



BENSALEM TOWNSHIP COUNCIL

November 28, 2016 - 7:00 p.m.

Council Chambers
Bensalem Township Municipal Building
2400 Byberry Road

2400 BYBERRY ROAD BENSALEM, PA 19020

BUSINESS: (215) 633-3600 FAX: (215)-633-3609 www.bensalempa.gov

## **COUNCIL AGENDA**

- 1. Opening of meeting with a moment of silent meditation and the Pledge of Allegiance to the Flag.
- **2. Public Comment**: Agenda Items
- 3. Consideration of Action Items:

Waiver of Fees: A-1. The Golden Youth Program

Representative: Mr. Joseph Chapman

- 4. Approval of Council Minutes for meeting date: November 14, 2016
- 5. Consideration and public hearing of an Ordinance amending chapter 232, zoning, definitions, adding section 232-546 conditional use regulations in the general industrial district and adding section 232-387 conditional use regulations in the general commercial district and amending all inconsistent ordinances and establishing an effective date therefore.
- **6.** Consideration of Land Development Extension Agreement with:

**Applicant:** Somerton Valley Homes, LP, Phase II

**Location:** Carter and Somerton Roads

**Tax Parcel:** 2-6-1 and 2-7-2

7. Consideration of Land Development Extension Agreement with:

**Applicant:** Somerton Valley Homes, LP, Phase III

**Location:** Carter and Somerton Roads

**Tax Parcel:** 2-6-1 and 2-7-2

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**8.** Consideration and signing of documents for:

**Applicant:** NKK, LLC – Candlewood Suites

**Location:** 2931 Lincoln Highway **Proposed Use:** 5 Story, 72 Rooms, Hotel

**Zoning Classification:** 1 acre tract zoned HC-1, Highway Commercial

and .337 acre tract zoned R-2 Residential District

**Tax Parcel:** 2-11-32-1 and 2-11-29

A. Land Development Improvements Agreement

(6) Executed copies to be signed by Council upon consideration.

9. Consideration and signing of documents for:

**Applicant:** Livengrin Foundation, Inc. – Phase I

**Location:** 4833 Hulmeville Road

**Proposed Use:** Rehab Facility **Zoning Classification:** IN (Institutional)

**Tax Parcel:** 2-33-96

A. Land Development Improvements Agreement

(4) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practice Operations & Maintenance Agreement (4) Executed copies to be signed by Council upon consideration.

10. Consideration of a Preliminary and Final Land Development Plan:

Applicant: Maurice Zekaria c/o Paramount Realty Services, Inc.

**Location:** Rockhill Drive (Marketplace at Neshaminy)

**Proposed Use:** Retail/Restaurant (2)

**Zoning Classification:** H-C1 (Highway Commercial)

**Tax Parcel:** 2-1-37, 37-1, 37-4, 37-5, 37-6, 37-7 & 38

11. Request for Waiver of Curbs & Sidewalks Installation subject to payment of a fee in lieu of request.

Applicant: Squire Home Builders, LLC

Location: 2617 Kay Avenue

Tax Parcel: 2-7-156-1

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- 12. Public Comment
- 13. Other Business
- 14. Next Meeting: 12/12/16 Adjournment

By: Joseph Pilieri, Council Secretary

Council reserves the right to add or delete items to alter the order of business as they deem necessary. Council meetings are cablecast on Bensalem Community Television and recorded for replay on: Comcast Xfinity Cable Channel 22 and Verizon Fios Cable Channel 34. Curfew for Council Meetings is 10:30 P.M.