

**BENSALEM TOWNSHIP COUNCIL
COUNCIL MEETING MINUTES**

**Monday
August 14th, 2023**

MEMBERS PRESENT:

Ed Kisselback, Council President
Joseph Pilieri, Council Vice President
Joseph Knowles, Council Secretary
Michelle Benitez, Council Member
Stacey Champion, Council Member

SUPPORTING PERSONNEL:

Mayor Joseph DiGirolamo
Debora McBreen, Council Clerk/Recording Secretary
Quinton Nearon, Senior Municipal Inspection Manager
Joseph Pizzo, Township Solicitor
Phil Wursta, Township Engineer

PLEASE NOTE:

The minutes are not verbatim but rather a synopsis of what transpired during the meeting, and while I do my best to attribute remarks and questions to the correct individual, there may be mistakes or omissions because of the “back and forth” dialogue and the lack of the use of the microphone.

1. OPENING OF THE MEETING:

Council President Kisselback opened the meeting with a moment of silence and/or prayer, followed by the Pledge of Allegiance.

2. INTRODUCTION OF COUNCIL MEMBERS, STAFF AND MAYOR:

Council President Kisselback introduced Supporting Staff, Council Members and Mayor.

3. PUBLIC COMMENT:

Council President Kisselback indicated the Public Comment will be heard at the time the agenda item is heard. Seeing no one come forward the first of two Public Comments was closed.

4. **APPROVAL OF COUNCIL MINUTES:**

Council Secretary Knowles motioned to approve the Minutes from the July 10th Council meeting as presented. **Council Vice President** seconded and the motion carried 5-0.

5. **DISCUSSION REGARDING SEPTEMBER'S COUNCIL MEETING:**

Council President Kisselback indicated that there was not a lot of items for the September 11th agenda and changed the September 11th meeting date to September 18th.

6. **CONSIDERATION OF A RESOLUTION OF AN INTERGOVERNMENTAL AGREEMENT TO PARTICIPATE IN THE GRANT APPLICATION FOR TOWNS AGAINST GRAFFITI:**

Solicitor Pizzo indicated the Towns Against Graffiti Program is very much an initiative of Bensalem, that Mayor DiGirolamo started many years ago. Bensalem has served as the lead agency in Towns Against Graffiti since its inception, and the intention would be for the Township to continue in that capacity. The Agreement before Council this evening would continue Bensalem's participation in the program and continue to designate Bensalem as the lead agency. The renewal of the agreement will be a precursor to action that will be coming to Council later in the year in terms of applying to the Redevelopment Authority for Redevelopment Assistance Funds that help fund the T.A.G. Program, and have done so for a number of years.

Councilwoman Benitez motioned to approve Resolution of Intergovernmental Agreement to participate in the Grant application for Towns Against Graffiti. **Council Secretary Knowles** seconded and the motion carried 5-0.

7. **CONSIDERATION OF A RESOLUTION APPROVING THE PLACEMENT OF A REFERENDUM QUESTION UPON THE NOVEMBER 2023 MUNICIPAL ELECTION BALLOTS WITHIN THE TOWNSHIP:**

Solicitor Pizzo indicated the Rescue Squad has approached the Administration and is now approaching Council to ask that a Referendum question be placed on the November 7th ballot, that would allow for an additional tax of up to 1 mill to be collected on real property in the Township. The tax money, if approved, would go specifically and only to the Rescue Squad to help fund their operations. Mr. Topley will explain the desperate need of this additional funding for those operations.

In order for the question to be placed on the ballot in November it requires the approval of Council authorizing that the question be placed on the ballot. The Board of Elections will then review the request and if the Board of Elections gives its blessing, the question would be on the ballot; and then the voters of the Township would have the opportunity in November to vote yes or no whether they want that additional funding go directly to the Rescue Squad. Mr. Topley will explain where the additional funding would go and why it is so desperately needed.

