

**BENSALEM TOWNSHIP COUNCIL
MEETING MINUTES**

Monday 3/12/18

MEMBERS PRESENT:

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

ALSO PRESENT:

Fred Harran, Director of Public Safety
Ron Gans, Township Engineer
Joseph Pizzo, Solicitor
Debora McBreen, Council Clerk
Cindy Terlecki, Recording Secretary

Presentation of commendations from the Director of Public Safety **Fred Harran**, along with the Deputy Director of Public Safety **William McVey**, to the following recipients in recognition of their achievements and their heroic actions:

Civilian Recognition – **Daniel Fauni** - helping police with vehicle thefts in his neighborhood.

Civilian Recognition – **Stephanie Scott, Megan Burns and Iliana Perdomo** all helped with lifesaving of a child at a pool.

Unit Citation – **Corporal Daniel Errigo and Officers Drew Effing, Sean Flanagan, Francis Hayden and Aaron Woelkers** – all were involved with a domestic attack and the peaceful resolution resulting in subduing and ultimate capture of the dangerous offender.

Officer of the year 2016 – Officer **Brian Bielecki** one of the best Officers in Bensalem Township, goes above and beyond the call of duty.

Officer of the year 2017 – Corporal **Joseph Gansky** another of Bensalem Township best officers, goes above and beyond the call of duty.

Harran thanked Council and the Mayor for allowing him to make the presentations at the meeting, Council and the Mayor thanked Fred and the Police Department for their fine work and dedication.

1. PLEDGE OF ALLEGIANCE:

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

Pilieri asked **Pizzo** if there were any changes to the Agenda and **Pizzo** said on Item #5, the developer met with Council and the Mayor regarding zoning and asked to table till the first meeting in April 2018. **Sloane** motioned to approve tabling till first meeting in April and **Tokmajian** seconded, motion carried 5-0.

Item #6, Administration received a request from the attorney for Korman and Brown's Superstore to table till the first Council meeting in April 2018. **Tokmajian** said he had learned through social media that some construction had started at the site, **Pizzo** said he was not aware of any construction going on and **Ron Gans** said that a permit for the parking lot has been pulled and there is work being done on the parking lot, nothing else.

3. PUBLIC COMMENT:

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

4. APPROVAL OF COUNCIL MEETING MINUTES:

Kisselback motioned to approve the minutes of 2/12/18 as presented, and **Tokmajian** seconded, motion carried 5-0.

5. CONSIDERATION OF AN ORDINANCE:

Consideration and a public hearing on an Ordinance amending the Township's Zoning Ordinance Part II, Chapter 232 of the Township Code, to amend Article II, Section 232-31, to amend the Bensalem Township Zoning Map to rezone and reclassify Bucks County Tax Map Parcel Numbers 2-60-15 and 2-30-115 from IN – Institutional to R-2 – Residential; to repeal all inconsistent ordinances; and to establish an effective date therefor.

Tabled till 4/9/18

6. CONSIDERATION OF MINOR LAND DEVELOPMENT PLAN:

| | |
|-------------------------------|--|
| Applicant | Brown's Superstore, Inc. c/o David Deets |
| Location: | 1837 Street Road |
| Proposed Use: | Store |
| Zoning Classification: | GC - (General Commercial) |
| Tax Parcel: | 2-43-605-1 & 2-43-305 |

Tabled till Council Meeting of 4/9/18

7. **CONSIDERATION AND SIGNING OF RECORD PLAN:**

Applicant Galloway Reserve
Location: 2670 Galloway Road
Tax Parcel: 2-33-7

Gans said these are the same plans of July 2017 and since the 90 day recording period has elapsed, they need to be reapproved, **Kisselback** motioned to approve and **Knowles** seconded, motion carried 5-0. **Sloane** asked if there were any conditions and **Gans** said there was a condition as to whether the recreation area was a lot, and it is.

8. **CONSIDERATION AND SIGNING OF DOCUMENTS FOR:**

Applicant Calatlantic Group, Inc
Location: 2670 Galloway Road
Proposed Use: 30 Single Family Residential units
Zoning Classification: R2 - Residential
Tax Parcel: 2-33-7

- A. Land Development Improvements Agreement (4) Executed copies to be signed upon Council consideration.
- B. Stormwater Best Management Practice Operations & Maintenance Agreement (4) Executed copies to be signed upon Council consideration

Pizzo said these were prepared by Rudolph’s office and the applicant is asking for a conditional approval so they can go to settlement, the letter of credit and escrow will be forthcoming along with the fees **Kisselback** asked about. **Knowles** motioned for a conditional approval and **Kisselback** seconded, motion carried 5-0.

9. **CONSIDERATION OF A REDUCTION OF FEES:**

Applicant Libertae, Incorporated
Location: 5245 Bensalem Boulevard

Pizzo said they were asking for a reduction in their zoning fees and this has never been granted by Council, **Kisselback** motioned to deny request and **Knowles** seconded, motion carried 5-0. **Sloane** asked if we figured out the hard cost and **Kisselback** said each case depends on time spent and overhead. **Pizzo** added that the Township sets its fee schedule by actual costs and administrative cost which include Township employee cost, court reporter, out of pocket expenses, etc. **Knowles** said we never did it for a nonprofit in the past and we should not do it now for zoning, the Township has granted many reductions for Libertae in the past 20 years, this was unanimously denied.

10. **PUBLIC COMMENT:**

No one come forward so public comment portion of the meeting was closed.

11. OTHER BUSINESS:

Gans, the **Mayor** and **Pizzo** wished everyone a Happy Saint Patty's Day.

Tokmajian – asked for an update on the PECO construction that is going on in Neshaminy Valley, and why is PECO using 3 different contractors. **Tokmajian** had heard from people who live there that contractors are driving on their property and not cleaning up, he asked if he and the Township could meet their contractors. The **Mayor** said he knows it's a problem but he has been in touch with PECO and they are getting back to the people who are calling and complaining. **Gans** said that all utilities must post a bond, they must bring the property back to its original condition. **Tokmajian** asked if the Township had a contact at PECO, he said he would not want any bond released until the property is brought back to original condition. The **Mayor** said we answer all calls that come into the Township regarding this and after the snow clears **Gans** will go out and inspect the properties. **Sloane** asked if the residents can call the Township and the **Mayor** said yes and he also said that he sent a letter out to all the residents who would be effected by the PECO work and he gave the contact person at PECO. **Tokmajian** said that when residents call they are redirected to the Forman on the job. The **Mayor** said that we direct them to our PECO contact "**Ed Durand**" who is the head of this at PECO, **Tokmajian** asked where the bond was and **Gans** said it is with PECO. The **Mayor** said that he would have a report on this by the next council meeting. **Tokmajian** said he wants to be aware when the inspection will take place.

Sloane - wished everyone a Happy Saint Patrick's day and wanted to thank all of our Police Officers for all they do.

Knowles – wished everyone a Happy Saint Patrick's day and he also thanked all of our Police and he added that anyone can make a donation to Libertae.

Kisselback – wished everyone a Happy Saint Patrick's day.

Pilieri – said the Flyers are 2 points out of first place and he praised the Eagles, Phillies and Sixers.

12. ADJOURNMENT:

The next Council meeting is scheduled for 3/26/2018

Respectfully Submitted,
Cindy Terlecki