



BENSALEM TOWNSHIP

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

Zoning Hearing Board
Monthly Meeting
July 7, 2022
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – June 2, 2022
4. **Continued Hearing for 1977 Byberry Rd., for Mark Trachtenberg** **Appeal #2022-1272**
Location: 1977 Byberry Rd
Tax Parcel: 02-045-002
Request: Variance for woodland and steep slope disturbance.
Attorney: Michael J. Meginniss, Esq.
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5. **Continued Hearing for 901 Tennis Ave., for Sperduto Investments** **Appeal #2022-1270**
(Decision Only)
Location: 901 Tennis Ave.
Tax Parcel: 02-029-301
Request: Use Variance to permit an indoor baseball facility.
Attorney: Michael J. Meginniss, Esq.
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6. **Continued Hearing for 1455 Wells Dr/1388 Bridgewater Rd Mount Corp.** **Appeal# 2022-1643**
Location: 1455 Wells Dr/1388 Bridgewater Rd
Tax Parcel: 02070007-001
Request: Variance for Woodland disturbance.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio
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7. **Continued Hearing for 1206 Crespo Ln., for Iftikhar and Aisha Chaudhry** **Appeal# 2022-0473**
Location: 1206 Crespo Ln
Tax Parcel: 02072478
Request: Variance for side yard & rear yard setback and impervious coverage.
Attorney: Bryce H. McGuigan, Esquire – Begley Carlin & Mandio
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8. **Hearing for 4459 Bensalem Blvd., for John and Diane Daily** **Appeal #2022-1351**
Location: 4459 Bensalem Blvd.
Tax Parcel: 02-073-134
Request: building setback variance
Attorney: N/A
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9. **Hearing for 3485 Third Ave., for Brian and Natalie Ramberg** **Appeal #2022-1453**
Location: 3485 Third Ave.
Tax Parcel: 02-019-195
Request: Variance to permit a Garage to be greater than the required 25% and front yard setback
Attorney: N/A
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10. **Hearing for 599 Winks Ln./530 Haunted Ln., for Winchester Part. of Blair Co, LLC.** **Appeal #2022-2124**
Location: 599 Winks Lane/530 Haunted Lane
Tax Parcel: 02-079-099 & 02-080-032
Request: Building setback, Impervious coverage and lot area variances
Attorney: Matthew McHugh, Esq. and Augusta O'Neill, Esq.
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11. **Hearing for Hopkins Ave. & Clovernook Ave., for Cherry Premier Prop, LLC** **Appeal #2022-2112**
Location: Hopkins Ave. & Clovernook Ave
Tax Parcel: 02-061-184 & 02-061-179
Request: Lot area and density
Attorney: Zachary Sivertsen, Esq., Eastern and Gray, PC
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12. **Hearing for 2074 New York Ave. for Shahid Hashaam** **Appeal #2022-2123**
Location: 2074 New York Ave
Tax Parcel: 02-060-040
Request: building setback, lot frontage & width and lot area
Attorney: Michael Meginniss, Esq., Begley, Carlin & Mandio, LLP
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13. **Hearing for 1749 Street Road, for Bensalem MZL c/o Katz Prop. Mtg., LLC** **Appeal #2022-2104**
Location: 1749 Street Road
Tax Parcel: 02-043-305
Request: Parking Setback
Attorney: Michael Meginniss, Esq., Begley, Carlin & Mandio, LLP
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14. **Correspondence**

15. **Adjournment**