



BENSALEM TOWNSHIP

Building and Planning Department
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2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
June 2020
Bensalem Township Building
7:00 PM

LIST OF APPLICATIONS

Note: all attendees of the Zoning Hearing Board Hearing shall visit the Bensalem Township Website and review the procedure policy and down load the Visitor Health Questionnaire on the main page www.bensalempa.gov.

ITEMS TO BE HEARD ON JUNE 11, 2020

1. **7:00-7:05** **Open meeting with the Pledge of Allegiance**

2. **Statement of Rules and Procedures**

3. **Approval of last month's Minutes – March 5, 2020**

4. **Requested continuance of hearing for Chaman Popli** **Appeal #2020-0470**
Location: 634 Bristol Pike
Tax Parcel: 02-021-009
Request: Use variance to have apartments on second floor if commercial building in a G-C Zoning District.
[View Plans](#)

5. **Application withdrawn for Mecaer Aviation Group, Inc.** **Appeal #2020-0478**
Location: 777 American Dr
Tax Parcel: 02-067-002
Request: Use variance to allow operation of a helicopter repair and maintenance business.
[View Plans](#)

6. **7:05-8:00** **Continued hearing for McDonald's USA** **Appeal #2020-0475**
Location: 1930 Street Rd
Tax Parcel: 02-043-016
Request: 1. Variance for coverage, setback, off street loading, buffer yard and signage to rebuild McDonald's restaurant with parking and signage.
2. A special exception to permit an electronic graphic display/electronic changeable cop sign.
[View Plans](#)

7. **8:00-8:45** **Continued hearing for Echo Bensalem, LLC** **Appeal #2020-0156**
Location: 2721 Street Road
Tax Parcel: 02-037-060, 02-037-060-001, 02-037-60-003
Request: Variance for off street parking/appealing zoning determination that gasoline pumps are not permitted accessory use.
[View Plans](#)

8. **8:45-9:15** **Continued hearing for Matthew and Diane Torres** **Appeal #2019-4224**
Location: 4219 Roberts Circle
Tax Parcel: 02-077-006
Request: Variance to have a stone driveway.
[View Plans](#)

9. **9:15-9:45** **Continued hearing for Terry and Amelia Chong** **Appeal #2020-0162**
Location: 4851 Street Rd
Tax Parcel: 02-004-184-001
Request: Variances for parking in front yard, parking, access drives setback, drive aisles, steep slope and landscaping.

10. **9:45-10:15** **Continued hearing for Frank Merz** **Appeal #2019-3383**
Location: 3430 Trevoise Ave
Tax Parcel: 02-004-150
Request: Variance for lot area, yards, density and steep slope disturbance to construct single home.
[View Plans](#)

11. **Correspondence**

12. **Adjournment**

ITEMS TO BE HEARD ON JUNE 18, 2020

1. **7:00-7:05** **Open meeting with the Pledge of Allegiance**

2. **Statement of Rules and Procedures**

3. **7:05-8:00** **Hearing for Neshaminy Mall Joint Venture Ltd** **Appeal #2020-0605**
Location: 707 Neshaminy Mall
Tax Parcel: 02-001-039-001
Request: The Challenge of the decision by the Zoning Officer not to permit semi-truck parking on Mall premises.
[View Plans](#)

4. **8:00-8:30** **Hearing for Richard McManus** **Appeal #2020-1073**
Location: 6177 Hulmeville Rd
Tax Parcel: 02-052-019
Request: Variance for a garage to exceed 25% of principal structure.
[View Plans](#)
5. **8:30-9:00** **Hearing for Dominic & Julie Macaluso** **Appeal #2020-1387**
Location: 5164 Merganser Way
Tax Parcel: 02-084-377
Request: Variance for pool rear yard setback to be 6 ft instead of 10 ft.
[View Plans](#)
6. **9:00-9:30** **Hearing for Elkin Landscaping & Gardening LLC** **Appeal #2020-1422**
Location: 3337 Sweetbriar Pl
Tax Parcel: 02-089-753
Request: Variance for side yard setback to construct garage addition.
[View Plans](#)
7. **9:30-10:00** **Hearing for Vaiva Pukiene & Aruydas Pukys** **Appeal #2020-1423**
Location: 2430 Paris Ave
Tax Parcel: 02-007-072
Request: Variance for lot area and frontage to construct single family dwelling.
[View Plans](#)

8. **Correspondence**

9. **Adjournment**

Prepared by: Iva
Posted: 5/28/2020
Advertised: 5/27/2020 & 6/5/2020