

November 17, 2021  
7:00 pm

**Members Present:**

Pete Krieger  
Ed T.  
Will Walker  
Tom Reich

Russ- Chief Civil Engineer

**Members Absent:**

Joe D.  
Ed D.  
Mike G.

**October minutes Approved-**

Ed T. abstains due to being not present last time.

Matt McHugh and Mr. Edward Murphy wished to switch presentation slots to be efficient.

Edward Murphy hands notice to Secretary Ms. Knowles concerning waivers.

**Conditional Use for Industrial Investments, Inc./ Willow Grove Storage L.P.  
And Preliminary and Final Land Development for Industrial Investments Inc. /  
Willow Grove Storage.**

Chief Civil Engineer Russ notes land development plan and asks them if all the credentials and waivers are will comply for Storage LP.

Robert Cummmingham board exhibit and former exit ramp and gives example of Cube Smart, a self-storage and revised plan and planning with Council.

Chief Civil Engineer Russ asks about the overall sight plan.

Cummmingham speaks of U-Haul, unit interior, adjustments underwater, and management system.

Civil Engineer Russ asks about installing trees and greenery and paving.

Tom R. notes on the report the “will comply overall sprinkler system” Section C, sewer system and the 5 waivers.

Murphy presents 4 waivers to pave and enable 15-30 feet.

Technical storm water and explains Penndot involvement.

Ed T. talks about zoning board save your relief on the surface.

Civil Engineer Russ describes the Storm weather management rational method.

Ed T.- Smaller lot waiver, bigger building imperious surface in Bensalem.  
Russ is good on that every applicants for meeting ordinance requirements.

Ed T. and Russ (Civil Engineer) discuss 15 feet private drive. Request for sidewalk curbing is discussed.

Cummingham and Pete Krieger discuss the options for adding a fire apparatus and what to do during a fire? Also adding shrubs and greenery could make the area more attractive.

Will Walker talks about the fire marshal rejection letter but the notes have determined to comply.

Ed. T. calls for a motion. Tom R, Will, Pete K., and Russ Civil Engineer for the Conditional Use first.

Pete K. asks for the waivers for Approval.  
Approval for preliminary and Final Land Development for Industrial Investments Inc. /Willow Grove Storage LP, second Will Walker, all age 5 waivers.

Pete K. motion for Preliminary and Final Land development.  
All in favor!  
Aye! Unanimous!

**7:41**

**Re-Zoning for 4020 Mechanicsville Rd., LLC.  
Matthew McHugh, Esquire presenting for Mechanicsville.**

McHugh presents visuals and Mark Havers further explains R-1 portion of site, to be re-zoned, R-11 to R-1 surrounding neighborhood and this.

**Public Comment is Open:**

**Public Commenter #1 - Jane Roman**, owner of adjoining 1943 historical driveway and lives at 3981 has subdivision and concerns about the destruction of the historical road.

Access Easement and Booklet concerning Legal Documents and Ms. Roman begins reading aloud.

Pete Krieger intrigues if they can compare the two maps?

Matthew McHugh goes into detail about the licensing law while Will Walker points out the Planning commission.

Janet Roman discussing how the re-zoning will compromise the unique area buffer, Mayor lives there, and the housing overall. 2/3 subdivisions back naturalistic setting, wooden attractive parcel, and maintain R-11 property and selling the toothpick property will cause issues.

Pete Krieger asks how long do legislation courts how long 3 quarters is approximately 3 months.

McHugh- Unrecorded and licensing of property was in exercise of agreement with the termination of Anthony B. Roman.

Janet- The court will determine the legal.

Tom R. asks Green Avenue is a dead end road that can be a fire hazard including the driveway.

Chief Engineer resolved the township solicitor.  
R-11 Zoning.

Janet Roman discusses her cousins selling the property in 2020, ligation, ¼ quarter million dollars, and title report is not done.

8:04pm.

**Second Public Commenter – Robert Homolka**, lives at Whitney Court, Bensalem and the Bensalem Historical Society member and Mechanicsville paperwork about he easement.

We have both the legal and historical bias from Green Lane 1940's the farm and will have historical status defended in Bensalem Court.

Roll Call Vote

The Architecture of the easement at all and the historical nulls and voids the development's claim.

**Third Public Commenter- Frank O' Connell** who lives at 3934 Mechanicsville Bensalem, PA. Combined my property with adjoining area, my main issue is drainage.

The basement flooding, water run-off, sails and pumps and the traffic backing onto the street are my main concerns.

No more water, 2am-4am is a nightmare.

**Pubic Comment Ends**

Tom R to Russ.

What does litigation mean to us?

Matt McHugh provides guidance and request legal guidance and tables it from Mr. Joe Pizzo

Tom R- Commission Recommendation to Council front of zoning in a court of law since he has seen multiple cases since 1990.

Peter Krieger- Postpone and table until we get legal help resolution.

McHugh- Collaborate with lawyer from attorneys from Pizzo and other solicitors.

Peter Krieger-Postpone. Aye! Unanimous.

Motion to Adjourn and meeting official ends at 8:31 pm.