

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

April 18, 2018

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

Members Absent: Harry Kramer

The meeting came to order at 7:05 pm with approximately 10 people present in the audience.

1. Marc Bourne opened the meeting with the Pledge of Allegiance.
  
2. Marc Bourne made a motion to approve the March 28, 2017 minutes. Tom Risich seconded. Harry Kramer was absent and Marc Bourne abstained. Minutes were approved 5-0.
  
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

Marc Bourne reported that on April 13, 2017 they received an email request from The Bensalem Masjid for a continuance to May 16, 2018 meeting.

Marc Bourne made a motion to approve the request for a continuance. Ed Tockmajian, Sr. seconded.

Continuance was approved and motion past 6-0.

**4. Rezoning for Chaman Popli**

Location: 2752 Knights Rd

Tax Parcel: 02-036-238

Proposed: Retail Shop, Mini Mart

Rezone from: B-P, Business Professional

Rezone to: G-C, General Commercial

Expires: None

Chaman Popli and Maulik Shah approached the podium requesting approval for change of zoning. They stated there is a pharmacy and an Insurance agency nearby to add support to their request.

Marc Bourne stated all of the surrounding properties are business professional or apartment district.

Marc Bourne opens up Questions/Comments to be asked by the Board:

Marc Bourne established that this request does not conform to the rest of the business professional surrounding properties. Pete Krieger stated there is not enough property for parking. Ron Gans supported this statement as parking must be 25 feet from property lines and this property does not conform. Anne Lubinski voiced concerns with traffic backing up to Knights Road.

Marc Bourne announced invitation for public comment. No one came forward so public portion was closed.

Marc Bourne suggested the board make a motion, Pete Krieger made a Motion to Deny and Anne Lubinski seconded.

Motion to Deny was past 6-0.

**5. Preliminary and Land Development for Bensalem Veterans Residences**

Location: 3063 & 3095 Mechanicsville Road

Tax Parcel: 02-037-063 & 02-037-063-001

Proposed: Veterans low income housing

Expires: None

Mike Mc Guinness approached the podium on behalf of Tom Hecker. The project consists of 2 vacant parcels of land, combined area of 1.54 acres. This will be a 4 story residential building

consisting of 69 units. These units will be marketed to seniors, specifically senior veterans 62 years and older. On site there will be 8 accessible units, two for hearing and visually impaired residents. There will be a common area, with community rooms, fitness rooms, game rooms, laundry facilities and an outdoor patio. Also joining to cover aspects of the project are Toki Rehder of BSV Housing, LP, Sean Torpey of MidAtlantic Engineering Partners, LLC. , & John O'Donnell, Architect of O'Donnell Naccarato Structural Engineers.

They received two review letters on April 17, 2018. All will be, will comply, except variances for zoning #4 & #5 that will be addressed during the zoning process within the Township. Also in the Traffic Planning & Design comments, everything will be, a will comply, except for item #9 to provide a sidewalk along the southern end of the building to connect with the side walk on Mechanicsville Road. It was determined that instead of a sidewalk, a water inlet/landscaping area with plants, flowers and bushes would be implemented to reduce cut through.

Toki Rehder of BSV Housing, LP approached the podium. These units will be marketed towards senior Veterans and homeless Veterans. Currently there are 40,000 Veterans in Bucks County. They will be working with the Department of Veterans Affairs and Veterans Multi-service Center to fill these units with Veterans of Bucks County, Philadelphia and surrounding areas. The Bucks County Commissioners Office is supplying funding for the project. The goal is to close in the third quarter of this year and start construction before winter. They are hoping the project will be fully leased by Spring of 2020.

Sean Torpey of MidAtlantic Engineering Partners approached the podium. Access will be coming off from Mechanicsville Road, one way circulation, isles/lanes will be wide enough for parking. Storm water quality needs to be addressed. They will comply with the review letter. There were concerns that residents or general public would cut across the parking lot to get to the shopping center. They would like to propose implementing water quality and additional landscaping means to force pedestrian access to the sidewalk. Run off water will be directed to an underground retention to be released at approved rates. Trash will be handled internally, until pick up where it will be wheeled out to the truck. There are currently 43 parking spots. There is a 30 feet isle designed for emergency vehicles. There are pressed curbs where firetrucks may access the rear of the building with underground support such as grass, geotextile fiber and pressed stone. There will be 2 elevators. Each bedroom will be 630 sq. ft. and a two bedroom will be 1000 sq. ft. The units will have balconies with 6 ft. wide railings. There is an existing 5 ft. chain link fence but efforts to extend it will be replaced with dense landscaping.

Marc Bourne opens up Questions/Comments to be asked by the Board:

Concern was addressed by Tom Risich that tenants living there will be low income Veterans and not marketed to low income, section 8 or a general apartment complex. Toki stated she was unsure how that would be documented at closing but would research further. Concern was also addressed by Marc Bourne asking if they expect 100% Veterans or senior affordable Housing. Marketing will start 6 months prior to completion. Ed Tockmajian, Sr. questioned the criteria to qualify and applicants must be 62 years of age or older and the fee will be a 1/3 of their household income including pensions and disability.

Marc Bourne announced invitation for public comment:  
Virginia O'Farrell approached the podium. She resides at 26 Regence Court. Her property backs up to 3063 & 3095 Mechanicsville Road. She voiced concern stating this 3063 & 3095 Mechanicsville Road drains into her property, concerns security for additional foot traffic.

Marc Bourne closed public comment and opened questioning to the Board:  
Tom Risich questioned that they are asking for waivers on #4 & #5 variances and also #9 on Traffic. John O'Donnell confirmed that was correct.

Marc Bourne suggested a motion for or against this project to the board. Pete Krieger motioned against location: 3063 & 3095 Mechanicsville Road, Tax Parcel: 02-037-063 & 02-037-063-001. Ed Tockmajian, Sr. made a motion to approve preliminary and final land development for location: 3063 & 3095 Mechanicsville Road, Tax Parcel: 02-037-063 & 02-037-063-001 with variances for zoning #4 & #5 and traffic study #9 with buffer/fence as discussed. Joe Domzalski requested documents reflecting a 30 year conditional agreement. Motion was approved and past 5-1.

**6. Adjournment**

Ed Tockmajian, Sr. made a motion to adjourn. Joe Domzalski seconded. Motion approved 6-0. Meeting adjourned at 8:40pm.

Respectfully Submitted,

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date