

5/18/2022 - 7:00pm

Planning Commission

Present: Joe Domzalski, Ed T, Will Walker, Mike Gabrieli, and Senior Municipal Engineer

Nicole Khan *Ken.*

Absent: Tom Reich, Peter Krieger, Kenneth Farral

Approved Minutes with adjustments:

Joe Domzalski

Tom Reich

Planning Commission with Amazon Fresh and Chase Bank to replace the Crispy Cream.

Minor Subdivision Land Development Plan Review No. 1

1837 Street Road- Bensalem MZL, LLC

TPD # BSTO.00208

The Proposed Use is a Retail Store in G-C General Commercial District.

Representative to ownership.

The sub-division, Pretzel Factory, and Chase Bank were included legally in the 1960 document.

Saldo Comment with Will Comply

Until with Kenneth Farrell

Ed Deveney:

Any questions: Ed T?

Joe: nothing

Mike Gabrieli: nothing

Ed Deveney: Shopping center will modernize and help the community

Will Walker: Full on bank-tellers

Motion to Approve for Chase Bank.

Second all

You are approved!

7:07pm

Minor Subdivision Land Development Plan Review No. 1

1313 Park Avenue- by Applicant- Robert F. Siuta

TPD # BSTO. 00212.

Visual is being projected for Subdivision Project about Single-Household Homes

The Fire Department clarified the project is in compliance with our regulations at the time by Robert Sponheimer, Battalion Chief.

The Traffic Safety Unit also reviewed the application and did not foresee any traffic issues at this time.

Larry Burns presenter as well Traffic Planning and Design Nicole Khan

The 3 1/2 Acre Lot and 400 feet was previously approved for the subdivision in 1973 with a sewer service lot and to allow residents to walk alongside the stream near Neshaminy Creek.

Ed Deveeney- Zoning Comments

Larry Burn spoke with Nicole Khan on the phone  
Number #9 was fixed to be less than to Section #G.  
All zoning will comply with curbs and sidewalks.

Ed Devenney- Park Avenue and you need curbs and sidewalks

Kenneth Farrell- Fee in lieu of of sidewalks

Nicole Khan - 3 feet off the top of my head

Items #2,3, and 4 will be dealt with because they will comply.

Page 6 will be taken out.  
Only waiver to be asking for

Larry Burn: Partial Waiver- 400 feet around it  
Street Trees, forty feet of spacing,

More visuals  
Stream and river front instead of water space  
Promise of no development on the waterfront and an undisturbed area

Mike Gabrieli- flooding

Larry Burns and Engineering- Creek level, houses higher on the slope

7:22pm

Ed Deveney- Board ask questions, comments Ed T?

Ed T- Two lots in family for generations and glad not to have 50 houses

Mike Gabrieli- Did you look at the Bucks County Natural Resources Restrictions and Greenhouse? Table for Natural Resources and deep slopes into the woodlands

The proposed use is for single family homes, Single house, 4 bedroom, in the R-A Rural District.

Ed Devenney- Project seems to be sound.

Will Walker- No problems.

Ed D- Curbs, sidewalks, and extension of the street.

Mike- Entertain that motion.

Letter to the Neighbors about the Projects

7 Postal Letter

Motion to Approve Subdivision!

Approved!

Motion to adjourn

Approved.

7:30pm

  
EDWARD DEVENNEY

