

**BENSALEM TOWNSHIP COUNCIL  
MEETING MINUTES**

**Monday  
August 8<sup>th</sup>, 2022**

**COUNCIL MEMBERS PRESENT:**

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

**SUPPORTING STAFF PRESENT:**

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

**1. PLEDGE OF ALLEGIANCE:**

**Council President Knowles** indicated Council was in an Executive Session before this evenings meeting discussing potential litigation.

**Council President Knowles** opened the meeting with a moment of silence and/or prayer which was followed by the Pledge of Allegiance.

**2. PUBLIC COMMENT:**

**Council President Knowles** 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.

**3. APPROVAL OF COUNCIL MINUTES:**

**Councilwoman Champion** motioned to approve the July 11<sup>th</sup>, 2022 **Councilwoman Benitez** seconded and the motion carried 5-0.

4. **RE-CONSIDERATION AND PUBLIC HEARING OF AN ORDINANCE AMENDING AND MODIFYING THE DEFINED BENEFIT PENSION PLAN AND TRUST FOR THE NON-UNIFORMED OF THE TOWNSHIP OF BENSALEM:**

**Solicitor Pizzo** indicated, that Council approved this at a prior meeting. It was subsequently determined, purely by inadvertence, that the effective date of the ordinance had incorrectly been inserted in the version Council adopted; and in order to insert the correct effective date, which would be retroactive to January 1<sup>st</sup>, 2022, it requires Council to re-approve the ordinance. Nothing else in the ordinance has changed.

**Councilwoman Benitez** motioned to accept as presented, **Councilwoman Champion** seconded and the motion carried 5-0.

5. **CONSIDERATION OF A LAND DEVELOPMENT EXTENSION AGREEMENT WITH:**

**Applicant:** Faith Unity, Inc.  
**Location:** Richlieu and Galloway Road  
**Tax Parcel:** 2-1-55-2

**Solicitor Pizzo** indicated Mr. Kelton, the attorney for the applicant, is present for this evening's meeting. As Council is aware, from time to time, Council is asked to approve extensions of the existing Land Development Agreements with Land Developers, when the project they are undertaking should exceed the originally proposed date. Usually one or two years into the Land Development Agreement. In this case, as you will hear from Mr. Kelton, the project is underway, but obviously is not near completion. The applicant is looking for an extension of the Developers Agreement for an additional period of one year out to July 27<sup>th</sup>, 2023.

**Council President Knowles** asked Mr. Kelton for an update on the project.

**Mr. Kelton** indicated, since his appearance before council last year, yhat they have made substantial progress and hired a contractor in December of last year. The contractor broke ground sometime in January or February and have cleaned most of the brush. The present status is that the applicant has had to redesign the detention basin. It originally had flunked the test of filtration. The applicant's engineer is in the process of submitting to the Township, a revised drainage system. Phase I will not be finished until the beginning of next year, possibly through until the Spring.

**Council Vice President Kisselback** motioned to extend the agreement for one year to a date certain of July 27<sup>th</sup>, 2023, **Councilwoman Benitez** seconded, and the motion carried 5-0.

6. **CONSIDERATION OF A MINOR PRELIMINARY AND FINAL SUBDIVISION:**

**Applicant:** Robert Suita  
**Location:** 1313 Park Avenue  
**Proposed Use:** Residential  
**Zoning Classification:** R-A – Rural District  
**Tax Parcel:** 2-70-5

**Solicitor Pizzo** indicated, as Council will recall, this applicant was before Council in June of this year, at that time the applicant presented to the Township the Proofs of Notice to the adjacent property owners and they were accepted by the Township. Following the beginning of the hearing, the matter was tabled to a date certain then of July 11<sup>th</sup>. The applicant still needing additional time to make the changes and revisions that were initially discussed during the June meeting. The July 11<sup>th</sup> hearing was further tabled to a date certain of this evening.

**Engineer Wursta** indicated the applicant's engineer, Mr. Byrne, will be giving the presentation this evening.

**Mr. Byrne** introduced himself and proceeded with the presentation. Mr. Byrne indicated it is a minor two lot subdivision. An existing dwelling is on lot one, and the proposed dwelling will be on lot two. The plan has been revised and the applicant has addressed all of the Township Engineer's comments in their memo dated July 25<sup>th</sup>.

The waiver request on page 3, Sec. 201-41.(d\_)(9) – Partial waiver, to show all existing features within 400 feet of the property; Traffic Planning and Design has agreed to all features within 50 feet of the subject parcel.

**Councilwoman Benitez** inquired about the stormwater management and not seeing a record of the summary.

**Mr. Byrne** indicated the stormwater management calculations were submitted to the Township Engineer and Engineer Wursta indicated they were fine.

