



BENSALEM TOWNSHIP

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Joseph DiGirolamo
Mayor

Kenneth V. Farrall, BCO
Director of Building & Planning

Minutes for Planning Commission Meeting for Wednesday, August 17, 2022

Meeting opened at 7:00pm.

Members Present – Will Walker, Mike Gabrielle, Ed Tokmajian, Sr., Joe Domzalski, Pete Krieger

Members Absent – Ed Devenney, Tom Risich, Kenneth Farrall, Zoning Officer

Motion to Approve Minutes of July 20, 2022 – Denied

1. **3001 Street Road, Parx Casino Proposed Hotel** - No plans were presented or formal discussion conducted concerning the proposed 15 story hotel for Parx Casino. It should be noted no vote was taken by the Bensalem Planning Commission to accept the presented plans contrary to what was reported in the Courier Times Newspaper.

2. **Preliminary discussion on proposed manufacturing plant for 4636 Somerton Rd, Bensalem, PA; Tax Parcel 02-003-002**

Attorney Ed Murphy presented plans for a 19-acre subdivision parcel from an existing 45-acre parcel to build a cardboard display manufacturing plant to accommodate approximately 200 employees. Waivers will be discussed when formal plans are presented. No vote was taken as this was only a informal discussion on proposed plans.

3. **Hearing for Shax Express Cargo, Inc. Tax Parcel 02-075-079.**

Attorney Vlad Tinovsky presented plans for a proposed parking lot for 49 spots for tractor trailers and 2 spots for car parking on a 2.76-acre parcel at the corner of Winks Lane and Marshall Lane. Ed Tokmajian Sr. mentioned we now have a major problem with the volume of tractor trailers using State Rd in Bensalem. Mike Gabrielle voiced concerns on the environmental impact of the parking lot. A berm should be implemented and he would like the 20 to 30 trees be planted instead of pay in-lien of. Joe Donzalski expressed concerns that the parking lot has no lighting considering that the lot will operate 24 hours a day, 7 days a week. Acting Chairman, Will Walker, brought out the fact the proposed plans have no formal approval letter from the Township Fire Marshal's office. All parties agreed to postpone presenting plans for preliminary and final development until all issues have been addressed.

Motion to adjourn was made by Mike Gabrielle, 2nd by Pete Krieger.

Respectfully Submitted by: Peter Krieger Bensalem Planning Commission Secretary, August 17, 2022

Ed Devenney, Chairman: _____ Date: _____