Mr. Topley thanked the Mayor and Council for their support. Mr. Topley indicated the Rescue Squad has not had a tax increase since 2010. They are in desperate need to upgrade their fleet and some of their major Capital Equipment, especially the heart monitors which are 15 years old. Since the last referendum that was on the ballot and denied in 2020, the Mayor, State Representatives and the Senator have worked hard in getting the Rescue Squad grant money; and had their fleet upgraded and their Capital Equipment upgraded.

There is such a shortage of EMS personnel, nationwide, that in order to make it attractive, other Squads are paying top dollar. Bensalem is very low in salary and has lost the people with 10, 15, 20 years of experience to the higher paying Squads. Bensalem has recently increased their salaries for their paramedics and EMT's.

In 2010 the Bensalem Rescue squad had purchased a third ambulance due to the increase in calls. In 2023 the Bensalem Rescue Squad are in desperate need of money to keep the three ambulances in service which have also seen a higher call rate. Bensalem needs to be more competitive and attract EMT's and paramedics from the surrounding area. Bensalem has lost EMT's and paramedics to New Jersey who are offering \$10.00 more an hour for their services.

Council Secretary Knowles asked Mr. Topley to explain what 1 mill would consist of to an average taxpayer.

Mr. Topley indicated he would need the assistance of the Finance Manager, Mr. Chaykowski, to explain it properly; but when they worked up the numbers for the last request, it came out to the cost of one pizza for the year.

Council President Kisselback read the actual question that is being proposed: "Shall the Township Council of the Township of Bensalem be authorized to increase the real property tax for the operation and maintenance of the ambulance and rescue squad serving the Township by an additional one (1) mill?"

Council President Kisselback suggested Mr. Topley have people at the voting polls to help voters understand the importance of the referendum. Mr. Topley indicated they would be at some of the poles on November 7th.

Councilwoman Benitez asked if there was anything else that could be done to help market the fact that there would be a question on the ballot at the poles on November 7th.

Council Vice President Pilieri motioned to approve the Resolution as presented. **Councilwoman Benitez** seconded and the motion carried 5-0.

8. CONSIDERATION OF A PRELIMINARY AND FINAL SUBDIVISION FOR:

Applicant:	Gibson Holdings, LLC
Location:	1515 Gibson Road
Proposed Use:	6 Residential Lots
Zoning Classification:	R-2 Residential District

Tax Parcel: 02-054-005

Solicitor Pizzo indicated this item has been tabled for a series of meetings. The appeal has been taken from the decision from the Zoning Hearing Board and was making its way through the courts. The settlement of the Zoning Appeal provides for the approval of the Land Development Plan that had been presented to the Township, and reviewed by the Township Engineers, that will take care and address the issues that were raised during the Council Hearing on that particular application.

Item #8 can come off the Agenda, the matter having been resolved through the settlement of the Zoning litigation. Item #9 however, which is the approval of the Act 537 Plan amendment to allow for the now approved plan to move forward, that will require action by Council.

Council Secretary Knowles motioned to remove Agenda item number 8, Consideration of a Preliminary and Final Subdivision for Gibson Holdings, LLC, due to the ruling by the courts as explained by Solicitor Pizzo. **Council Vice President Pilieri** seconded and the motion carried 5-0.

9. **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 1515 GIBSON ROAD SUBDIVISION:**

Solicitor Pizzo indicated that Council typically approves one of these for just about every Land Development project that Council approves where there is a change in the Township's Sanitary Sewage Plan. Most of the Land Developments result in that because they require either a new extension of the existing sewer system or new tap-ins to the existing sewer system; and in both cases the Department of Environmental Protection as well as the Bucks County Water and Sewer Authority and the City of Philadelphia Water Department all require Councils approval of those changes to the Township's Sanitary Sewage Plan.

Council Vice President Pilieri motioned to approve as presented. **Council Secretary Knowles** seconded and the motion carried 5-0.

