9
Location:	Carter Road @ Somerton Road
Tax Parcel:	2-6-1 and 2-7-2
Amount:	\$ 179,354.00

14. Public Comment

15. Other Business

16. Next Meeting: 2/27/17 - Adjournment

By: Tony Belfield, Council Secretary

Council reserves the right to add or delete items to alter the order of business as they deem necessary.
Council meetings are cablecast on Bensalem Community Television and recorded for replay on:

Comcast Xfinity Cable Channel 22

Verizon Fios Cable Channel 34

Curfew for Council Meetings is 10:30 P.M.