



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**September 18<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 28<sup>th</sup>, 2023**
5. Presentation of the 2024 Pension Financial Requirement and Minimum Municipal Obligation by the Finance Manager, John Chaykowski.
6. **Council's** consideration of **Mayor's** recommendations to the EDC.  
They are as follows:

**Ron Davis   Tommy Tomlinson   Patrick Duffy   Ryan Caputo**

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:** 02-001-002-007  
[View Plans](#)

8. Consideration of a Resolution for Act No. 537, PA Sewage Facilities Act, plan revision for new land development of a parcel of land identified as TIC Associates, LLC.
9. Consideration of a Resolution for Act No. 537, PA Sewage Facilities Act, plan revision for a parcel of land identified as 1311 Bristol Pike, Alliance Cancer.
10. Requests for Waiver of Curbs and Sidewalks Installation subject to payment of a fee in lieu of request.

**Applicant:** Jeffrey Guevara  
**Site Information:** Clovernook Avenue  
**Tax Parcel:** 02-061-179

11. Requests for Waiver of Curbs and Sidewalks Installation subject to payment of a fee in lieu of request.

**Applicant:** Darshan Patel  
**Site Information:** 465 Wicker Avenue  
**Tax Parcel:** 02-065-012

12. Public Comment
13. Other Business
14. Next Meeting: 10/16/23 - 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).