

**REGULAR MEETING PLANNING COMISSION  
2400 BYBERRY ROAD, BENSLEM, PA 19020**

February 27, 2019

Members Present: Harry Kramer, Tom Risich, Ed Devenney, Michael Gabrielli, and Ron Gans, Township Engineer.

Members Absent: Ed Tockmajian, Sr., Pete Krieger, Joe Domzalski

The meeting came to order at 7:04 pm with approximately 55 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer made a Motion for a Continuance to Approve the December 19, 2018 minutes until the March 20<sup>th</sup>, 2019 meeting when we will have a full board.
3. **Re-organization of the Planning Commission**
  - A. Tom Risich nominates Harry Kramer for Chairperson. Motion approved 4-0.
  - B. Harry Kramer nominates Tom Risich for Vice-Chairperson. Motion approved 4-0.
  - C. Ed Devenney nominates Pete Krieger for Secretary. Motion approved 4-0.
  - D. 2019 Meeting dates confirmed: January 17 (cancelled), February 20, March 20, April 17, May 15, June 19, July 17, August 21, September 18, October 16, November 20, December 18 and a Re-organization of the Planning Commission Meeting for January 15, 2020. Tom Risich made a Motion to Approve 2019 Meeting dates and Michael Gabrielli seconded. Motion approved 4-0.

4. **Final Land Development for Faith Unity, Inc.**

Location: 3580 Richlieu Rd

Tax Parcel: 02-001-055-002

Proposed: Religious Institution

Stanton C Kelton III, Esq. presents on behalf of the applicant, Mahboob Khan of Faith Unity in support with Cornerstone Consulting Engineers, Inc. Anthony Brunken and Traffic Engineer, Andreas Heindrich.

The development site is a 6.11 acre parcel which has been subdivided from a 75.22 acre parcel housing the Rosedale Memorial Cemetery. The parcel is currently a wooded, vacant lot located at the northwest corner of Richelieu and Galloway Roads. The developed plan includes 17,836 sq. ft. one-story building with a 5,500 sq. ft. partial basement, 500 sq. ft. one story storage shed, 17,000 sq.ft. one-story residence, 80 x 50 tot lot, 25,000 sq. ft. playing field, 164 space parking lot and storm water facilities. The preliminary subdivision and Land Development plans were approved by Council on October 19th 2015. The site will be utilized as the Faith Unity Islamic Center and Masjid facility. The site is located in an IN - Institutional District and will be served by public, water, sewer and gas.

Public Comment:

Nayeem Syed

194 Saddlebrook Dr., Bensalem

I've been a resident of Bensalem since 2009 and a proud member. I've seen the center grow and my son has been attending since he was 5. Looking forward to a larger facility to grow with our kids. Looking forward to your support to getting approval as soon as possible.

Fazel Rahmen

1202 Crespal Ln., Bensalem

I've been a Bensalem resident for 41 years and has seen the community grow. We have come to see the facility grow to about 150 people and the numbers will increase. We will need a larger facility to accommodate more people as our children grow and start their families. We appreciate your support.

Mohammed Hossain

1031 Whittier Ave., Bensalem

I grew up in Bensalem, arrived in 1991. We love Bensalem because it's so diverse. We have outgrown the fire house, filled to capacity. The parking is limited. Also 90% of Muslim weddings happen in a banquet hall so this will not affect the mosque.

Joseph Graham

127 Morning Walk Dr., Warrington, PA

Attending since 2008, tight knit community, enjoy Faith Unity and looking forward to the growth as the parking and traffic is a problem at the fire house.

Feim Amzvoski

3358 Parkview Dr., Bensalem

My family moved here in 1978 and we have grand children attending the Mosque. Prayers are crowded, we need to expand and hope you will approve.

Sarah Nayeem

42 Quin Cir, Newtown, PA

I moved to this area in 1991 from St Louis. My brothers and I used to have to attend a Mosque an hour away to continue our religious education. This will be a huge asset. This is not something that we take for granted. We have seen what it's been, from its humble place that it started out, to what it still is, the fire house and it's only a dream of what it's now considered today. It's important to have that shared sense, together, as a community, to have a place to go to celebrate, mourn, and partake in activities. As our community continues to grow it's important that we are able to accommodate people in a facility that is more fitting for our needs. Thank you for your consideration.

Umair Khan

5648 Cricket Ln., Bensalem

I moved here two years ago. I'm amazed to see how much Bensalem has to offer. The only thing we are lacking is a proper place of worship for Muslims. This is really important and if you could please help us, this facility would be very beneficial.

Frank Garcia

15010 Liberty Ln, Philadelphia

I'm probably the only person here that attends the Christian Life Center across the Street since 1998. Concerned about the activities taking place on both campus', ours facing your new campus that will increase traffic. Concerned about the safety factor for everyone as a community to avoid hardships. Requesting the traffic engineering be navigated properly.

Public Portion Closed.

Harry Kramer requests a Motion for Approval for Final Land Development for Faith Unity as a Religious Institution. Tom Risich seconded. Motion passed 4-0.

**5. Component 4-A – Planning Module**

Location: Wawa Rockhill Dr & US Route 1

Sewage Agreement; Motion to Approve

Harry Kramer requests a Motion from the board. Harry Kramer made a motion to approve, Tom Risich seconded. Harry Kramer signed the letter. Motion passed 4-0.

**6. Component 4-A**

Location: 3674 Grandview Dr

Sewage Agreement; Motion to Approve

Harry Kramer requests a Motion from the board. Harry Kramer made a motion to approve, Ed Devenney seconded. Harry Kramer signed the letter. Motion passed 4-0.

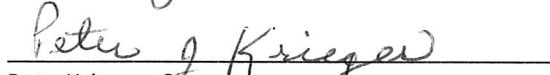
**7. Adjournment**

Harry Kramer requests a Motion from the board. Michael Gabrielli made a Motion to Adjourn. Ed Devenney seconded. Motion passed 4-0. Meeting adjourned at 8:33 p.m.

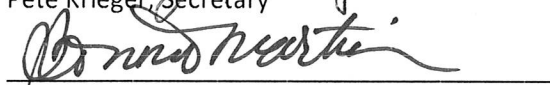
Respectfully Submitted,

  
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Harry Kramer, Chairperson

3/20/19  
Date

  
\_\_\_\_\_  
Pete Krieger, Secretary

3/20/19  
Date

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

03/20/19  
Date