



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**December 11<sup>th</sup>, 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, Mayor and Staff
3. Public Comment: Limited to Agenda Items Only
4. Approval of Council Minutes for meeting date: **November 13<sup>th</sup>, 2023**
5. Consideration of a Resolution amending the Township's Fee Schedule for the Building and Planning Department.
6. Consideration of a Minor Subdivision for:

**Applicant:** Carrabba's Italian Grill, LLC  
**Location:** 3210 & 3220 Tillman Drive  
**Proposed Use:** Commercial  
**Zoning Classification:** PCD – Planned Commercial Park District  
**Tax Parcel:** 02-035-001-002 & 02-035-001-006

[View Plans](#)

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

[View Plans](#)

8. Consideration of a Land Development Extension Agreement for:

**Applicant:** Costa Homes, Inc.  
**Site Information:** 4946 Neshaminy Boulevard  
**Tax Parcel:** 02-019-097

9. Consideration and signing of Agreements for:

**Applicant:** TIC Associates, LLC  
**Location:** 4636 Somerton Road  
**Proposed Use:** Warehouse  
**Zoning Classification:** GI – General Industrial District  
**Tax Parcel:** 02-003-002

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.

10. Consideration of an Escrow Release for:

**Developers Request:** VIP Wireless Holdings, Inc. – Release #2  
**Location:** 1411 Ford Road  
**Tax Parcel:** 2-45-31-1  
**Amount:** \$24,599.38

11. Consideration of an Escrow Release for:

<b>Developers Request:</b>	<b>2500 State Road Holdings, LLC – Release #2</b>
<b>Location:</b>	2500 State Road & 625 Imperial Court
<b>Tax Parcel:</b>	02-065-020 & 02-061-292
<b>Amount:</b>	<b>\$66,000.00</b>

12. Public Comment

13. Other Business

14. Proposed Next Meeting: 01/08/24 - 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](http://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](http://www.bensalempa.gov).