10. **CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT FOR:**

Applicant:	Shax Express Cargo, Inc – Mr. Sheroz Vafaev
Location:	Winks and Marshall Lane
Proposed Use:	Truck Parking
Zoning Classification:	G-I – General Industrial District
Tax Parcel:	02-075-079

Solicitor Pizzo indicated this was a continuation of an earlier hearing that was before Council several months ago. At that time, the applicant had presented to Council a plan that would have provided for truck parking on the property at Winks and Marshall Lane. Council, not being particularly enamored with the plan as presented, asked the Developer to go back and see what

could be done to actually locate a business on the site rather than just utilizing the site as a parking lot.

There is an amendment to the plan that was originally submitted to Council consistent with a Council request of the Developer.

Vladimir Tinovsky, Esquire appeared for the applicant and presented Proof of Notification that was deemed acceptable. Mr. Tinovsky indicated that this is an application for a vacant parcel consisting of 2.76 acres. Originally proposed was a truck parking lot of approximately 48 spaces.

The current proposal, which amends the preliminary and final plan, seeks to erect a two-story building of 7,200 sq. ft. which will be comprised of approximately 2,400 sq. ft. of office space. The applicant is relocating his business operations, which is a trucking and logistics company. The lot will consist of 31 truck parking spaces, 14 employee spaces which includes one ADA compatible parking space.

The entire business operation will be relocated to Bensalem and it will cease its current business operations in Philadelphia where it currently leases parking spaces.

Vincent Fioravanti, PE for the applicant, pointed out the changes to the plan since they were last presented to Council. The major change is the addition of the 7,200 sq. ft. building, combination of office and garage space for vehicle service.

Adjustments to the plan are the request from the Fire Marshall to adjust the fire lane, water and sewer has been added to the project. The applicant has added a water main extension up Winks Lane and across with a valve pit, sprinkler and water service into the building and sanitary sewer lateral for the building and wastewater panning underway. Impervious surface decreased, there is more green area on the plan. Tractor trailer spaces are now replaced with employee parking spaces with sidewalks.

The applicant has proposed shrubbery consisting of holly bushes and other various greenery along the Marshall Lane frontage. Evergreens will be planted along the perimeter of the property.

Council President Kisselback commented on the Stormwater Management and indicated for the neighbors in that area, they should be very happy with the applicant's design.

Council President Kisselback referred to the TPD letter dated August 11th, 2023 and discussed the waivers the applicant was requesting.

WAIVERS

The following is a list of requested waivers from the applicant:

1. Sec. 201-62.(a) – to submit a combined preliminary and final plan.

2. Sec. 201-106.(c)(9) – to provide a landscape plan by an architect.

The applicant indicated the reason for this waiver was because this is a trucking terminal facility and the areas that can be landscaped are limited. The Landscaping Ordinance required the planting of 72 trees and the applicant is proposing the planting of 41 trees. The applicant is providing buffering along Marshall Lane and enhanced buffering along the street corridor. There will be fencing around the entire property.

3. Sec. 201-106.(c) – partial waiver to not require 34 street trees.

The applicant will pay a fee in lieu of the balance of the trees.

4. Sec. 201-111.(a) – to not require sidewalks on Marshall and Winks Lane.

The applicant will pay a fee in lieu of regarding the sidewalks.

5. Sec. 201-112.(b) – to not require curb for the interior portion of the parking lot.

The applicant indicated there is full curbing around the outer perimeter of the property.

6. Sec. 201-112.(d) - to not require the planting strip at the accessible parking stall.

The applicant indicated they had accessible parking stalls at the entrance but when they added the building, they relocated to make it easier for the ADA access into the building. There is no 10 ft. planting strip between the two.

Councilwoman Champion asked if the applicant was going to improve the foliage to be more in line with the wetlands.

The applicant indicated they were going to add different evergreens as a buffer to be in line with the wetlands.

Council Vice President Pilieri thanked the applicant for listening to Council requests.

Council President Kisselback thanked the applicant for being very cooperative with Council.

Councilwoman Benitez asked if there was any other area on the property that trees can be planted.

