



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**August 28<sup>th</sup>, 2023 - 7:00 p.m.**  
**Council Chambers**

2400 BYBERRY ROAD  
BENSALEM, PA 19020  
BUSINESS: (215) 633-3600  
FAX: (215)-633-3609  
[www.bensalempa.gov](http://www.bensalempa.gov)

**COUNCIL AGENDA**

1. Opening of meeting with a moment of silent meditation or prayer followed by the Pledge of Allegiance to the Flag.
2. Introduction of Council Members, Staff and Mayor.
3. Public Comment: Limited to Agenda Items Only
4. Approval of Council Minutes for meeting date: **August 14<sup>th</sup>, 2023**
5. Consideration of a Final Land Development for:

<b>Applicant:</b>	<b>Edward K. Lydon Realty Associates, LP</b>
<b>Location:</b>	448 Mill Road
<b>Proposed Use:</b>	Manufacturing/Warehouse Addition
<b>Zoning Classification:</b>	L-I – Light Industrial District
<b>Tax Parcel:</b>	02-023-025
<a href="#">View Plans</a>	

6. Consideration and approval of an Ordinance amending the Bensalem Township Zoning Ordinance December 6, 1954, as amended, and the Zoning Classification for:

**3750 State Road, LLC**

**Location:** 3606 State Rd, 3612 State Rd, 3620 State Rd, 3628 State Rd, 3634 State Rd  
**Tax Parcel:** 02-079-008, 02-079-031, 02-079-030, 02-079-029 and 02-079-028  
**Rezone from:** IN, Institutional  
**Rezone to:** GI, General Industrial  
[View Plans](#)

7. Consideration of a Preliminary and Final Land Development for:

**Applicant:** **Michael Cianelli**  
**Olympus Pines Management Company, LLC**  
**Location:** 2224 Lincoln Highway  
**Proposed Use:** Roosevelt Tommy's Car Wash  
**Zoning Classification:** H-C1 Highway Commercial District  
**Tax Parcel:** 02-001-002-007fg  
[View Plans](#)

8. Consideration of a Lot Line Change for:

**Applicant:** **3750 State Rd, LLC c/o LBA RVI-Company XXXVI, LLC**  
**Location:** Winks Lane and State Road  
**Proposed Use:** Existing Warehouse  
**Zoning Classification:** G-I General Industrial  
**Tax Parcel:** 02-79-9-5, 02-80-28, 02-79-10-1, 02-079-9, 02-79-8, 02-79-31, 02-79-30, 02-79-29 & 28  
[View Plans](#)

9. Consideration of Escrow Release for:

**Developers Request:** **Samarpan Hindu Temple – Release #10**  
**Location:** 2746 Mechanicsville Road  
**Tax Parcel:** 2-36-8  
**Amount:** **\$53,794.40**

10. Resolution Authorizing the Amendment of the membership of the Bensalem Township Zoning Hearing Board to include two (2) alternate Zoning Hearing Board Members. Advice and consent of Mayoral appointment of one (1) alternate member to the Zoning Hearing Board for a three (3) year term.

Proposed Alternate Member: **Steve Aldrich**

**11. Public Comment**

**12. Other Business**

**13. Next Meeting: 09/18/23 - Adjournment**

**By: Joseph Knowles, Council Secretary**

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.**

**Curfew for Council Meetings is 10:30 P.M.**

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County.

Council meetings will also **live stream** via the Township's YouTube Channel, [www.youtube.com/bensalemtownship](http://www.youtube.com/bensalemtownship). Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, [www.bensalempa.gov](http://www.bensalempa.gov).