

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

October 21, 2020

Members Present: Ed Devenney, Pete Krieger, Ed Tokmajian, Sr., Tom Risich, Joe Domzalski , Will Walker and Russell G. Benner, Township Engineer.

Members Absent: Mike Gabrieli

The meeting came to order at 7:00 pm with approximately 4 people present in the audience.

1. Ed Devenney opened the meeting with The Pledge of Allegiance.
2. Ed Devenney suggests a Motion to Approve the September 16, 2020 minutes. Tom Risich motioned and Joe Domzalski seconded. Minutes approved 6-0.

3. Sketch Plan Review for Johnson Development Associates

Location: 2600 State Road

Tax Parcel: 02-065-021

Request: Warehousing Distribution

Expires: None

Michael Meginnis, Esquire of Begley, Carlin & Mandio, LLP present on behalf of the Applicant, Johnson Development Associates. The site is vacant & has significant environmental constraints due to gypsum dumping. We think this use is not going to be a hindrance to future development to this corridor. This use is specifically the type of development that the Township will like and be a benefit in the long run, attracting the sort of businesses that the Township is looking for. We want to be part of the solution to the Township with storm water problems.

Applicant proposes to construct a 246,228 sq. ft. warehouse on a 19.68-acre site with public water and sewer along the north side of State Road in the R55 Riverfront Revitalization District. The current owner is Barbara J. Rival. The warehouse and distribution center parking lot will have 176 parking spaces, 48 loading dock and two drive-in ramps, 35 truck parking spaces with dolly pads, two access drives along State Road, 5-foot-wide sidewalk along State Road, storm water management area between State Road and the proposed building. The site currently contains a gated gravel drive. A portion of the site located closest to the State Road is currently being used for the temporary storage of trailers. The rear portion of the site is undeveloped.

Ed Devenney opens up questions to be asked by the board:

Ed Tokmajian, Sr. asks if the Wetlands have been calculated in.

Michael Meginnis, Esquire answers Yes Wetlands & Woodlands studies submitted.

Joe Domzalski asks what will happen to the Gypsum.

Michael Meginnis, Esquire answers The Gypsum will be used in grading in landscape, under building and pavement.

Tom Risich asks what the proposed height of the building is and what type operation?

Michael Meginnis, Esquire answers 45 feet with conveyor/crane system, lift trucks, and there will be no material handling.

Tom Risich suggests that there is enough room in the lot for emergency vehicles to turn around and the right amount of lighting to keep the building secure.

Ed Devenney states the economic development is good for the Township and agrees with Tom Risich that there should be ample turn around room for emergency vehicles.

Will Walker states future vision looks good.

Pete Krieger states there will be a lot tractor trailers, was there a traffic study done? Impact study?

Michael Meginnis, Esquire answers no. Initial scope completed.

Ed Devenney expresses concern of flooding in this area.

Michael Meginnis, Esquire states that this project will address the flooding issues.

Russell G. Benner, Township Engineer asks where Renaissance Boulevard is located on the property.
Michael Meginnis, Esquire states Renaissance Boulevard splits the property in half.
Russell G. Benner, Township Engineer asks what the improvements to State Road will be.
Michael Meginnis, Esquire answers curbs, gutters and added drainage.

4. Preliminary Land Development for Bensalem III Industries LLC

Location: 2500 State Rd & 625 Imperial Court
Tax Parcel: 02-061-292 & 02-065-020
Request: Manufacturing/Warehouse & Office/Retail
Expires: 10/31/2020

Andrew Stahl presents on behalf of the Applicant, Bensalem III Industries LLC. The site consists of two parcels which are both located in the R55 Riverfront Revitalization District located at 2500 State Road. The first parcel is 20.106 acres. The property is owned by Bensalem 3 Industries LLC. This building contains office and restaurant space with multiple tenants, including but not limited to Broken Goblet Brewing, Vince's Pizzeria, Key Distillery, Helping Hand Nurse and AM Quip with associated parking and storm water management. Also, a building currently home to Brite Logistics. The second parcel is 6.507 acres owned by Bensalem II Ent. The site is currently occupied by AM Quip Crane, a division of Maxim Crane Works L.P. and has associated parking and outdoor storage equipment.

The Applicant is proposing to remove existing pavement and stone area in front of and behind the existing building. This area will be replaced with 36 new parking spaces and 146 new parking spaces behind the building. They will be increasing the capacity of the existing storm water management facility in front of the building. The existing pond behind the building will be removed. The storm water management facility will be replaced. They will be regrading of the existing gravel pavement area associated with Brite Logistics. They will install additional storm water conveyance facilities infiltration trench. This area is also to be rehabbed to remove potholes and top stone screenings. There will also be a "river fun playground plan by others". There will be improvements to the Industrial court property such as new vegetated swale and rain garden. There will be regrading behind the building to improve drainage to the existing catch basin and installation of a flapper valve in the catch basin in the event of a fuel spill.

Ed Devenney opens up questions to be asked by the board:

Ed Devenney asks are these all a will comply on the T&M letter?

Andrew Stahl answers A lot are will comply so we will meet somewhere in the middle.

