



# BENSALEM TOWNSHIP

Building and Planning Department  
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Zoning Hearing Board  
Monthly Meeting  
May 5, 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 – April 7, 2022
4. **Continued hearing for Susan and Daniel Halpin** **Appeal #2021-4490**  
Location: 757 Cliff Rd  
Tax Parcel: 02-078-068  
Request: Variances for footprint, setbacks, building area and impervious surface coverage to construct a detached garage.  
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5. **Continued hearing for Ron Oskiera (Decision Only)** **Appeal #2021-3798**  
Location: 1090 Wildman Ave  
Tax Parcel: 02-031-107-002  
Request: Variance to have a multi-dwelling in a R-2 zoning district.  
Attorney: Shawn Ward, Esq.  
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6. **Continued hearing for Byberry Woods, LLC** **Appeal #2022-0524**  
Location: 1282 Byberry Rd  
Tax Parcel: 02-033-108; 02-033-109; 02-033-109-001  
Request: Variance for building height to be 35 feet instead of maximum height of 30 feet  
Attorney: Michael J. Meginniss, Esq.  
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7. **Hearing for 1351 Brown Ave. William and Marguerite Acker** **Appeal #2022-0708**  
Location: 1351 Brown Ave.  
Tax Parcel: 02-062-049  
Request: Variance to construct a pool in the front yard.  
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8. **Hearing for 1977 Byberry Rd., for Mark Trachtenberg** **Appeal #2022-1272**  
Location: 1977 Byberry Rd  
Tax Parcel: 02-045-002  
Request: Variance for woodland and steep slope disturbance.  
Attorney: Michael J. Meginniss, Esq.  
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9. **Hearing for 3617 Horizon Blvd., for Raising Cane's Restaurant, LLC.** **Appeal #2022-1271**  
Location: 3617 Horizon Blvd.  
Tax Parcel: 02-001-018-028  
Request: Variance for sign size and location on the proposed building.  
Attorney: Michael J. Meginniss, Esq.  
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10. **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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11. **Hearing for 2818 Bowman Ave., for Robert and Amy Ahleman** **Appeal #2022-0522**  
Location: 2818 Bowman Ave.  
Tax Parcel: 02-062-472  
Request: Variance for the size of the accessory structure.  
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12. **Hearing for 3139 Prospect Ave., for John Thompson** **Appeal #2022-0385**  
Location: 3139 Prospect Ave.  
Tax Parcel: 02-004-253  
Request: Variance for impervious coverage and building setback.  
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13. **Hearing for 2155 River Rd., for Minh Thai** **Appeal #2022-1274**  
Location: 2155 River Rd.  
Tax Parcel: 02-064-126  
Request: Variance for construction within a floodplain.  
Attorney: Lee Eisey, Esq.  
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14. **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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15. **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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16. **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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17. Correspondence
18. Adjournment

Prepared by: kvf  
Posted: 4/22/2022  
Advertised: 4/22/2022 & 4/28/2022