

June 15, 2022  
7:00 AM

Members Present- Ed Tokmajian, Will Walker, Ed Devenney, Pete Krieger, Kenneth Farrall , Joe Domzalski, Nicole, Mike Gabrieli arrived later.

Members Absent:  
Tom Reich

Approval of the Minutes from May:  
With one correction of Kenneth Farrall was present.

Review for Fire Marshal  
Kenneth Farrall

Justin presenting tree buffering and woodlands replacement.  
Jake works with small business and warehouse real estate. Parcel has been difficult to build in Bensalem.

Large asphalt area, large enlargement of the maneuvering parking  
Secured Fire marshal approval  
Storm water management  
Maximizing greenery and areas

Nicole hands in the updated version of the plan.  
Screening with approved of parking

Ed D- References letter on sent on June 10<sup>th</sup>

4 trees along well's drive  
Curbing \$4,000 with respect to curbing.  
1 foot of feet covered

Extended to comments and sidewalk comments.

Ed T. – Warehouse you are building. Vacant. Curb and sidewalks and you pay in lieu of. Does it cost you more or less?

Jake- occupied, they are not part of the new storage unit.  
Justin- We would break even and we could install the sidewalk does it make sense for an industrial work site.

Bridgewater nearby the school is the closest sidewalk.

Alleviate the flooding.

Joe D- Sidewalks need to be for daily person's use.

Ed D- we need to get through there as firemen

Ed T- The slope drain carry

Nicole- Unground storage

Will Walker- Good fit for here?

Jake- Does not have a traffic burden, Wells Drive and Winchester, and blend into the neighbor that will? Why were the trees removed?

Jake- March of 2000 had developers go at it and had to remove it so you could build the project.

Will Walker- How much is going to replace? 50% of tree will be replaced and in lieu of extra trees.

Krieger- Isn't the trees going to impede fire exit?

Kenneth Farrell- 100 feet access for maintain.

Krieger- would it be advantageous it for fire department,

Mike Gabriele- What is the purpose of the warehouse?

Jake- Demand for warehouse can vary. 59-foot truck.

Mike Gabrieli- Very tight space

Public Comment:

None

Motion: Tech Parcel

Ed T- motion primary and final land development and waivers

Joe – second

All in favor, good luck!

**Second one- Edward Roger, Street Road**

Keith Marshall – Broker Honest Real Estate

Ed Rogers- bought property for his real estate office

Keith Marshall- One of the variance, we will directly address with  
Rogers- Renting in Philly, June 2021, we purchase remote business, 60 agents, space in  
Parkwood, most work from home or in car

3 blocks away, South Hampton and will go Neshaminy High School

Marshall- 2,300 square feet, trees and vegetation going in the area, landscaper buffering  
Access to Street Road, Number of parking spaces

Not conducive to have an ADHA

Stormwater management

Nicole and they would see fit

Fire Marshall

The site is 50 feet site and the maneuvering for a fire truck.

200 ft to the back corner

Zoning district

2B variance

Ed D- 20 feet is needed to get around the back of that building

5A will comply

7a is 70 foot yard

Aerial context plan

All the utilities

Environmental Protection

3D – Street Trees

3F- Additional Trees

4C-

Curbing for the Avenue

Draining into our property

Sidewalks

Planting existing trees around the area

Ed and Marshall to have curbs on the parking

Trash would be handled regularly and two existent fire hydrants

Nicole-

1G-

Ed D- Fire letter- 46 length and base, no change, you are rejected on the fire side

You have to comply with this or you have to fit fire apparatus

Traffic safety, PennDot Approval

Open to the Board:

Ed T-

Mike Gabrieli- Put a large plant, forage, and trees and ecologically friendly, successful business around here and transitioning Philly, Street Signage to prevent Street Road from traffic

Joe- comply with fire department, Trevoise Fire House

Kenneth- Waivers are there for this small lot, several other business that followed suite.

Nicole- sidewalk for Lang and Street Road, clearing these pockets, purchased in August 2021, pockets of trees, November 2021 clear slate

Ed roger- 5 different companies recommended.

Nicole- Did you get approval for trees' removal?

Ed D- 2022 not a lot of people, we vote for the present but prepare for the future

Nicole- Double-edge sword, engineer has put forward a plan and done due diligences, and a width for fire hazard and fire marshall.

Marshall- We are working through the standards

Ed D-

Krieger- Will there be a fence? Neighborhood and people with children and people walking their dogs.

