

**BENSALEM TOWNSHIP COUNCIL  
COUNCIL MEETING MINUTES**

**Monday  
December 11<sup>th</sup>, 2023**

**MEMBERS PRESENT:**

Ed Kisselback, Council President  
Joseph Pilieri, Council Vice President  
Joseph Knowles, Council Secretary  
Michelle Benitez, Council Member  
Stacey Champion, Council Member

**SUPPORTING PERSONNEL:**

Debora McBreen, Council Clerk/Recording Secretary  
Quinton Nearon, Senior Municipal Inspection Manager  
Joseph Pizzo, Township Solicitor  
Phil Wursta, Township Engineer

**PLEASE NOTE:**

**The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue and the lack of the use of the microphone.**

**1. OPENING OF THE MEETING:**

**Council President Kisselback** opened the meeting with a moment of silence and/or prayer, followed by the Pledge of Allegiance.

**2. INTRODUCTION OF COUNCIL MEMBERS AND STAFF:**

**Council President Kisselback** introduced Supporting Staff and Council Members.

**Council President Kisselback** inquired if there were any changes to the agenda.

**Solicitor Pizzo** indicated that the Township received a message earlier today that counsel representing McDonald’s, which is Agenda Item #7, advising that they are still working on a few items in regards to the application and have asked that this item be tabled to a date certain in 2024. Also, Agenda Item #6 which is the application for Carrabba’s on Tillman Drive, apparently the necessary notices were not sent out to the adjacent property owners ahead of this evenings meeting and have asked to have the item tabled to a date certain of Councils first business meeting in January. The Township Fee Schedule for the Building and Planning Department, the Administration asked if that could be tabled to Council’s first business meeting in January.

3. **PUBLIC COMMENT:**

**Council President Kisselback** indicated the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward the first of two Public Comments was closed.

4. **APPROVAL OF COUNCIL MINUTES:**

**Councilwoman Benitez** motioned to approve the Minutes from the November 13<sup>th</sup> Council meeting as presented. seconded and the motion carried 4-0-1.

5. **RESOLUTION:**

**Councilwoman Champion** motioned to approve the request to table this item until a date certain of January 8<sup>th</sup>, 2024. **Council Secretary Knowles** seconded and the motion carried 4-0-1.

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

**Council Secretary Knowles** motioned to table Carrabba’s Italian Grill, LLC until a date certain of January 8<sup>th</sup>, 2024. **Councilwoman Benitez** seconded and the motion carried unanimously 5-0.

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

**Councilwoman Benitez** motioned to table McDonald’s USA, LLC until a date certain of January 8<sup>th</sup>, 2024. **Council Secretary Knowles** seconded and the motion carried unanimously 5-0.

8. **CONSIDERATION OF A LAND DEVELOPMENT EXTENSION AGREEMENT FOR:**

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

**Solicitor Pizzo** indicated that the Township has an existing Land Development Agreement with Costa Homes for the property located at 4946 Neshaminy Boulevard. The expiration of their agreement is coming up in March 5<sup>th</sup>, 2024. The Developer has sent a request for an extension to the Township. The proposed Extension would carryout for a period of five (5) years to a date of March 27<sup>th</sup>, 2029.

**Council President Kisselback** inquired if this was for the proposed 4 homes on Neshaminy Boulevard.

**Council Secretary Knowles** indicated that it was for three (3) houses and one existing house, a total of four (4) houses on the lot, two (2) to the right of the existing house and one (1) to the left of the existing house.

**Councilwoman Champion** inquired about the plans and if it would be according to all the new requirements at that point of time regarding Stormwater Management.

**Engineer Wursta** indicated that the Township would speak with the applicant in regards to the Stormwater Management. The Township has done this over the past two (2) years with applicants to have them do more, in regards to the Stormwater Management, without much of a hardship to the applicant.

**Solicitor Pizzo** indicated if Council had a concern in regards to the extension being requested for five (5) years, which is longer than Council typically grants, but is entirely within Councils discretion. If Council is going to grant the extension for any duration, the Solicitor recommended it be subject to audit by the Township Finance Department and the Township Engineer to make sure sufficient funds are in place under the Developers Agreement for the completion of the project.

**Councilwoman Champion** motioned to extend the agreement form March 27<sup>th</sup>, 2024 to a date certain for Costa Homes 4946 Neshaminy Boulevard to be extended to March 27<sup>th</sup>, 2026 and including Solicitor Pizzo's recommendation of an audit by the Township Finance Department and the Township Engineer to make sure sufficient funds are in place under the Developers Agreement for the completion of the project. **Councilwoman Benitez** seconded and the motion carried unanimously 5-0.

