



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**Council Chambers**  
**2400 Byberry Road**  
**Bensalem, PA 19020**  
**July 26<sup>th</sup>, 2021 - 7:00 p.m.**

2400 BYBERRY ROAD  
BENSALEM, PA 19020  
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**COUNCIL AGENDA- AMENDED**

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **June 14<sup>th</sup>, 2021**

4. **Consideration** of a **Final Land Development** for:

**Applicant:** La Azteca, Inc. (Cruz)  
**Location:** Street Road & Castle Drive  
**Proposed Use:** Retail  
**Zoning Classification:** GC - General Commercial  
**Tax Parcel:** 2-37-39 & 2-37-40

[View Plans](#)

5. **Consideration** of a **Preliminary and Final Land Development** for:

**Applicant:** Amazon Phase III  
**Location:** 777 Winks Lane & 445 Winks Lane  
**Proposed Use:** Parking Lot

**Zoning Classification:** GI \_ General Industrial  
**Tax Parcel:** 2-79-10-1 & 2-79-9

[View Plans](#)

6. Consideration of a **Reduction of Permit** fees for **Valley Elementary School** located at **3100 Donallen Drive, Bensalem, PA.**
  
7. Consideration of a **Reduction of Permit** fees for the **Bill Wasylenko Jr. Memorial Car Show**, located at **Bensalem High School, 4319 Hulmeville Road, Bensalem PA** will be hosted by the Bensalem Business Directory.
  
8. Request for **Waiver of Curb and Sidewalk Installation** subject to payment of a fee in lieu of request.

**Applicant:** ADR Investments  
**Site Information:** 0 Appleton Avenue  
**Tax Parcel:** 2-72-11-1

9. **Consideration and signing of Agreements** for:

**Applicant:** McDonald’s USA, LLC  
**Location:** 1930 Street Road and 2932 Hulmeville Road  
**Proposed Use:** Restaurant  
**Zoning Classification:** GC – General Commercial District  
**Tax Parcel:** 2-43-16 and 2-43-18-1

- A. Land Development Improvements Agreement  
(4) Executed copies to be signed by Council upon consideration.
  
- B. Stormwater Best Management Practices Operations & Maintenance Agreement  
(4) Executed copies to be signed by Council upon consideration.

10. **Consideration and approval** of adopting an Ordinance amending Chapter 232 – “Zoning” to create a new **Article VIII, Division 3 – “SRM – Street Road Mixed Use District”**.

**11. Consideration** of amending the zoning classification of property located at 2201 Street Road, identified as Tax Map Parcel 2-33-26 of the said zoning map from R-11, Residential, to SRM, Street Road Mixed Use.

**11A. Consideration of a Land Development Extension Agreement:**

**Applicant:** Waterside Phase I, LLC  
**Site Information:** Waterside  
**Tax Parcel:** 2-65-22, 2-64-139 and 2-64-138

**11B. Consideration of a Land Development Extension Agreement:**

**Applicant:** CalAtlantic Group, Inc.  
**Site Information:** 2670 Galloway Road  
**Tax Parcel:** 2-33-7

**11C. Consideration of a Land Development Extension Agreement:**

**Applicant:** Faith Unity, Inc.  
**Site Information:** Richlieu and Galloway Roads  
**Tax Parcel:** 2-1-55-2

**11D. Consideration of a Land Development Extension Agreement:**

**Applicant:** VIP Wireless  
**Site Information:** 1411 Ford Road  
**Tax Parcel:** 2-45-32-1

**12. Public Comment**

**13. Other Business**

**14. Next Meeting: 08/09/21 - Adjournment**

**By: Edward Kisselback, Council Secretary**

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.**

**Curfew for Council Meetings is 10:30 P.M.**

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township’s YouTube Channel, [www.youtube.com/bensalemtownship](http://www.youtube.com/bensalemtownship). Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, [www.bensalempa.gov](http://www.bensalempa.gov).