

September 21, 2022

Members:

Present: Joe Domrzalski, Ed Tokmajian, Pete Krieger, Will Walker, Ed Devenney,

Director of Building and Planning, Kenneth Farrall, and Nicole Khan,

Absent: Mike Gabrieli

7pm

Pledge of Allegiance

Motion to Approve last month's Minutes of August 17, 2022

1.) TIC Associates LLC- Continued Hearing

Ed Murphy was here last month and submitted revised plans

Internal line and red line are subdivision

Sub-division and land development

Webber Manufacture

Everything in the back will remain

Phrase 1

Dedicated Driveway built

Phrase 2

Larger construction of the larger building along Somerton Road, cardboard manufacture

Truck access

Weber employees

Site compliance and stormwater management

Development of Property

50 feet of grate change

88ft heigh building

Buffer and walking trail

95 feet of green space

Separation from Beachwood from Somerton Road

Tree will be planted as buffer

Letters were unavailable last month.

All will comply.

3 waivers.

Traffic review letter.

First waiver- preliminary and a final

Sidewalk 10 width

Requirement of 18 inches for a pipe

Kristin Khan- must be reinforced concrete, pathway to get to your building from Philly

Ed T- Weber packing,

Kenneth Farrall: Specialty equipment to fit so they are looking to re-locate.

Ed Murphy- Dietz and Watson, box display manufacturing

Ed T- Approval for zoning month long ago, curve being install

Compliance to everything in there.

Joe D- all good

Will Walker- good

Pete Krieger- sidewalk, advantage to your employees, my recommendation, continued hearing, preliminary and final,

Ed D- Hearing Plans to issue

Kenneth Farrall- Sometimes, I do not know whether it is preliminary or hearing or voting.

Ed D- File for application, we need a walkway for pedestrian safety, planning strip, reinforced concrete pipe

Ed D- Motion for this project, reference to the waiver

Ed T- I will make the motion for Location Somerton Road.

Joe D- Second.

Kenneth Farrall- Compliance August 22nd, 2022. Traffick August 21, 2022, Traffick Safety Unit, and Fire Marshal Land Development, and comment in the planning review. All to be all Compliant.

Ed D- All final approved.

Public Comment: None.

- 2.) Parx Casino- Hotel Location- 3001 Street Road for Keystone Turf Club and Racing
Attorney: Mike Meginniss- on behalf of Parx Casino
452 acres
Application
13 floor hotel
145 feet tall
Hotel and Recreation Space
Restaurant
Connection to the casino on sight
50-foot Casino

158 feet
Questions at the Zoning Hearing Sight
Practical Standpoint

200 ft width of the hotel

Patron who are older
Larger than a football field

Layout is what it is to reduce stress.

Parking Compliance.
Adequate parking
Even on the busiest days to meet the demands
8,000 + spaces

No variance for parking due to already compliance
Always a plan for a hotel

Conversation internally

Host weddings and banquets

No minors in casino, convention space for teens

Bring in people outside of Bensalem

Investments
No waivers from designer.

Stormwater, parking, and zoning compliance.

Chris Hager- Engineer- Overall campus, surplus parking, re-develop the parking to prevent storm water, no disturbance to woodlands,

Tower for the hotel, two levels and ballroom space, circulation

Ballroom is below the casino's floor

Loading docks, smaller events and catering, asphalt, event lawn concert space,

John Dickenson- Chief operator of Parx Casino, gambling den, and restaurants, Covid put everything on hold, we need the hotel, New York, Manhattan, and Staten Island we want to compete with Philly casino and hotel.

Quality product- 4-star Marriot, spa, gym, family with accommodations, grow business and spend money on local businesses.

Ed D- impacts positively business in Bensalem, detailed plans of the fire lanes

Mike Meginniss-Overall, boost commerce to the town.

Ed D- Any questions?

Nicole Khan- No

Ed T- Zoning problem with compliance for the height, will comply? water and sewer capacity,

Mike Meginniss- contract with them, the demand of flow and sewerage

Nicole Khan- Impacted by Neshaminy Bucks County Water and Sewer.

We have been in dialogue with sewer and water authority.

7:50 pm

DEP approving it

Ed T- will comply

Joe D- Fire equipment on the ground to handle a fire with a hotel like that.

Ed D- Fire department connection for that building, to remove people with a pressured air tower and they are not rescuing people out of the windows and taking the stairwells.

158 feet

Mike Meginniss- on the second feet

Pete Krieger- total acres, parcel by Mechanicsville, negative about Parx as a resident, Voting for preliminary and final, open space potentially saved or quality of life and gift to the township.

