

**BENSALEM TOWNSHIP COUNCIL  
MEETING MINUTES**

**Monday 7/9/18**

**MEMBERS PRESENT:**

Joseph Pilieri, President  
Joseph Knowles, Vice President  
Ed Kisselback, Secretary  
Jesse Sloane, Member  
Ed Tokmajian, Member

**ALSO PRESENT:**

Mayor Joseph DiGirolamo  
Ron Gans, Township Engineer  
Joseph Pizzo, Solicitor  
Debora McBreen, Council Clerk  
Cindy Terlecki, Recording Secretary

**1. PLEDGE OF ALLEGIANCE:**

**Council President Pilieri** opened the meeting with a moment of silent meditation and the Pledge of Allegiance to the flag.

- 2. Nancy McCarty and Frank Schilling** from the Drug and Alcohol Advisory Board presented Gift Cards to the winners of the Drug & Alcohol 2018 Poster contest. They are as follows:

1 <sup>st</sup> Place:	Joshua Shoemaker	Benjamin Rush Middle School
2 <sup>nd</sup> Place:	Darlene Pagan-Datil	Cornwells Elementary School
3 <sup>rd</sup> Place:	Rebekha Bullock	Samuel K. Faust Elementary School
4 <sup>th</sup> Place:	Alexandra Fischer	Belmont Hills Elementary School
5 <sup>th</sup> Place:	Dominic Seeley	Cornwells Elementary School
6 <sup>th</sup> Place	Luke Factor	Benjamin Rush Middle School

**Dori Brenenburg** who is a member of the Board spoke on each poster and said what a great job the students have done.

**Pilieri** asked **Pizzo** if there were any changes to the agenda and **Pizzo** said that #7 on the agenda which is consideration of three Resolutions regarding the rezoning of the Katherine Drexel property is being postponed till the 2<sup>nd</sup> Council meeting in August 8/27/18. **Sloane** said we keep pushing this down the road and things could change, **Pizzo** said we are keeping this on the agenda for Township to have the ability to control and rezone to R2 if things fall through, the surrounding property is mainly residential. **Tokmajian** asked if this needs to be advertise again, and **Pizzo** said there is no need to send out notices again. **Tokmajian** motioned to table until 8/27/18 Council meeting and **Knowles** seconded, motion carried 5-0.

**Pizzo** then added that Agenda #11, BSV Housing Veterans Residences, was before Zoning and the hearing was not concluded so this will be postponed until the August 28, 2018 Council Meeting after Zoning and Hearing Board rules on this, **Kisselback** motioned to postponed and **Knowles** seconded, motion carried 5-0.

**3. PUBLIC COMMENT:**

**Pilieri** asked if anyone from the audience wanted to speak on any agenda items, no one came forward and public comment was closed.

**4. APPROVAL OF COUNCIL MEETING MINUTES:**

**Kisselback** motioned to approve the minutes of 6/11/18 as presented, **Tokmajian** seconded, motion carried 5-0.

**5. CONSIDERATION OF A RESOLUTION:**

Council to consider a resolution approving the filing of an application for funds under the Greenway, Trails and Recreation Program (GTRP) and the Director of Administration is authorized and directed to execute and file the appropriate forms with the Commonwealth Finance Authority. This is a matching funds grant, **Pizzo** noted that **Tony Belfield** of the Environmental Board spoke at the last Council Meeting in regards to this resolution which involves connection trails with the Community Park and schools. **Kisselback** asked if there were specifics as to where the trail will go and the **Mayor** said it is a continuation of a bridge behind the Township Amphitheater to schools. **Knowles** motioned to approve and **Sloane** seconded, motion carried 5-0.