**9. CONSIDERATION AND SIGNING OF AGREEMENTS FOR:**

<b>Applicant:</b>	<b>TIC Associates, LLC</b>
<b>Location:</b>	4636 Somerton Road
<b>Proposed Use:</b>	Warehouse
<b>Zoning Clarification:</b>	GI- General Industrial District
<b>Tax Parcel:</b>	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.

**Solicitor Pizzo** indicated this is a project that was approved by the Township in 2022. The Agreements have been prepared by Rudolph Clarke Associates, everything is in order. The required fees and Letter of Credit have been posted by the Developer and the Land Development Improvements Agreement and the Stormwater Best Management Practices Operations & Maintenance Agreement are in a form acceptable for Council consideration and approval.

**Council Secretary Knowles** motioned to approve the TIC Associates, LLC, 4636 Somerton Road warehouse, TMP 02-003-002 Land Development Improvements Agreement and the Stormwater Best Management Practices Operations & Maintenance Agreement as presented. Councilwoman Champion seconded and the motion carried unanimously 5-0.

**10. CONSIDERATION OF ESCROW RELEASES FOR:**

<b>Developer's Request:</b>	<b>VIP Wireless Holdings, Inc. – Release #2</b>
<b>Location:</b>	1411 Ford Road
<b>Tax Parcel:</b>	2-45-31-1
<b>Amount:</b>	<b>\$24,599.38</b>

**Quinton Nearon**, Senior Municipal Inspection Manager, indicated this was the final Escrow Release. All of the remaining punch list items have been completed and satisfactory and is requesting approval.

**Council Secretary Knowles** motioned to approve VIP Wireless Holdings, Inc. Escrow Release #2 - Final for **\$24,599.38** subject to an audit by the Finance Department to a remaining balance of zero. Councilwoman Benitez seconded and the motion carried unanimously 5-0.

**11. CONSIDERATION OF ESCROW RELEASES FOR:**

<b>Developer's 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>

**Mr. Nearon** indicated this is Release #2 and is recommending the release of \$60,000.00 which is based on the landscaping that was done on the site as well as the punch list items that need to be completed as part of their approvals.

**Councilwoman Champion** motioned to approved Escrow Release #2 for TMP 02-065-020 & 02-061-292 in the amount of \$66,000.00, leaving the remaining amount of \$193,912.83 subject to an audit by the Finance Department. **Councilwoman Benitez** seconded and the motion carried unanimously 5-0.

**12. PUBLIC COMMENT:**

**Council President Kisselback** asked if there was anyone in the audience who would like to come forward. Seeing no one come forward, the second Public Comment portion was closed.

13. **OTHER BUSINESS**

**Township Engineer, Phil Wursta**, was looking forward to the Christmas holiday and the New Year and wished everyone a happy and safe holiday.

**Township Clerk, Debbie McBreen**, wished everyone a Merry Christmas.

**Solicitor Pizzo** echoed Mr. Wursta's sentiments and for all of the residents who are celebrating Hanukah wishing it to be a happy and peaceful celebration. Wished everyone a Merry Christmas and a Happy New Year and is looking forward to a wonderful 2024.

**Councilwoman Benitez** wished a Happy Hanukah to everybody celebrating. Wished everyone a Merry Christmas and a Happy New Year. Thanked everyone for everything they have done this year.

**Council Secretary Knowles** wished everyone celebrating Hanukah that they were enjoying their families and friends and all blessing to them. Wished everyone a Merry Christmas and a Happy New Year and is looking forward to 2024.

**Council Vice President Pilieri**, ditto.

**Councilwoman Champion** wished everyone a Happy Hanukah and a Merry Christmas and a Happy New Year, Happy Kwanza. Hopefully everyone has a safe holiday season and looks forward to seeing everyone next year. Enjoy your family and friends and be safe.

**Council President Kisselback** wished everyone a Merry Christmas, Happy Hanukah, Happy New Year, Happy Kwanza. God bless all and looking on to 2024 being a much, much better year.

14. **ADJOURNMENT:**

With no other business to conduct, the meeting was adjourned.

The Bensalem Township Council Meeting of December 11<sup>th</sup>, 2023, can be viewed in its entirety at the following websites:

[www.bensalempa.gov](http://www.bensalempa.gov)

or

[www.youtube.com](http://www.youtube.com)

Respectfully Submitted,

Debra F. McBreen  
Recording Secretary/Clerk of Council