

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

September 18, 2019

Members Present: Harry Kramer, Ed Tokmajian, Sr., Ed Devenney, Michael Gabrieli and Ron Gans, Township Engineer.

Members Absent: Tom Risich, Pete Krieger, and Joe Domzalski

The meeting came to order at 7:02 pm with 1 person present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer suggests a Motion to Approve the July 17, 2019 minutes. Ed Devenney approved the minutes and Michael Gabrieli seconded. Minutes were approved 3-1.

3. Blighted Property Report

Location: 1247 Bridgewater Rd

Tax Parcel: 02-073-001 & 02-073-001-001

Bensalem Township Director of Building & Planning/Zoning Officer, Kenneth V. Farrall presents. The subject property is a nuisance and creating blighting conditions in the neighborhood. The property contains four single-family detached residential dwelling units that are vacant. The four bungalow units sit to the rear of an on approximate 2.5 +/- acre lot. The dwellings appear to have been built in the mid-1900's. According to the Bucks County Board of Assessment records, the owner is identified as Interfaith Housing Development Corporation of Bucks County who acquired the property from Arthur Hills in 2004. This property contains four single-family detached residential dwelling units have been vacant for many years. Located in Bensalem Township, the subject property is and appears to always have been used as single-family detached dwelling. A fifth residential dwelling unit was located towards the front of the property fronting Bridgewater Road and was demolished in 2018. The property has a lengthy history of complaints, code violations and health and safety issues dating back to at least 2010.

Harry Kramer opens board comment:

Michael Gabrieli asks how often we have been trying to communicate with Interfaith Housing Development Corporation of Bucks County. Kenneth V. Farrall reported in the beginning, they were on top of it, then a Notice of violation was sent and they did not do anything. We sent out the notice certified. We hired Bensalem to board up the house. They were sent a notice to clean the trash up and they did nothing. If we go through this exercise and they want to do something with it, then more power to them. They were very responsive in the beginning but not here lately.

Ed Devenney states this property has been an issue for a very long time and problem due to structural integrity, safety concerns, possible environmental concerns due to dumping we need to proceed on getting this cleaned up.

Ed Tokmajian, Sr. discusses board recommendations, as to what is going to happen to the property and how soon it happens.

Kenneth V. Farrall explains the process.

Harry Kramer opens public comment: No Comment

Harry Kramer reads the Resolution # PC#2-2019 into the record. Certified as blighted.

It is further resolved that the Planning Commission recommends that the above property be used for any of the following permitted uses:
Single Family Residential legal by R2 standards

Harry Kramer suggests making a motion to that resolution. Ed Tokmajian, Sr. makes a Motion to Adopt this Resolution, Ed Devenney seconds. Motion carries 4-0.

4. Adjournment

Harry Kramer requests a Motion from the board. Ed Devenney made a Motion to Adjourn. Michael Gabrieli seconded. Motion approved 4-0. Meeting adjourned at 7:30 p.m.

Respectfully Submitted,



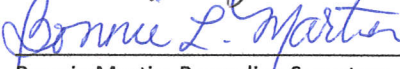
Harry Kramer, Chairperson

10/16/19
Date



Pete Krieger, Secretary

10-16-19
Date



Bonnie Martin, Recording Secretary

10/16/19
Date