**6. CONSIDERATION OF THREE RESOLUTIONS:**

**Pizzo** said this can be dealt with in one vote, it is consideration and approval of three Resolutions, two (2) existing traffic signals and one new traffic signal which have been reviewed, recommended and prepared by the Township Traffic Engineer. **Knowles** asked if Council approves, will PennDOT recommend approval and **Pizzo** said yes. **Sloane** asked how long the process would take and **Pizzo** said about six months. The following are the locations:

**New Traffic Signal**

1. Bristol Pike (S.R. 0013) and Holy Ghost Prep Driveways

**Existing Traffic Signals**

2. Neshaminy Boulevard (T-329) and Rockhill Dr/Rockhill Dr (SR 2044)
3. Bristol Pike (S.R. 0013) School Flasher at Holy Ghost/School Lane

**Sloane** motioned to approve and **Tokmajian** seconded, motion carried 5-0.

7. **CONSIDERATION OF AN ORDINANCE TO REZONE:**

An ordinance amending the Township's Zoning Ordinance Part II Chapter 232 of the Township's Code Zoning, to amend Article II, Section 232-31 to amend the Township Zoning Map to rezone and reclassify Bucks County Tax Map Parcel Numbers 2-60-15 and 2-30-115, Katherine Drexel property from IN-Institutional to R2 Residential; to repeal all inconsistent ordinances and to establish an effective date.

Tabled until 8/27/18

8. **CONSIDERATION OF AN ORDINANCE TO REZONE:**

**Applicant:** Republic First Bank d/b/a/ Republic Bank  
**Location:** 2941 Mechanicsville Road  
**From Zoning Classification:** R-2 Residential  
**To Zoning Classification:** GC- General Commercial  
**Tax Parcel:** 2-37-29

**Pizzo** said that notices were properly advertised and have proof of publication from the 3/26/18 Council Meeting. **Robert McNelly**, an attorney spoke on behalf of the bank, he said the property is located adjacent to the corner of Street and Mechanicsville Roads and is zoned R-2 Residential, a set of Land Development plans were received by the Township on 7/8/18. **Pilieri** said they were before Council this evening for a zoning change. **McNelly** said they were before Council over a year ago, due to concerns from neighbors, the applicant made modifications to the original plans, the Bensalem Township Planning Commission recommended approval. **Pilieri** asked if the plans have been made public and the answer was yes. **Pilieri** asked about the changes and **McNelly** said there would be no trash dumpster on the site and the armored truck would be there from time to time. **Pilieri** asked about truck traffic and **McNelly** said there could be box trucks doing banking. **Pizzo** said the notices were dated 6/27/18. **McNelly** said he delivered letter to neighbors and offered to speak to them but has heard nothing. **Jon Tresslar**, Professional Engineer and surveyor, **David Horner**, Traffic Engineer and **Charlie Guttenplan**, Land Planning Consultant were all sworn in and accepted as expert witnesses. **Tresslar** said that the property has 3 tax parcels and 2 are zoned GC and the third tax parcel is residential and needs to be rezoned GC, the location of the driveway on Mechanicsville Road would be the most significant change. The bank is showing 23 parking spaces, storm water management would improve since there is none on site presently. **Kisselback** asked how high the building would be and **Tresslar** did not have that information but would get it for Council. **Horner** said the current plan was 2 way aisle in the parking lot, driveway to Street Road based on Penndot input, right turn in and out only, they would like a left hand turn but that is up to Penndot, access to Street and Mechanicsville Roads is important. **Pilieri** said that the intersection where the bank is proposed is one of the three worse intersections, his major concern is that the whole corner is dangerous. **Kisselback** said that Penndot decides on left turn. **Knowles** asked about a buffer from the entrance, **McNelly** said it is designed by what the Township Ordinance requires. **Kisselback** asked about fencing and **McNelly** said no fencing is planned at this time. **Slone** asked about the commercial use and **Horner** said it is bank