The applicant indicated there are some trees along the edges, as discussed. Trees cannot be planted on the lot due to the tractor trailers coming in and out of the lot, it would become a maintenance issue. The planting of the trees around the entire perimeter will look very nice.

Council President Kisselback asked if there was anyone in the audience who would like to come forward to speak for or against this project. Seeing no one come forward, the Public Comment portion was closed.

Council Vice President Pilieri motioned for Shax Express Cargo, Inc, Winks and Marshall Lane, TMP 02-075-079 to approve for a Preliminary and Final, with the caveats, that the applicant is going to pay a fee in lieu of the trees that are not going to be planted and a fee in lieu for the sidewalks that are not going to be installed. The applicant will work with the Township regarding the Stormwater Management.

Solicitor Pizzo added, unless a waiver has otherwise been granted, the applicant will comply with the comments of the Township Engineer as set forth in the August 11th, 2023 review letter of TPD. The applicant will comply with the comments of the Township Traffic Engineer as set forth in the August 11th, 2023 letter form TPD. The applicant will comply with the comments and requirements of the Township Fire Rescue Department in the memorandum from Robert Sponheimer, Battalion Chief, dated June 27th, 2023.

Council Vice President Pilieri amended his motion. **Councilwoman Benitez** seconded and the motion carried 5-0.

11. CONSIDERATION OF A FINAL LAND DEVELOPMENT FOR:

Applicant:	Edward K. Lydon Realty Associates, LP
Location:	448 Mill Road
Proposed Use:	Manufacturing/Warehouse Addition
Zoning Classification:	L-I – Light Industrial District
Tax Parcel:	02-023-025

Mike Meginniss, Begley Carlin, on behalf of the applicant Edward Lydon Realty Associates, LP., 448 Mill Road, zoned Light Industrial. EKL operates and controls three contiguous parcels at the bend of Mill Road with three separate buildings. This particular site is improved with a 9,462 sq. ft. building which is used for EKL’s manufacturing operations. The applicant is looking to add an approximately 3,360 sq. ft. addition on site. This will require the purchase acquisition and installation of an additional machine at this property.

EKL is a Bensalem based business. Ed Lydon actually began working on products back in the year of 1979. Small family owned business which was originally operated a single lathe out of one garage and worked hard to expand his operations to the three properties that was detailed at the outset. EKL primarily makes products which deal with machine parts, tools and their own engineering on site.

One of the items detailed at the Zoning Hearing Board back in December and received relief for impervious and setback requirements is because of the unique nature of the three contiguous parcels. EKL has fully internalized movements, meaning there is a forklift that delivers goods without ever accessing Mill Road. Even though there is sufficient parking on site, this site in particular, from a zoning standpoint, because of the fortunate situation, where EKL operates

and controls three contiguous parcels; the employees, if they ever needed to, have the ability to park on other EKL associated sites.

This was tabled from a prior Council meeting for some housekeeping so that the applicant can supply some additional Stormwater Management calculations to TPD. Mr. Dumacks office, subsequent to the tabling, did provide that information to TPD for Mr. Wursta's and Ms. Khan's review. The majority of the waivers that the applicant is asking for, really are associated with the fact that they are not suggesting any modifications to Mill Road, but for the existing conditions to remain the same.

The project is reasonable in scope and it is done to support a Bensalem business which is happy to currently be in Bensalem, and looking forward to expanding and growing at this location.

Dan Livezey, Engineering Manager, EKL presented a background which included some of the work that is involved at EKL. Customers who make a food can or beverage can, paint can, any type of metal can, EKL provides all of the components that go into their machinery. EKL supplies the engineering services design, new pieces of equipment, new pieces of containers. EKL recently designed an aluminum k-cup for the industry. EKL is involved with the installation of these components for their customer's machinery.

In order to grow, EKL has had to outsource their manufacturing and machining. EKL has machines on order to keep all productivity in-house. The addition would increase their manufacturing capabilities by 30%. The equipment on order is for CNC grinding equipment, which deals with very high precision work.

