



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Joseph DiGirolamo
Mayor

Kenneth V. Farrall, BCO
Director of Building & Planning

Minutes July 20, 2022 Planning Commission Meeting

Meeting opened at 7:00pm.

Members Present: Ed Devenney, Peter Krieger, Will Walker, Mike Gabrielle, and Ken Farrall, Zoning Officer

Members Absent: Ed Tokmajian Sr., Joe Domzalski and Tom Risich

Motion to approve Minutes of 3/17/2021 (Will Walker). 2nd motion to approve (Mike Gabrielle).

- 1. Review and Approval to Amend the Township Zoning Ordinance, Part ii, chapter 232 of the township code, to amend article v. Residential Districts, Division 12. R-55 Riverfront Revitalization District, Section 232-271, use regulations.** Ken Farrall presented revisions to the R-55 Zoning District that the Mayor and Council is proposing. Also presented was the approval letter from the BCPC. The Planning Commission members questioned the reason for the amendment to the R-55 Zoning District and Ken Farrall informed the Planning Commission that this revision removes the industrial type uses that the Mayor and Council does not want along the river front. Motion to recommend approval of the amendments to the R-55 Zoning District (Will Walker). 2nd motion to approve (Mike Gabrielle).
- 2. Location: 3001 Street Road, Parx Casino Proposed Hotel (Preliminary Discussion).** Ken Farrall presented the plans for the proposed hotel at the Parx Casino. Parx is proposing a 300 room, 15 story hotel, attached to the Casino with an outside lawn/event area. Questions the Planning Commission members had:
 - Is anything happening to the excite center?
 - Can the building reduce the height but make it wider?
 - Traffic, concerned about granting a waiver from the Traffic study.
 - Is there a restaurant on top of the Hotel?
 - Will Fire and EMS have a problem/or be able to handle a 15-story building?
 - The Chairman did note all of the jobs this will bring to Bensalem

As this was only a preliminary discussion, no action was taken. It is anticipated that Parx will be presenting the Hotel plan at the September Planning Commission meeting.

Motion to adjourn (Peter Krieger), 2nd (Will Walker), meeting ended at approximately 7:30.

Respectfully Submitted by: Kenneth Farrall, Zoning Officer

Ed Devenney, Chairman:

Date:

9/21/22