



JOSEPH DIGIROLAMO
MAYOR

BENSALEM TOWNSHIP COUNCIL
January 10th, 2022 - 7:00 p.m.
Council Chambers

2400 BYBERRY ROAD
BENSALEM, PA 19020
BUSINESS: (215) 633-3600
FAX: (215)-633-3609
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COUNCIL AGENDA

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date: **November 8th, 2021**
December 6th, 2021 - Budget

4. **Consideration of a Preliminary Land Development** for:

Applicant: Adam Caracci – Raising Cane’s Restaurant
Location: 3617 Horizon Boulevard
Proposed Use: Restaurant
Zoning Classification: PCD -Planned Commercial Park District
Tax Parcel: 2-1-18-28

[View Plans](#)

5. **Consideration of a Lot Line Consolidation:**

Applicant: J & B Associates Group, LLC
Site Information: 1620 Woodhaven Drive
Proposed Use: PA Steel Offices
Zoning Classification: LI (Light Industrial)
Tax Parcel: 2-60-14-1

[View Plans](#)

6. Consideration of a Preliminary Land Development for:

Applicant: Johnson Development Associates, Inc.
Location: 2600 State Road
Proposed Use: Warehouse/Distribution
Zoning Classification: R-55 - Riverfront Revitalization District
Tax Parcel: 2-65-21

[View Plans](#)

7. Consideration of a Lot Line Consolidation:

Applicant: Jack Lyons – JD PART RTY LP
Site Information: 1700 Byberry Road & 1682 Byberry Road
Proposed Use: Office/Warehouse/Residential
Zoning Classification: LI - Light Industrial & R-A – Rural District
Tax Parcel: 2-45-58 & 2-33-105

[View Plans](#)

8. Consideration of a Land Development Extension Agreement for:

Applicant: VIP Wireless Holdings, LLC
Location: 1411 Ford Road
Tax Parcel: 2-45-31-1

9. Consideration of a Land Development Extension Agreement with:

Applicant: Waterside Phase 1, LLC
Location: Waterside
Tax Parcel: 2-65-22, 2-64-139 & 2-64-138

10. Consideration of a Reduced Permit Fee for Bensalem School District, located at 3000 Donallen Drive, Bensalem, PA.

11. Consideration of Escrow Releases for:

A. Developers Request: VIP Wireless Holdings, Inc. – Release #1 - Revised
Location: 1411 Ford Road
Tax Parcel: 2-45-31-1
Amount: \$ 98,318.75

B. Developers Request: Foley CAT – Release #1
Location: 2975 Galloway Road
Tax Parcel: 2-33-66-77
Amount: \$ 65,865.25

- 12. **Public Comment**

- 13. **Other Business**

- 14. **Next Meeting: 01/24/22 - Adjournment**

By: Joseph Pilieri, 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. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township’s YouTube Channel, 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.