Keith Dumack, Dumack Engineering indicated he would be installing an underground ballast system to manage the stormwater on site. The basin was designed for the 100-year storm event for all the additional impervious that is on site.

Councilwoman Benitez indicated she did not see the computations for the stormwater run-off change with the addition of the new building in the TPD letter dated July 30th, 2023.

Council President Kisselback suggested tabling this item until the computations regarding the stormwater were received.

Council Vice President Pilieri asked the Township Engineer if he saw the calculations regarding this project.

Engineer Wursta indicated he did not see the calculations but Nicole Khan, Senior Municipal Engineer did see those calculations.

Councilwoman Benitez motioned to table Agenda Item number 11, Final Land Development for Edward K. Lydon Realty Associates, TMP 02-023-025 to a date certain of August 28th, 2023. **Councilwoman Champion** seconded and the motion carried 5-0.

12. CONSIDERATION OF A PRELIMINARY AND FINAL LAND DEVELOPMENT FOR:

Applicant: TIC Associates
Location: 4636 Somerton Road – Phase 1 and 2
Proposed Use: Light Manufacturing/Warehouse
Zoning Classification: GI-General Industrial
Tax Parcel: 02-003-002

Justin Geonnotti, P.E., Dynamic Engineering Consultants, indicated the applicant was previously before Council for a Final approved plan for the same property off of Somerton Road. At that time, it was a manufacturing facility specifically designed for Weber Manufacturing out of Philadelphia. That deal has since fell through, for a number of economic reasons.

The applicant is before Council with an amended plan that is by all measures a less intense plan. The same application is prepared with all less intense uses. Amended plans were submitted to the Township Engineer’s office. Review letters were received regarding the traffic and land component of those plans. Through conversations with the Township Engineer’s office all comments in those letters are a will comply.

The previous application had an extension of the building which jutted out on the top portion of the property. This is more of a typical facility layout that is being proposed. They have reduced the scale of the application, reduced some of the docks and parking stalls that are not necessary given the proposed light manufacturing industrial warehousing use.

The building is being proposed as to fall under the light manufacturing warehousing use in the Townships Ordinance.

Based on this greenspace the applicant will be allowed to do above ground stormwater management along the back, which will take and treat all the stormwater off of that building, the parking lot and the drive aisles. The stormwater management complies with the Townships Ordinance. Currently the site has nothing.

The amended plan was kept as Phase 1 and Phase 2. As part of Phase 1, there is no stormwater. The whole thing is going to be constructed together, so Phase 1 and Phase 2 is just a way for the applicant to break up the contracts of how this is going to be built. The applicant is demolishing the whole site and getting rid of all the impervious in Phase 1. There is no stormwater requirement because there’s less impervious. As the applicant adds in the building as part of Phase 2, the basin gets constructed and all the impervious run-off goes to the basin and gets treated within Township and State regulations.

The zoning relief the applicant had for the Weber application runs with the land but they are actually reducing the magnitude. A lot of the variances that were granted, they still apply. From a Subdivision Land Development perspective, the applicant had 3 waivers which were previously granted for the Weber application. With the amended plan those waivers are still necessary but there is nothing in addition. The applicant will still need the same waivers.

The first waiver was to treat the application as a Preliminary and Final, and offer separate applications for Preliminary and Final. Their plans are designed to final plan standards, as an amended plan the applicant is asking to maintain that waiver.

The second waiver from Section 201-112.d is to require a planting strip along the building, along the edge of a parking area on the outside wall of the building. Due to ADA standards the nature of these buildings, the applicant is unable to provide that; but they are landscaping all around it to protect that buffering for the property itself. The applicant will be planting in the area of the parking lot to the extent that is possible. This is an improvement from the previous application but still necessary to maintain the waiver.