traffic, far less than a restaurant would bring. **Guttenplan** said the Township has a comprehensive plan and it talks about Street Road as a commercial corridor, this would upgrade the corner. Two parcels are already commercial, a bank would be a much lower impact than another commercial use, lighting is low level when the bank is closed, it would improve the area. **Pilieri** asked if this would back up to residents and **Horner** said the building will not back up to residents, **Pilieri** added that there would be more traffic because of the bank, the traffic on Street Road will get worse. **Horner** said if the bank doesn't go there, a more intensive business could go in. **Pilieri** said the Township decides what goes there, it is the toughest corridor. **Kisselback** said this could be a disaster if another commercial property goes there, he thinks this project is a plus to Bensalem, **Sloane** agreed and asked who would maintain the landscaping, **McNelly** said the Bank would be responsible. **Tokmajian** said with 3 banks on that corner, could this be a viable business? **Horner** and **McNelly** both said there would be a sufficient amount of customers, **McKelly** said they have been at this for 2 years. **Knowles** said they did a nice job by moving the entrance, he said it is better than having a Tattoo parlor. **Gans** asked if zoning change is granted, will it require any visits back to Zoning Hearing Board and **Horner** said no. **Kisselback** asked about the hours of operation and **McNelly** said 7:30 a.m. until 8:00 p.m. he also asked that Exhibits A1 thru A17 be admitted into evidence. **Pizzo** said we have all Exhibits and proof of advertisement in the Bucks County Courier Times. Also added into evidence is T-2 proof of posting, T-3 Memo from Township Engineer dated 11/28/17, A-18 certificate of notices to adjacent property owners dated 3/26/18 and A-19 certificate of notices dated 7/9/18. Preliminary and Final Land Development Plans were submitted to Building and Planning on 7/9/18. **Pilieri** asked if anyone from the audience wanted to speak and the following residents came forward:

**Frank Schilling** - asked **Kisselback** if this is only for zoning because **Schilling** wanted to make sure there are setbacks, the percentage of greenery, and the Street Road entrance is his biggest concern.

**Mark Cohen** – said this will make that corner look good, he is a member of the School Board, and this will increase tax revenue for the district.

**Bill McHale** – who lives on Mechanicsville Road next to the proposed bank said traffic backs up now on Street Road, there are trucks that go to the Meat store across from the proposed bank, what if the bank becomes a staging area for the trucks? He is against the project, the property would be 24 hour banking with an ATM, it will be noisy.

**Beatrice Solamancs** – wants to keep it residential, it is a dangerous intersection.

**Allan Windsor**- wants a traffic study done, he is stuck in traffic all the time and the building will be too high, he thinks this project is being rushed through.

**Dori Brenenburg** – said she lives in Woodhaven Hills and leaving the development is a nightmare, making a left out of there is nearly impossible.

**Mrs. Gordon** presented a letter to the board.

**McNelly** proposed the building is 23 foot 4 inches, the maximum permitted is 45 foot. Storm water is fully underground and traffic will account for less than 1%.

**Pilieri** – said they don't have a traffic study at this time, it will come up in land development. **McHale** talked about staging area of trucks and the Bank will prohibit that.

**Sloane** asked how many employees would work there and the total is 11 new jobs. **Pizzo** said that everything is in order and Mrs. Gordon's letter of 7/8/18 will be Exhibit A-20.

**Kisselback** motioned to approve and **Sloane** seconded motion approved 4-1-0 with **Pilieri** voting no.

**Pilieri** called for a 5 minute recess.

**9. CONSIDERATION OF LOT LINE CHANGE:**

**Applicant:** Carl Schneider  
**Site Information:** 968 & 962 Bristol Pike  
**Proposed Use:** Commercial  
**Zoning Classification:** GC General Commercial  
**Tax Parcel:** 2-29-112 and 2-29-113

**Shawn Ward** spoke on behalf of the applicant, this is a minor lot line change, on 6/7/18 zoning granted a variance, the applicant is not proposing any construction. **Sloane** asked what the change is and **Ward** said the old plan was for 23 foot rear yard setback and the new plan is for 35 feet. **Gans** said he just received the plan that night and would like to prepare a report. **Pizzo** asked if the applicant will comply with anything that comes up and **Ward** said yes. **Kisselback** motioned to approve and **Tokmajian** seconded, motion carried 5-0.