Marshall- rain garden that detains water does not maintain still water

Kenneth- Zoning Solicitor

Public Comment:

John Brille

3037 Clark Avenue been there since 1975, they put a 24 ft storm drain and pipe and in our neighborhood backyard.

The narrow streets

Knocking down trees with a permits three houses down. Rynne Avenue and Trevoise Fire Department, big accident on Street Road, mainly from people going East and a left turn and it is side to zip on Old Street Road, 2 houses before this and traffic and left turn and cross and two lanes going West, and PennDot going on the driveway,

Ed D- PennDot has to approve this.

John Brille- PennDot not going to do anything, Funeral homes, and backyard use to flood my patio

Ed D-

Nicole- dealt with a slow release the border of Lang and Street Road and 24 feet and has room and his water will come back later and Rain Garden, we not goanna allow that

John Brille- big problems with water management

8:31 pm

Public comment closes: None

Ed D- Fire Apparatus, waiver and design

Mike Gabrilei- Second that  
All in favor! Aye!

None- All motion moved.

**Hotel Property Across from Dom's Seafood**

Hearing for Shi Andy Patel  
Bristol Pike

Notification Letters  
Mr. Patel, Principle,  
Keith  
Ms. Pantalone

15-16 months ago  
Remove Scottish Hotel – preexisting.

ING Hotel- 70 rooms and 5 stories cater to business traveler no restaurant, 1-2 nights stays

4 different lots and totem  
Parking and circulation

Storm weather system

Sidewalks and curbing  
Entrance on grave avenue

Ed D- T and M Letter, submitted back December 2021,

Encroachment, will comply, all will comply, fire Marshall rejected the plan,

We talked to the fire Marshall today, revised March 30, 2022.  
AVID Hotel on Bristol Pike to Bensalem, PA

Linen for the hotel use

Willing to make it a fire lane

40-50 thousand weight

We could eliminate the loading area and replace it with grasslands

Kenneth- parking and unloading, impervious coverages, Fire Marshal,

Ed D- access to Neshaminy Street and all three sides, 40 feet off of Bristol Pike

Going through Waiver requested: Curb, sidewalk, Section 1 of B Portions of Gray Road,

Neshaminy Street Stubs out

Totem Road and Water's Edge

Minimum

Pay Fee in Lieu of

1 11 A-

1 11 B- 14 inches planning strip

4 waivers

Plastic pipe vs. concrete

9:03 pm

Open to the board:

Ed T- AVID Hotel, lobby is this section, no conference rooms, swimming pool, exercise room, 30-40 employees,

Kenneth- heaviest staff 7-8 folks working with house keeping

Ed T- Parking with ordinance if you had full occupants, trees out front, buffers parking from neighbors, and don't want to block the building, the leaves will be dealt with.

We have a landscape architect

Mike Gabrieli – Not going to be able to fill 70 rooms, do you need a third story building?

Patel- Minimum was originally 80 then I got a waiver for 75

Mike Gabrieli- Visible buffers, good standing with police, all business client,

Joe- 75 room

Ed T- Genetically answered all my questions, lighting plan for the dark area

The lighting cannot be a nuisance.

Shielding LED lighting

Storm water line

Mike Gabriel- Shower on at the same time

Patel- AVID Inn in and out for tech savvy hotel , 200 square area vs. Holiday Inn Express for family oriented 360 square area

Krieger- What is the aesthetic? More contemporary.

Ed T- no kitchen

Public Comment:

Jane Car

1058 Gray Avenue

Front door to the motel,  
Rip down the existing and they will replace parking and landscaping,

Trees, scrubs, vegetation.

12 foot buffer and substantially more

Obnoxious tree is going and I appreciate that

Clientes are not going to be obnoxious.

911 Resource to chase people away

Scottish Inn - \$80 day

AVID Inn - \$180 day

Entry to Arbol Trees

Any other comment:

Motion to the Project:

Motion to Approve the AVID Hotel on Bristol Pike with appropriate waivers that were discussed in the meeting, Gray Avenue, base area stone and grass, Totem Road, adjust the loading zone area for fire lane in accordance with township regulations

Imperious percentages, and the extension of the Artvelis plant down Gray Avenue to the entrance of the hotel.

And to comply with any additional fire Marshall conditions

Joe- second

Primary and final  
Motion approved.

9:33 pm

Aye! Yay!

