



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
April 8th, 2024 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
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COUNCIL AGENDA

1. Opening of meeting with a moment of silent meditation or prayer followed by the Pledge of Allegiance to the Flag.
2. Introduction of Council Members, Mayor and Staff
3. Public Comment: Limited to Agenda Items Only
4. Approval of Council Minutes for meeting dates: **March 11th, 2024**
5. Consideration and public hearing on an Ordinance establishing and creating Chapter 173 “Mobile Food Vending” and amending Chapter 232 “Zoning” to add Section 600 “Mobile Food Vendors.”
6. Consideration and public hearing on an Ordinance amending the Zoning Map of Bensalem Township, and the Zoning Classification of a portion of Bucks County Tax Map Parcel No. 02-001-048 located at 413 Public Safety Way, from IN-Institutional Zoning District to H-C1-Highway Commercial Zoning District.
7. Consideration of a Minor Land Development for:

Applicant: McDonald’s USA, LLC
Location: 1240 Bristol Pike
Proposed Use: McDonald’s Restaurant w/Drive-Thru
Zoning Classification: GC – General Commercial District
Tax Parcel: 02-030-009-002

8. Consideration and signing of Agreements for:

Applicant: FHI Trevoise Land Holdings, Inc.
Location: 4701 Somerton Road
Proposed Use: Residential 60 Unit Building
Zoning Classification: R-66 Intergenerational Residential District
Tax Parcel: 02-003-006-003

A. Land Development Improvements Agreement

(4) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practices Operations & Maintenance Agreement

(4) Executed copies to be signed by Council upon consideration.

C. Municipal Improvements Security Agreement

(4) Executed copies to be signed by Council upon consideration.

9. Consideration of Escrow Releases:

Developers Request: Gibson Holdings, LLC – Release #2
Location: 1515 Gibson Road
Tax Parcel: 2-54-5
Amount: \$18,206.00

Developers Request: Amazon Off-Site Improvements – Release #1
Location: State Road & Winks Lane
Tax Parcel: 079-010-001
Amount: \$2,500,000.00

10. Public Comment

11. Other Business

12. Next Meeting: 04/29/24 - Adjournment

By: Stacey Champion, Council Secretary

Council reserves the right to add or delete items to alter the order of business as they deem necessary.

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

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township’s YouTube Channel, www.youtube.com/bensalemtownship. Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, www.bensalempa.gov.