The last waiver is from the Stormwater Management Section 196-61b.1. This is a dated Ordinance that requires all storm pipe to be reinforced concrete pipe. The applicant has recently received the waiver to permit HDPE pipe on site and have an outside diameter less than 18 inches. All the stormwater pipes on the property convey the 100-year storm, which is the requirement. HDPE pipe is more of an industry standard.

Council President Kisselback asked Solicitor Pizzo if the Ordinance was changed that all applicants come before Council for a Preliminary and Final, and why does this have to be a waiver all the time?

Solicitor Pizzo indicated the Ordinance still provides for an applicant to apply for simply a Preliminary if they should choose to, and from time to time, you will have applicants that do so. The Municipalities Planning Code provides for an applicant to apply for simply a Preliminary and the Township tries to mirror the MPC as much as possible.

Mr. Geonnotti indicated that the Point of Interest for Phase 1 and for Phase 2. The most important part of this column is if you look at the change in flow, that is the reduction. When you look from a pre-development to post-development, the applicant is reducing at a minimum in some of the stormwater by 17% but at a maximum 20% in Phase 1. Phase 2, when the applicant brings the basin on, it is even a further reduction. The 100-year storm gets reduced by almost 50%. There is a significant reduction in stormwater and that is because the existing site does not have stormwater; and the Townships Ordinance has a very robust Stormwater Management requirement, which the applicant is complying.

Mr. Geonnotti wanted to make two clarifications on behalf of the applicant. The letters reference the light manufacturing and warehousing use, which is reflective of the applicants plans. One of the letters needs to be updated to reference the warehousing component as well, because, it is not just a manufacturing facility. The applicant also submitted as part of their application a trip generation comparison; which lists and details uses which could be a part of this facility, and asked for this to be incorporated into the record.

Council President Kisselback asked if there was anyone in the audience who would like to come forward to speak for or against this project. Seeing no one come forward, the Public Comment portion was closed.

Council Secretary Knowles motioned to approve the Preliminary and Final Land Development for TIC Associates, 4636 Somerton Road, Phases 1 and 2, TMP 02-003-002, General Light Industrial Warehouse. Grant the waivers previously granted, expressed as numbers 1, 2 and 3. The previous waivers granted will be granted again in this motion and the applicant agrees to pay \$50,000 towards the intersection improvement in the area.

Solicitor Pizzo indicated the motioned should reflect a Preliminary and Final Amended Land Development Plan since Council is amending a prior approval. As referenced in the motion are all of the prior waivers and all of the prior conditions of the earlier approval, which was in October of 2022. Unless either the waivers or the conditions of approval were specifically superseded by this approval, everything from the prior approval still applies. That would include the Deeds for the subdivided lot, and the access easement; those things need to be recorded with the Record Plan. All of the comments of the Township Engineer in its letter of June 14th, 2023, all of the comments of the Township Traffic Engineer in its letter of June 14th, 2023 and all of the comments of the Fire Marshall of July 11th, 2023 are all will comply items, unless a waiver has been granted.

Council Secretary Knowles amended his motion to include Solicitor Pizzo's comments. Councilwoman Benitez seconded and the motion carried 5-0.

13. CONSIDERATION AND SIGNING OF AGREEMENTS FOR:

Applicant:	2500 State Road Holdings, LLC
Location:	2526 State Road
Proposed Use:	Vegetated Seale and Raingarden
Zoning Classification:	R55 – Riverfront Revitalization Zoning District
Tax Parcel:	02-065-020

A. Land Development Improvements Agreement
(5) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practices Operations & Maintenance Agreement
(5) Executed copies to be signed by Council upon consideration.

Solicitor Pizzo indicated these are the Developer's Agreements for 2500 State Road which is the property where the broken goblet and the other two adjacent restaurant facilities are located. This is a little different than the Townships normal procedure, in that some of the Land Development work has already taken place. The Township allowed it to occur because there were issues that DEP was requiring to immediately place; and some of those were to address the stormwater issues, specifically flooding going into State Road.

The Land Development was previously approved by Council. The balance of the work that needs to be done will be secured by this Developer's Agreement. This is the normal form of agreement that the Township requires both for developer work and for the Stormwater Management facilities.

