



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
August 14th, 2023 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020

BUSINESS: (215) 633-3600
FAX: (215)-633-3609
www.bensalempa.gov

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, Staff and Mayor.**
3. **Public Comment:** Limited to Agenda Items Only
4. Approval of **Council Minutes** for meeting date: **July 10th, 2023**
5. **Discussion regarding September's Council Meeting.**
6. **Consideration of a Resolution of an Intergovernmental Agreement** to participate in the **Grant Application for Towns Against Graffiti.**
7. **Consideration of a Resolution** approving the placement of a **referendum question upon the November, 2023 Municipal Election Ballots** within the **Township.**
8. **Consideration of a Preliminary and Final Subdivision** for:

Applicant:	Gibson Holdings, LLC
Location:	1515 Gibson Road
Proposed Use:	6 Residential Lots
Zoning Classification:	R-2 Residential District
Tax Parcel:	02-054-005

[View Plans](#)

9. Consideration of a **Resolution for Act No. 537, PA Sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **1515 Gibson Road Subdivision**.

10. Consideration of a **Preliminary and Final Land Development** for:

Applicant: Shax Express Cargo, Inc – Mr. Sheroz Vafaev
Location: Winks and Marshall Lane
Proposed Use: Truck Parking
Zoning Classification: G-I – General Industrial District
Tax Parcel: 02-075-079

[View Plans](#)

11. Consideration of a **Final Land Development** for:

Applicant: Edward K. Lydon Realty Associates, LP
Location: 448 Mill Road
Proposed Use: Manufacturing/Warehouse Addition
Zoning Classification: L-I – Light Industrial District
Tax Parcel: 02-023-025

12. Consideration of a **Preliminary and Final Land Development** for:

Applicant: TIC Associates
Location: 4636 Somerton Road – Phase 1 and 2
Proposed Use: Light Manufacturing/Warehouse
Zoning Classification: GI-General Industrial
Tax Parcel: 02-003-002

[View Plans](#)

13. Consideration and signing of **Agreements** for:

Applicant: 2500 State Road Holdings, LLC
Location: 2526 State Road
Proposed Use: Vegetated Swale and Raingarden
Zoning Classification: R55 – Riverfront Revitalization Zoning District
Tax Parcel: 02-065-020

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.

[View Plans](#)

14. Consideration of Escrow Release for:

Developers Request:	Presto Tape	
Location:	1626 Bridgewater Road/ 1766 Winchester Road	Tax
Parcel:	2-45-21	
Amount:	\$11,990.00	

15. Consideration and signing of Agreements for:

Applicant:	Thomas Snyder
Location:	Wine Ave to the North, Green Ave to the West, McKinley Ave to the East at the designated address of 2289 Green Ave
Proposed Use:	4 Single Family detached dwellings
Zoning Classification:	R2 - Residential
Tax Parcel:	02-039-104

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.

16. Public Comment

17. Other Business

18. Next Meeting: 08/28/23 - Adjournment

By: Joseph Knowles, 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.