



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**November 13, 2018 - 7:00 p.m.**  
Council Chambers  
Bensalem Township Municipal Building  
2400 Byberry Road

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 and the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **September 17, 2018**
4. **Bensalem Township Police Department** awards recognition presentation.
5. **Mayor's recommendation** regarding the **Director of Building and Planning** position.
6. Approval and signing of **Record Plan** for:  

<b>Applicant:</b>	<b>Ivy State Road Property, LLC</b>
<b>Location:</b>	3750 State Road
<b>Tax Parcel:</b>	2-79-9-4, 2-79-9-5, 2-79-10, 2-79-9-6 & 2-80-28
7. **Consideration** of a **Resolution** regarding the **destruction of documents** pertaining to the **Building and Planning department.**

**8.** Consideration of a **Resolution** for **537, PA sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **Ivy State Road Property, LLC**.

**9.** Consideration of a **Preliminary Land Development Plan:**

**Applicant:** 2600 Rock Pile, LLC – Timothy Rybas  
**Location:** 2600 State Road  
**Proposed Use:** Open Air Storage  
**Zoning Classification:** R-55 Riverfront Revitalization District  
**Tax Parcel:** 2-65-21

**10.** Consideration of a **Preliminary Land Development and Subdivision:**

**Applicant:** Badhok Gjoka  
**Location:** 1154 Tennis Avenue  
**Proposed Use:** 3 Lots – Single Family Dwelling  
**Zoning Classification:** R2 - Residential  
**Tax Parcel:** 2-25-14

**11.** Consideration of a **Land Development Extension Agreement:**

**Applicant:** Somerton Valley Homes, LP  
**Site Information:** Carter Rd. & Somerton Rd., Trevoise, PA  
**Tax Parcel:** 2-6-1 and 2-7-2

**12.** Consideration of a **Land Development Extension Agreement:**

**Applicant:** LBD Enterprises, Inc.  
**Site Information:** Crespo Estates, Phase II  
**Tax Parcel:** 2-7-4

- 13. Planning Module: Broken Goblet**
- 14. Consideration of a Reduced Fire Inspection Fee for the Bensalem Township School District.**
- 15. Consideration and public hearing on an Ordinance** amending the Township’s Zoning Ordinance Part II, Chapter 232 of the Township Code, to amend Article II, Section 232-31, to amend the Bensalem Township Zoning Map to re-zone and re-classify Bucks County Tax Map Parcel Numbers 2-60-15 and 2-30-115, Katherine Drexel property, from IN – Institutional to R-2 – Residential; to repeal all inconsistent ordinances; and to establish an effective date therefor.
- 16. Consideration and public hearing on an Ordinance** amending Part II Chapter 232 of the Township’s Code, “Zoning”, to add a new overlay zoning district in Article VI, known as “Division 7: STREET ROAD CORRIDOR TOWN CENTER OVERLAY DISTRICT” and to amend the Zoning Map.
- 17. Consideration of Escrow Release for:**
- |                            |  |
|----------------------------|--|
| <b>Developers Request:</b> | <b>Regency Estates, Inc. - Release #3<br/>AKA Mar Mar Builders, Inc.</b> |
| <b>Location:</b>           | 2776 Mechanicsville Road   |
| <b>Tax Parcel:</b>         | 2-36-9   |
| <b>Amount:</b>             | <b>\$ 45,475.00</b>  |
- 18. Consideration of Escrow Release for:**
- |                            |  |
|----------------------------|--|
| <b>Developers Request:</b> | <b>Somerton Valley Homes, LP – Phase 1 Release #16</b> |
| <b>Location:</b>           | Carter Road @ Somerton Road                            |
| <b>Tax Parcel:</b>         | 2-6-1 and 2-7-2  |
| <b>Amount:</b>             | <b>\$ 2,458.30</b>                                     |

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**19. Consideration of Escrow Release for:**

**Developers Request:** Somerton Valley Homes, LP – Phase 2 Release #21  
**Location:** Carter Road @ Somerton Road  
**Tax Parcel:** 2-6-1 and 2-7-2  
**Amount:** \$ 3,255.41

**20. Consideration of Escrow Release for:**

**Developers Request:** Somerton Valley Homes, LP – Phase 3 Release #16  
**Location:** Carter Road @ Somerton Road  
**Tax Parcel:** 2-6-1 and 2-7-2  
**Amount:** \$ 50,795.25

**21. Public Comment**

**22. Other Business**

**23. Next Meeting: 11/26/18 - Adjournment**

**By: Ed Kisselback, Council Secretary**

Council reserves the right to add or delete items to alter the order of business as they deem necessary.  
Council meetings are cablecast on Bensalem Community Television and recorded for replay on:

Comcast Xfinity Cable Channel 22

Verizon Fios Cable Channel 34

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

Agenda Approved by: Joseph Pilieri, Council President  
Prepared by: Debora F. McBreen, Council Clerk