

**REGULAR MEETING PLANNING COMMISSION  
2400 BYBERRY ROAD, BENSALEM, PA 19020**

July 22, 2020

Members Present: Ed Devenney, Pete Krieger, Ed Tokmajian, Sr., Mike Gabrieli, Will Walker and Russell G. Benner, Township Engineer.

Members Absent: Tom Risich, Joe Domzalski

The meeting came to order at 7:00 pm with approximately 6 people present in the audience.

1. Ed Devenney opened the meeting with the Pledge of Allegiance.
2. Ed Devenney suggests a Motion to Approve the June 17, 2020 minutes. Ed Tokmajian, Sr. motioned and Mike Gabrieli seconded. Minutes approved 5-0.

**3. Sketch Plan Review for River's Edge at Pen Ryn Estate**

Location: 1601 State Road

Tax Parcel: 02-064-001.001 & 02-060-069

Doug Maloney, Esq. presents on behalf of the Applicant, Bill Haas. Rivers Edge at Penn Ryn Mansion is located in the R-55 Riverfront Revitalization District and is currently on site of the Pen Ryn Estate which is a restaurant/catering facility for large and small events. The applicant is proposing an 8,200 square foot portable tent, with additional restroom and kitchen tents, on a pervious paver patio. There will be a stone drive and turn around. Operations will run from April 1st to October 31<sup>st</sup>. The circular drive will serve for Patron shuttle drop off from the parking lot.

Ed Devenney opens up questions to be asked by the board:

Mike Gabrieli asks if there will be a sidewalk along the driveway for patrons to use?

Doug Maloney, Esq. answers no sidewalk, keeping surroundings all natural.

Ed Devenney asks will there be a trail path?

Doug Maloney, Esq. answers not along the Riverfront, which was the Green Way Project.

Ed Devenney asks if all items will be a "will comply" or any that will be a "will not comply"?

Doug Maloney, Esq. answers all will be a "will comply" but #2, #8, #10 and #11 may need waivers.

Pete Krieger asks are there are an open space easements? Bill Haas answers no, 26 years ago designated as a vista easement. The designated lease allows for a 12,000 sq. ft. building. We are keeping it temporary in case, in the future, the county decides not to fund any longer.

Ed Tokmajian, Sr. asks why a portable tent there? Bill Haas answers the volume of bookings & demand was there for it and we also were facing the current Corona virus pandemic.

**4. Preliminary Land Development for Bensalem MZL, LLC**

Location: 1749 & 1837 Street Road

Tax Parcel: 02-043-305 & 02-043-305-001

Request: Retail/Grocery

Expires: 08/30/2020

Michael Meginnis, Esq. & Chris Riggle, Engineer present on behalf of the Applicant, MZL, LCC. This site is located in the G-C General Commercial Zoning District on 9.117 acres at the corner of Street & Hulmeville Roads. The applicant is proposing to renovate the existing 98,284 sq. ft. vacant commercial building and construct an 847 sq. ft. addition shopping center. Total commercial space will comprise a 56,526 sq. ft. retail building and a 42,596 sq. ft. grocery store. Other site improvements include restriping of the parking lot and improved loading area.

Ed Devenney opens up questions to be asked by the board:

Ed Devenney asks if all items will be a "will comply" or any that will be a "will not comply"?

Michael Meginnis, Esq. answers all will be a "will comply" except #5,#13,#17,#21,#22,#24,#26, & #27.

Ed Devenney opens up questions to be asked by the board:

Russell G. Benner suggests using smaller, lower down lighting instead of wall packs.

Ed Tokmajian, Sr. asks if there will be additional landscaping as there is a pool nearby.

Michael Meginnis, Esq. states yes.

Ed Devenney states the economic growth and beautification will be good for the Township.

Ed Devenney announces public portion open.

Michael Landis, Esq. Representing :

Hyman Korman Co. Two Neshaminy Interplex, Suite 305, Trevose, PA 19053

Utilities have to cross Hyman Korman property. There is no easement. There is no storm water easement. There is no access to turn around in back of the property.

Ed Devenney announces public portion closed.

Ed Devenney suggests a Motion. Will Walker grants approval for Preliminary Land Development per the following conditions:

- A.) With exception waiver #5 removed on condition aerial is supplied.
- B.) With exception waiver #17 removed on condition will pay fee in Lui to tree fund.
- C.) With exception waiver #21 removed on condition will pay fee in Lui.

Will Walker Motions to approve and Mike Gabrieli seconds. Motion carries 5-0.

**5. Adjournment**

Ed Devenney requests a Motion from the board to Adjourn. Ed Tokmajian made a Motion to Adjourn, Mike Gabrieli seconded. Motion approved 5-0. Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

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Ed Devenney, Chairperson

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Date

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Pete Krieger, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bonnie Martin, Recording Secretary

\_\_\_\_\_  
Date