The Agreements were prepared by Rudolph Clarke, LLC and have been signed by the developer. All of the monies called for under the agreements have been posted by the developer, and in fact, have been posted prior to the work starting. The Agreements are in a form acceptable for Council consideration and approval.

Councilwoman Champion asked if the developer was going to finish off what they talked to Council about regarding the basin and the repaving of the parking lot.

Engineer Wursta indicated the developer would be taking care of all the things that Councilwoman Champion mentioned. And the Township is coordinating with Waterside as well with regard to the other side of the street flashers to cross to get to the other side of the Goblet.

Quentin Nearon, Senior Municipal Inspection Manager, visited the site this afternoon and the front parking lot is paved and striped, the rear parking lot is not. The front basin is under contract with a landscaper who will be additionally handling the entire landscaping of the property. The bulk of the work has been done, everything just needs to be fine-tuned.

Councilwoman Benitez motioned to accept the signing of the Agreements for 2500 State Road Holdings, LLC, located at 2526 State Road, TMP 02-065-020. Council Secretary Knowles seconded and the motion carried 5-0.

14. CONSIDERATION OF ESCROW RELEASE FOR:

Developers Request:	Presto Tape
Location:	1626 Bridgewater Road/ 1766 Winchester Road
Tax Parcel:	2-45-21
Amount:	\$11,990.00

Quinton Nearon, Senior Municipal Inspection Manager, indicated this is for Release #2 and that the Township was holding back \$3,500. An Inspector was on site and noticed erosion around the back of the building. There is enough money in escrow to do any necessary improvements or adjustments.

Council Vice President Pilieri motioned to approve the Escrow Release for Presto Tape, in the amount of **\$11,990.00**, as audited by the Township Finance Department. **Council Secretary Knowles** seconded and the motion carried 5-0.

15. CONSIDERATION AND SIGNING OF AGREEMENTS FOR:

Applicant:	Thomas Snyder
Location:	Wine Ave. to the North, Green Ave. to the West, McKinley Ave. to the East at the designated address of 2289 Green Ave.
Proposed Use:	4 Single Family detached dwellings
Zoning Classification:	R2 - Residential

Tax Parcel: 02-039-104

A. Land Development Improvements Agreement

(4) Executed copies to be signed by Council upon consideration.

B. Stormwater Best Management Practices Operations & Maintenance Agreement

(4) Executed copies to be signed by Council upon consideration.

Solicitor Pizzo indicated this project was approved by Council. The Agreements were prepared by Rudolph Clarke LLC. The monies called for under the Agreements have been posted by the Developer. The Developer has signed the Agreements and they are in a form acceptable for Council consideration and approval.

Councilwoman Champion motioned to approve for TMP 02-039-104 Land Development Improvements Agreement. **Council Vice President Pilieri** seconded and the motion carried 5-0.

16. PUBLIC COMMENT:

Council President Kisselback asked if there was anyone in the audience who would like to come forward, seeing no one come forward, the second public comment portion was closed.

17. OTHER BUSINESS:

Councilwoman Champion, three concerts are left. Fall Festival is October 7th. Parks and Rec is having a Scarecrow Contest. There are a lot of people in this Township that keep it going. Big Shout Out to “Ms. Kim in the Booth” at Bensalem High School.

Councilwoman Benitez, check out the Bucks County Sheriff’s Office webpage there are some bank phone scams going on right now. Thank Director McVey for his recent comments regarding Public Safety in our community. Happy End of Summer! Good Luck to all of the kids starting school soon. Stop for buses, you are on camera! Growden Day September 15th.

18. ADJOURNMENT:

With no other business to conduct, the meeting was adjourned.

The Bensalem Township Council Meeting of August 14th, 2023 can be viewed in its entirety at the following websites:

www.bensalempa.gov

or

www.youtube.com

Respectfully Submitted,

Debora F. McBreen
Recording Secretary/Clerk of Council