

REGULAR MEETING PLANNING COMMISSION  
2400 BYBERRY ROAD, BENSALEM, PA 19020

May 16, 2018

Members Present: Harry Kramer, Marc Bourne, Pete Krieger, Ed Tockmajian, Sr., Anne Lubinski, Joe Domzalski and Ron Gans, Township Engineer.

Members Absent: Tom Risich

The meeting came to order at 7:06 pm with approximately 10 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Ed Tockmajian, Sr. made a motion to approve the April 18, 2017 minutes. Joe Domzalski seconded. Harry Kramer abstained. Minutes were approved 6-0.
3. **Preliminary and Final Subdivision and Land Development for the Bensalem Masjid**  
Location: 3743, 3805, 3825 Hulmeville Rd  
Tax Parcel: 02-040-029, 02-040-030, 02-040-031  
Expires: Waiver of Time  
Proposed: House of Worship

Harry Kramer reported that on May 15, 2018 they received an email request from The Bensalem Masjid for a continuance to the June 20, 2018 meeting.

Marc Bourne made a motion to approve the request for a continuance. Ed Tockmajian, Sr. seconded. Continuance was approved and motion passed 6-0.

4. **Preliminary Land Development for Iny State Road Property LLC**

Location: 3750 State Road

Tax Parcel: 02-79-9-4, 02-79-9-5, 02-79-9-10, & 02-80-28

Expires: 07/11/2018

Request: Warehouse Building

Chris Rice of Rice & Rice and Tom Hecker presented the plan. This will be a four-story office building, currently empty, a new warehouse using the existing basin. They will add an additional base of 235,000 square feet. The primary entrance will be on State Road. The employee access will be on Wink Lane near the Neshaminy State Park.

Per the review letter dated April 26, 2018 the applicant will comply with all township requirements except a waiver request for no sidewalks.

Anne Lubinski voiced concern in support of sidewalks to preserve the Heritage Trail. She also was concerned to move the driveways so that it doesn't block off homeowners due to additional truck traffic. Chris Rice stated that the driveways are in place and will allow navigation to be easier and safer. Joe Domzalski asked how many trucks and how many loading docks Chris Rice replied 52. Anne Lubinski asked if there will be a cut off time for truck entry and Tom Hecker stated the client that who owns the property cannot determine who will be occupying it yet but it could be a 24-hour operation or regular business hours. The township does not regulate the hours of operation. Pete Krieger voiced concern about possible waiting time and to have two entrances to reduce waiting time. Tom Hecker will inquire with Penn DOT to get approved for two entrances.

**Public comment:**

Francis Unckel

426 Haunted Lane

She voiced concern about increased traffic. She was also concerned about parking backing up to her property. Tom Hecker stated the main access will be off Wings Lane and there will be less parking then currently available. He also stated that there will be detailed landscaping plants in place to provide sound protection against additional traffic.

David Miller (Son-in-law of Francis Unckel)

782 Churchville Road

He also voiced concern about increased traffic.

James Kelly (Representative of Owners 777 Winks Lane) & Joseph Wesley (Owns 777 Winks Lane)

1600 South Ocean Boulevard, Pompano Beach Florida (Currently resides)

They expressed concern that the back part of the property had construction debris and drainage problems. Two feet of water pools and drains into the back section because of this issue. He voiced concern to have that part of the property cleaned up and leveled off. Chris stated they will have it leveled off into a catch basin and investigate storm water resolution.

Marc Bourne made a Motion to approve per Ron Gans conditions be met: Items C through F and Fire Rescue items 1 through 3. Pete Krieger seconded and Anne Lubinski was against. Motion passed 5-1.

5. **Component 4A – Samarpan Hindu Temple**

Location: 2746 Mechanicsville Road

Tax Parcel: 02-036-008

Ed Tockmajian, Sr. made a motion to approve, Joe Domzalski seconded. Harry Kramer signed the letter. Motion passed 6-0.

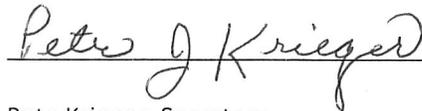
6. **Adjournment**

Ed Tockmajian, Sr. made a motion to adjourn, Joe Domzalski seconded. Meeting adjourned at 8:50pm.

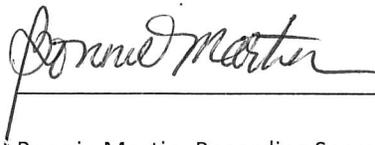
Respectfully Submitted,

  
\_\_\_\_\_  
Harry Kramer, Chairperson

6/20/18  
Date

  
\_\_\_\_\_  
Pete Krieger, Secretary

6/20/18  
Date

  
\_\_\_\_\_  
Bonnie Martin, Recording Secretary

6/20/18  
Date