

Bensalem Township Planning Commission  
November 16, 2022  
7:00pm

Present: Kenneth Farrall, Edward Tomakjian, Mike Gabrieli, Ed Devenney,  
Will Walker, and Pete Krieger

Pledge of Allegiance:

Absent: Joe Domzalski,

Motion to Approve last month's minutes October 19, 2022.

Ed T abstain.

Preliminary and Final Land Development for Michael Cianelli-Olympus Pines Management Co,  
LLC.

Mike Meginniss, attorney presenting on their behalf.

Former Andy Diner

Proposal for Tommy's Car Wash

Problematic, because they can be traffic nuisance

Tommy's Car Wash largest car wash in the country

American fundraiser #3 highest grossing franchise after Chil-Fila and Panera

Equity and benefit behind this car wash system

Multi-million-dollar improvement in terms of green energy, water tank, and temperate glass

Automated

First Tommy 4 queuing lanes

Membership

Process many more cars

Thoughtful design and snows and then all Roosevelt Boulevard

Storm water plan

Cormann owns the intra plex and easement

Andy Griffin

Both franchise –

Ed Gilmore- private Marine Corps

Trevor Sperry

Both built the blue-collar jobs

Banking and Consulter and former Army Air Pilot

6 and half millio investments

Recycles majority of its water

Jobs – we will have multiple job with 6 figures, revenue and equity share

2 minutes and 10 second – 5 cars and trucks in the tunnel, shacking lanes

Videos and tag scanning

3 generation

Ryan, CEO, drying and vacuuming

Electronic drying option

Western intersection, 2.7 acres, restaurant building and parking lot

4,500 square feet

4 pay lanes

1<sup>st</sup> in the country

Car Wash in the HC1Zone

28 sacking at the site

Parking we are proposing

17 feet

Sean Torpey- Every zoning comment is a will comply

Best design for the site

Full entrance from Lincoln Highway

Storm water management- easement and cuts across Neshaminy and connect to that water basin and water pipe and retaining pond from Poquessing Creek.

Wetlands certification

Metal poles in the interiors

Waivers will comply

A.J-

Mike G- Anything outstanding with PennDOT?

Ed Devenney- Open to the board

Pete Krieger- Open to Wawa chaos and parking and when they pull and pull out there can be traffic and park on your property to get their coffee and leave their car in front of your vacuum causing traffic or provide fencing.

Sean Torpey- North of our site and then run over is unlikely. Consider a deterrent.

Mike Meginniss- Maybe some buffers like thorn bushes

5-6 locations, one in Quakertown and other areas in PA

Will Walker- Wawa, traffic off the Boulevard,

Loading on the belt, the only lanes are memberships while the first one is one-timers with a speaker, belt on a conveyor system that sends you through 2 minutes

Western Michigan  
300-450 cars

48 cars of 4 each so we would have 8,000 cars to back up.

Mike- Car Wash at the Andy's Car Wash, his letter manageable.

Tommy's Express Manufactory – 55 years of processing, many car washes in a year, car wash hall of the fame

Ed D- Traffick light and Wawa, PennDOT,

Mike G- Applicant

Trevor- Northern Virginia  
Moved to Maryland, PA, and Virginia.

Easier money in Florida and Texas.  
Second largest franchisee

Veteran site for employing veterans

Mike G- Stormwater management and be a good neighbor to the Bensalem Area

Long-term holders for 30-40 years  
Not our only site and please you before you leave Philly and choose Township and us

Ed T- Traffick study, ask questions about the waivers: Section 207- Street Lights, applicant for providing metal streetlights

Mike – internal of the site not any lightening on Roosevelt Boulevard.

Ed T- cut and fill will not block proposed property

Torpey- to make the storm water management and introduce the grating at the boundary line

Ed T- only a corner

Torpey- within the 3 feet and where it intersects, and we are not disturbing a neighbor's property

7:48

Ed T- 201/ 42 Preliminary Final Tonight

Diagram is being presented to highlight the entries from Lincoln Highway.

A.J-

Trevor Sperry- We want to make it accessible so we can make money. Profitable to be effective and get them through to 2 minutes and 10 seconds.

Mike G- Is there a possible to make a car accident when they are all  
Tag reader to prevent and open the arm.

5 employees them most amount you will have at the time.

Hours- 7 am -7pm

Ed D- Open to public comment. Anyone for or against project.

Allison Coleman – president  
Neshaminy Interplex 400  
50 years of good citizens  
100 of businesses and pleasantly surprise  
We will be in support of this

Ed D- None currently.

Pete Krieger- fear of Dad pull into the vacuum, foot traffic or pedestrian, decorative fence 3-4  
shrubby, D.C police officer and a barrier that beautifies

ED D- motion on this project

Zoning is all can comply  
Variance or get the pumps

Will Walker- will approve  
Working with Zoning board

Ed D- Second on the motion  
Motion passed

Amendment to Ordinance for Tobacco Shops; Smoke Shops

Farrall- Bristol Pike, selling of smokes, beer, and re-vamping zoning ordinance, food trucks, Philly has a high tax, Will Grove and Yeadon, for soda and cigarettes, mechanism and they must go through a process.

Ordinance to prevent them to buy these products in this area.

Motion on the Ordinance

Krieger Motion passed

Walker second passed

Meeting is adjourned

Motion second

Meeting ends

8:21pm