

Planning Commission

April 20, 2022

7pm starting meeting dealing with Pennoni 4 Ward Planning 2022 Comprehension Plan

Members Present- Ed Tokmajian, Will Walker, Ed Devenney, Pete Krieger, Mike Gabrieli

Members Absent- ~~Joe Domzalski~~ *for Rediger*

Mark Keener Architect Planner

Pennoni 4ward Planning- Zoning, growth development, private and public development
Community development and land use

Graphs are shown highlighting 1966-2022 and Keener puts emphasis on 1966-1988 double in
population and private investment

Keener points out on Graphs, 2002- Land use, Roads, natural resources

Population growth and projections

Retail apocalypse, no malls or brick and mortar

Boomer spending pattern, adjust to new spending

Future Land We Use

Part II -Planning Implement

Thinking about commercial office space

Investment in Township vacant sites and under-utilized

Neshaminy Mall is a prime example.

Mike Gab- Neshaminy Mall, freelancing, co-working, and sharing space. Low rent, pop-up
space and leaving the city of Philly to go live in Bensalem is our appeal.

It's not feasible office spaces without planning for that transition.

Keener- Zoning is a tool to make it better.

Ed Deeveney- No more drifting residents in apartments. The preference would be more veteran
facilities 1-2 additional vacant buildings or apartments with young families for the long-term.

Malls will go away but families will stay and we need to invest in seniors and veterans.

Keener presents in the graphic slide show and asks what blights:

Keener- Are the commercial offerings attractive to consumers? Are Township Properties
attractive to investment and business operators?

Ed Devenney- Furniture on the side of road and bumper to bumper sideline from Philly to
Bensalem with the utility poles and overpopulation of excessive goods is hogging up the green
spaces for the community and the highways.

Pete Krieger- I think the data on the graphics might be incorrect or not factoring in new locations. The data says by 2025 the 3,007 new residents will add to population growth. I gauge with new locations, there would be an increase of 10,000 instead of 2,000-3,000. With DVR and PC retirement communities, we have to factor in how to house the new population boom.

Mike Gabrieli- Bensalem is starting to gain a shadow of city feel to it.

Keener converses and ask a series of new questions:

Are Bensalem's land use regulations optimized to encourage preferred outcomes for Township's 4- mile riverfront.

Ed Devenney- 40% developed AM-track suggestion and economic aspect, housing investment, too many trucks are not family friendly.

Riverfront- Shop residents, community, and Street Road is too industrial as it is.

Ed Tokmajian- Mixed use development and discouraging heavy commercialization would be my suggestion.

Ed Devenney- We could have Anne's Choice or waterside warehouses.

Mike Gabrieli- Massive flooding, hurricane, rain water and environmental need to be factored in.

Peter Krieger- Trail from Neshaminy Creek to now was proposed and needs to be developed.

Keener continues on, "What incentives and re-investments can we do on these blighted properties?"

Mike Gabrieli- Properties blighted in Andalusia, Trevoise, and there are too many cigarette shops and brewery beer places. We should limit how many substances that will be for profit. The space should be designed for the people living there, not just for profit.

Keener continues on with his graphic presentation.

"Do Township residents have adequate access to public transportation? Are these changes / improvements to services that benefit business? Should our focus be on traffic management?"

Mike Gabrieli- Public transportation into Philly originally the plan but the mass migration to Bensalem has clogged up Hulmeville and Street Road. Freelancer one liners, and your statement 3-5 assumptions.

Are there locations where development + reinvestment is essential. Sharing parking and mixed use that may temper anticipated problems of limited traffic/ parking capacity?
There would be a better appreciation of biking, walking trails, and sideways.

Ed Devenney- Is there interest in reducing the amount?

8:05

Policy updates and the possibility of replacing parking space for stormwater goodness. Politicians and funding Eddington Township and reactive water management could be projects for Pennoni 4 Ward could handle.

Keener- Hazardous storms, flooding have damaged sensitive areas or property land policies and future impacts.

From Cherry Hill to Bensalem, how could open space be acquired to make it safer.

Ed Devenney suggested, "Firefighter incentives and volunteers alongside school districts and taxes, charity like Katherine Drexel, Social Worker, Rescue Squad 5 ambulances need to be prioritized."

Peter Krieger- Bristol and Bensalem were originally vacation neighborhoods

8:42

Boarded for a year and half, Galway Road could be a way of glamouring the nostalgia of the past.

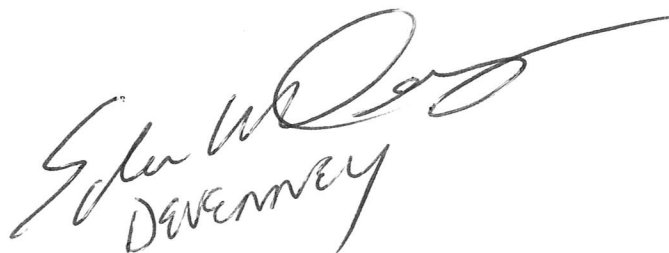
Mark Keener thanked everyone for their time and was happy about feedback and looking forward for Pennoni to collaborate and work together for establishing a better Bensalem.

9:00

Other business recommendations, increased pay for the recording secretary from \$95 to \$150. Motion Approved.

Plans to move forward next month.

Approved-Yay!



Ed Devenney