10 acres out of 500 acres, devoted to open space

Bucks County Tour of Honor, space developed for veterans and POW and their families as green space.

Ed D- The sit-down with Mayor from a Public Relations Standpoint. Parx is a generous business and gives back to the community and keep our Bensalem Roots, the history lesson, and family stays the grounds and sign and add and enhance Bensalem.

Open Space, 10 acres as a baseball field, recommendation and significance to the Township Recreation and Public space.

Memorial Sign

8:10

Ed T- Traffick flow and development being enhanced and not a correct statement. When the casino was initially built, the lights, signs, and a building and oversee a horse racetrack 150 feet.

Brand new development,

Kenneth Farrall: president of home zoning meeting discussed the lighting

Public Comment:

Christina Delahey lives on 1024 Himley, whose mother lives directly on Galloway Road. Galloway- too many hotels, the traffic can build up, how many people do you expect in increase, convention with no increase in traffic, long-term traffic, turning in Bensalem

Ed D- influx of traffic and varied at different times

Executive Director- Economic Development- we are pro-business, class operation, safety, we are very much in touch of what it will do for our community, and that we would be a valuable resource

Ed D- giving extra security, Fire

Name, Address- Traffick

Charlena by Richelieu 326 Road

Area devoted to Veterans on Parx Property

Land Development, 2020-2022 Bensalem

Traffic County Planning, Fire Traffick, Land development August 19th, and Waiver for Preliminary Final

Will- Motion to Approve Parx Preliminary and Final, Significance to Veterans and Open Space,

Joe D- Second

Ed D- Congratulations

8:23pm

- 3.) Hearing for the bison 1515 Gibson Road Subdivision and Holdings- Attorney Mike McGuiness-

3.2 Acres

Seeking approval for a 6 lot

Single family structure

Originally proposal for 8-lot

6 lot sub-division

Unit #2

Design working with Nicole Khan

Kristin Holmes Engineer- summary, cul-de-sac homes,
Address the waivers we are seeking

Additional driveway parking, storm way to the rear

Groundwater manages

Light green lots

Waiver to the open space requirement

Request not to widen Gibson Road, and to remind at its current width
Base closer

Enclosed at the fence

Two waiver requests, recall methods, Stormwater flows, methods with PennDOT
Storm weather will be improved

3 storm in-list

Nicole Khan- H-P E if it fits, to be CPT or Concreate

Planting Strip

5 foot turning

In lieu for space

Sub-division up the road,

Pete Krieger- Own the land and home

Kenneth Farrall - Home Owner Association for the maintaining

Pete Krieger- Neshaminy Creek behind property

Nicole Khan explains water management fixtures

Will Walker- pipes?

Nicole- plastic vs. Concrete, plastic for ease and flexible, convey resilient reinforce concrete pipe and traditional type material, structural integrity, consistent over metal and plastic pipes

Ed T- financial point of view with plastic

Will Walker- design of Unit #2 and the easement and safely give everyone a separate lot. Snow removal, storm water basin,

Joe D-

Ed T-

Pete Krieger- Electric Fed underground

Public Comment: Clifford Kribler 1334 Gibson, leaves across of the creek. Doesn't offend me.

Kelly Pultro, 1447 Gibson Road, my main concerns, bus traffic, no crossing guard or cross guard, safety of the kids is a big deal, top of the hill, mobile park, two kids who are special needs and I am nurse for the school district.

Ed D- Re-design to accommodate a 40 feet fire truck to turn.

Opposite side of the street: Be able to turn around on Gibson Road, few homes not hooked up to sewer system, and if I can tie to the sewer system.

Kenneth Farrall: Connection to the line and not tap into.

Kelly Pultro: Top of the hill versus the bottom of hill

Ed D-Get into contact with Buck County Sewer. Touch base after the meeting.

Kelly Pultro: Wildlife, 3 acres with the water reservoir, and I could be overrun with wild animals

Ed T and Pete Krieger: Police department controls the crossing guard

Mark 1416 Gibson Road- Property slopes down, 3 storm drain, how are you pump the sewer, how close is this house to my property line
Fence, house varied,

Carolyn Carllick 6465 Gibson Road

Close Public Comment:

Ed D- Motion and Second, Waiver to approve

Will walker- 1 ,2, 4 and 5 , 3 not to grant to pipes; approval of fire traffic, bucks county commission, will comply on all over and land development and traffic, preliminary and final

Second and final

9:00pm.

Ed and Joe Adjournment