



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalemtwp.org

Zoning Hearing Board
Monthly Meeting
June 2, 2022
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – May 5, 2022
4. **Continued Hearing for 3805 Neshaminy Blvd., for Caliber Capital, LLC** **Appeal #2022-1269**
Location: 3805 Neshaminy Blvd.
Tax Parcel: 02-098-095
Request: Variance for retaining wall height, construction in a buffer yard, no loading zone and disturbance of steep slopes, to construct a carwash.
Attorney: Matthew McHugh, Esq. and Augusta O'Neill, Esq.
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5. Continued **Hearing for 2325 Street Rd., for Horizon Sign** **Appeal #2022-0423**
Location: 2325 Street Rd.
Tax Parcel: 02-033-027
Request: Variance for size of the proposed sign.
Attorney: Robert Tucker, Esq.
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6. **Continued Hearing for 3175 Knights Rd., for Cecelia Blackston** **Appeal #2022-1273**
Location: 3175 Knights Rd.
Tax Parcel: 02-037-088
Request: Variance for size and type of fence in the front yard.
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7. **Continued Hearing for 901 Tennis Ave., for Sperduto Investments** **Appeal #2022-1270**
Location: 901 Tennis Ave.
Tax Parcel: 02-029-301
Request: Use Variance to permit an indoor baseball facility.
Attorney: Michael J. Meginniss, Esq.
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8. **Hearing for 1455 Wells Dr/1388 Bridgewater Rd Mount Corporation** **Appeal# 2022-1643**
Location: 1455 Wells Dr/1388 Bridgewater Rd
Tax Parcel: 02070007-001
Request: Variance for Woodland disturbance.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio
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9. **Hearing for 4268 Willow Ave Jacob Rudnitsky and Daulton Fox** **Appeal# 2022-0170**
Location: 4268 Willow Ave
Tax Parcel: 02016105
Request: Variance for lot area, lot frontage lot width, maximum density of dwelling units per acre and steep slope disturbance.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio
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10. **Hearing for 1206 Crespo Ln., for Iftikhar and Aisha Chaudhry** **Appeal# 2022-0473**
Location: 1206 Crespo Ln
Tax Parcel: 02072478
Request: Variance for side yard & rear yard setback and impervious coverage.
Attorney: Bryce H. McGuigan, Esquire – Begley Carlin & Mandio
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11. **Hearing for 3250 Oakford Ave., Cook Drilling Co.** **Appeal# 2022-1370**
Location: 3250 Oakford Ave
Tax Parcel: 02004307
Request: Variance for impervious coverage, 10' separation between structures, side yard setback, and parking setback.
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12. Correspondence
13. Adjournment