**10. CONSIDERATION OF MINOR LAND DEVELOPMENT:**

**Applicant:** Millennium Properties & Investments, LLC  
**Location:** 4851 Street Road  
**Proposed Use:** Office and Parking Lot  
**Zoning Classification:** BP – Business Professional  
**Tax Parcel:** 2-4-184-1

**Terry Chong** – said this is a single house and wants to change to a business with parking lots in front and rear of property, he has an IT business. **Pizzo** asked if he was given a list of properties to send notices to and **Pizzo** said he should get a current list of the surrounding properties since the list he handed in was not current. **Ms. Alston** from Building and Planning can get the list, **Pizzo** suggested this be moved to the next meeting. **Tokmajian** motioned to table until the 7/23/18 Council Meeting and **Kisselback** seconded, motion to table carried 5-0.

**11. CONSIDERATION OF PRELIMINARY AND FINAL LAND DEVELOPMENT:**

**Applicant:** BSV Housing LP (Bensalem Veterans Residences)  
**Location:** 3063, 3095 Mechanicsville Road  
**Proposed Use:** Residential  
**Zoning Classification:** BP (Business Professional)  
**Tax Parcel:** 2-37-63 & 2-37-63-1

Tabled until zoning is concluded

**12. ESCROW RELEASE:**

**Developers Request:** NKK, LLC AKA Candlewood Suites  
(previously SAL BEN Realty)

**Location:** 3908 Old Street Road  
**Tax Parcel:** 1-32-1 and 2-11-29  
**Amount:** \$ 367,872.50

**Gans** recommended approving this release subject to an audit by the Finance Department **Sloane** asked outstanding items and **Gans** said the next release will give a breakdown, **Knowles** motioned to approve and **Tokmajian** seconded, motion carried 5-0.

**12a. RE-APPROVAL OF RECORD PLANS:**

**Applicant:** Aldi, Inc. Minor Land Development Plan  
**Location:** 1445 Street Road  
**Tax Parcel:** 02-071-242-003

**Gans** recommended re-approval since the 90 day recording period has elapsed, **Knowles** motioned to re-approve and **Tokmajian** seconded, motion carried 5-0.

**13. PUBLIC COMMENT:**

**Mrs. Snyder** – who lives on Orchid Ave. in Andalusia spoke, about her next door neighbors and the fact that there is debris everywhere, dogs are running wild, a generator runs all the time, there is no running water and **Snyder** feels helpless. She has reported this to the Township Building and Planning Department and the Police, the property is condemned, and wants to know where she can go from here. **Pizzo** said he will get an update on this, **Snyder** also said there is a dip or gully in the street at Kings and Orchid Ave. **Pilieri** asked **Pizzo** if they can remove a resident if a property is condemned, **Pizzo** said he will get an update. **Pilieri** said Public Works will be notified about the large dip or gully and **Knowles** said that **Fred Harran**, Director of Public Safety, is in the audience and he would talk to her after the meeting.

**Joe Connelly** – who lives at 568 Bristol Pike said the building next to him is causing his basement to get flooded. **Gans** said they have been taken to court and they will need a survey if they are on **Connelly's** property. **Pilieri** told **Gans** to contact Building and Planning, he wants to get to the bottom of this. **Pizzo** said the Township has been out to both properties, he will get an update.

**Tony Stallworth**- who lives in the Linconia section of the Township said that he is proud of this Township and he wants all the Council Members to come together, he is a community activist and it bothers him that there is dissension among the Council members.

**14. OTHER BUSINESS:**

**Sloane** - asked about the residency ordinance and **Pizzo** said he should have it for the next Council Meeting. **Sloane** also said he did a ride along with the Police recently and every officer is respectful to the public, they are doing a great job, he added that the Township is now posting the minutes of the Council Meeting on the website once they are approved, also the video of the Council Meeting is available on You Tube, and the **Mayor** is looking into ‘live streaming’.

**Tokmajian** – asked about the parking in the Coves Development on Bensalem Blvd. and if stripping helps alleviate the problem with parking, **Pizzo** said the Coves have public

parking, there should be no stripping, he will check with Building and Planning as to when the project was constructed.

**Knowles** – said they will look into the Coves parking, he also said he would not be at the next Council Meeting.

**15. ADJOURNMENT:**

The next Council meeting is scheduled for 7/23/18

**Respectfully Submitted,  
Cindy Terlecki**