**Council Secretary Pilieri** asked why the calculations were not submitted with Council's packet.

**Engineer Wursta** emailed the calculations to the Clerk of Council who went to retrieve the email and distribute the copies to Council.

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

**Council Vice President Kisselback** Motioned to approve, **Councilwoman Champion** seconded and the motion carried 5-0.

**Solicitor Pizzo** indicated Council met in an Executive Session immediately prior to this evenings meeting for approximately 90 minutes. Present for the Executive Session were the 5 members of Council, the Mayor, the Township Engineer and the Township Solicitor. Several matters of pending and/or potential litigation were discussed during the Executive Session. No official action was taken during the Executive Session and no official action is required at this evenings meeting.

**7. 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

**Solicitor Pizzo** indicated the extension under the MPC for consideration of the application remains August 31<sup>st</sup>, 2022. The next Council meeting Johnson will have to be acted upon unless the Township receives further extension from the applicant. The appropriate action for agenda item number 7 would be to table the item to a date certain of August 22<sup>nd</sup>, 2022

**Councilwoman Benitez** motioned to table agenda item 7 to a date certain of August 22<sup>nd</sup>, 2022, **Councilwoman Champion** seconded and the motion carried 5-0.

**8. CONSIDERATION OF ESCROW RELEASES FOR:**

**Developer's Request:** Sperduto – Release #2  
**Location:** 901 Tennis Avenue  
**Tax Parcel:** 2-29-300 & 2-29-301  
**Amount:** \$ 57,984.00

**Engineer Wursta** recommended the escrow release in the amount of \$ 57,984.00.

**Council Vice President Kisselback** motioned to approve, subject to an audit by the Finance Department, **Councilwoman Champion** seconded and the motion carried 5-0.

**9. CONSIDERATION TO AMEND THE MAY 9<sup>TH</sup>, 2022 COUNCIL MINUTES, AGENDA ITEM #9 TO READ: BENSLEM III INDUSTRIES, LLC & 625 IMPERIAL COURT:**

**Solicitor Pizzo** indicated that back on the hearing on May 9<sup>th</sup>, 2022, the property located at 2500 State Road and 625 Imperial Court, that everything in front of Council that evening indicated 2500 State Road and 625 Imperial Court. Since the applicant is dealing as part of the land development, also dealing with a consent order from DEP, that it was necessary the minutes reflect that everything Council approved was for both 2500 State Road and 625 Imperial Court. Once the minutes have been approved by Council, it is Council who can amend the May 9<sup>th</sup>, 2022 minutes to reflect the address of the property for Bensalem III Industries, LLC to read 2500 State Road & 625 Imperial Court, and that is the property that currently houses the Broken Goblet Brewery, the two retail establishments next to it and everything behind it.

**Councilwoman Champion** motioned to amend the May 9<sup>th</sup>, 2022 minutes, **Councilwoman Benitez** seconded and the motion carried 5-0.

**10. PUBLIC COMMENT:**

**Joe Connelly**, 568 Bristol Pike, inquired about the dirt pile. Quinton Nearon, the Township Senior Municipal Inspection Manager, indicated he had found a “dump zone” to take the dirt pile and it should be removed within the next week. There is another location regarding a “free dump” but are waiting on the hauling cost which has not been finalized.

**Councilwoman Champion** asked since the Township is “footing” the money, who is ultimately paying for the dirt to be removed. Mr. Nearon indicated the property owner will be billed for the removal of the dirt.

**Mr. Connelly** indicated if it is not removed within a month he will start moving it again. Seeing no one else come forward, the second public comment portion was closed.

**11. OTHER BUSINESS:**

**The Mayor** indicated the concert season is doing well. The school busses now have cameras all around them, if you pass a school bus while it is stopped to unload or load children we will have your license number, so be very aware of the school buses.

**Councilwoman Benítez** indicated there have been great turnouts to the concerts and amazing people performing. National Night Out was this past Tuesday, it was a great success all over the nation but in Bensalem we enjoyed spending time with some of the officers, the K-9’s and the community. Fall Festival is October 1<sup>st</sup>, starts at 3:00pm, fireworks are at 8:30pm.

**Councilwoman Champion** thanked everyone for coming out to National Night Out. Thanked our amazing officers for hosting the event. School will be starting soon so please watch the kids. School Lane Charter starts on Monday, August 22<sup>nd</sup>, and some private schools will be starting that week also.

**12. ADJOURNMENT:**

There being no other business to discuss, the meeting was adjourned.

The Bensalem Township Council Meeting of July 25<sup>th</sup>, 2022 can be viewed in its entirety at the following websites:

[www.bensalempa.gov](http://www.bensalempa.gov)

or

[www.youtube.com](http://www.youtube.com)

**Respectfully Submitted,**

**Debora F. McBreen  
Recording Secretary**