Ed Tokmajian, Sr. asks if section D is a will comply?

Andrew Stahl answers

Ed Devenney states there are 36 issues and we need to get this down where the items are mostly will comply and only a few variances.

Russell G. Benner, Township Engineer recommends an extension.

Russell G. Benner, Township Engineer recommends explaining the background of the activity on the site.

The applicant has met with the conservation district and had to go through an mvs process they had the permit but may need to be modified by something we are doing now but they wanted to bring the site into compliance like erosion control and things of that nature

Ed Devenney suggests making a Motion to table this project to another date until the information is more organized with Township regulations. Ed Tokmajian, Sr. makes the Motion & Joe Domzalski seconds. Motion carries 6-1.

5. Rezoning for SRI Gyatri Corp

Location: 4000 Bristol Pike
Tax Parcel: 02-076-070
Zone From: A-D
Zone to: G-C
Request: Hotel

Expires: None

Allen Toadvine, Esquire of Begley, Carlin & Mandio, LLP & Dumack Engineering present on behalf of the Applicant, SRI Gyatri Corp. The site consists of two separate parcels totaling 2.24 acres that they wish to combine. Proposing to construct a three story IHG Motel on the site specifically a brand of Holiday Inn. The site is located in the A - D Apartment Zoning District and is owned by SRI Gyatri Corp. The site is currently occupied and contains a single-story hotel known as the Scottish Inn and Suites, two parking lots containing 27 parking spaces and a primary vehicle access on Gray Avenue and Neshaminy Street. The second parcel is located in the GC General commercial zoning district and is also owned by SRI Gyatri Corp. The site is currently unoccupied. The site contains an asphalt loading parking area. The site has a vehicle access point with depressed curbing on Totem Road with existing chain link fence currently preventing vehicular access. The site also has two vehicle access points with depressed curbing on Bristol Pike. There is an existing chain link fence currently preventing vehicular access to the access point nearest Totem Road.

The applicant is proposing the following improvements of re-zoning Tax Map Parcel No 02-076-070 from the A-D Apartment Zoning District to the G-C Commercial Zoning District, and consolidation of the two existing parcels into a single parcel within the G-C General Commercial Zoning District. Demolition of existing Scottish Inn and Suites and associated parking facilities including demolition of the unoccupied asphalt area. Construction of a new three-story hotel with a building footprint of 12,855 sq. ft., 75 rooms. The associated building features include one loading platform and loading zone, one dumpster enclosure and one vehicle pick-up/drop-off portico. The construction of the new parking lot reflects 74 conventional parking spaces, four ADA accessible parking spaces, a primary vehicle access along Gray Avenue, and a primary vehicle access along Totem Avenue. Storm water management Improvement will include one stone dry well along the frontage of Gray Avenue and one rain garden along the frontage of Bristol Pike.

Ed Devenney opens up questions to be asked by the board:

Ed Tokmajian, Sr. asks A-D to G-C will be rezoned?

Allen Toadvine, Esquire answers yes to match the other parcel that's already zoned.

Joe Domzalski asks what happens if the agreement with IGH falls through? If we agree on this I just want to confirm it will remain as a hotel.

Allen Toadvine, Esquire answers they own the property.

Tom Risich states you already consider this Conditional Use Variance

Allen Toadvine, Esquire answers too many variances required for Conditional Use Variance

Pete Krieger asks what would be the major problems with the variances you would need with Conditional use? I would feel more comfortable with a use variance.

Allen Toadvine, Esquire answers this zone does not allow for a hotel for a Conditional use. We are not going to get a change of zoning until we submit a plan for preliminary and final land approval so that ensures you are going to get what we are promising and you are not going to rezone the property that we are going to abandon and walk away from and rezone CG instead of AD and be useless, We are not going to get rezoned until we sign the papers.

Russell G. Benner, Township Engineer asks if you get your approval, your zoning change and that approval occurs and what assurances does the Township have you would move ahead with a proposal that was approved. It's not the first time that someone has received a final plan approval, executed documents and decided to abandon a project. How are there safeguards built into the approval to assure that does not happen?

Allen Toadvine, Esquire answers I assume that council could condition final plan approval on construction of a hotel in accordance to the plans submitted if it wasn't then it doesn't get constructed then it dissolves.

Public portion open:

Frederick Wentz, Sr. 4212 Neshaminy Street, Bensalem

I can go back to 1963 when both lots were commercial. How did it change from Commercial to AD? If the property changed from A-D to G-C I would welcome it.

Ed Devenney answered the vacant property was always GC the hotel was AD from the back in the late 60's & early 70's were set as Apartment Districts.

Public portion closed.

Ed Devenney asks for a Motion for a Use Variance to utilize the property as a hotel. Ed Tokmajian, Sr. made a Motion for a Use Variance approval & Joe Domzalski seconds. Motion carries 6-0.

7. Adjournment

Ed Devenney requests a Motion from the board to Adjourn. Ed Tokmajian, Sr. made a Motion to Adjourn, Joe Domzalski seconded. Motion approved 6-0. Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Ed Devenney, Chairperson

Date

Pete Krieger, Secretary

Date

Bonnie Martin, Recording Secretary

Date