

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

August 15, 2018

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

Members Absent: Ed Tockmajian, Sr.

The meeting came to order at 7:04 pm with approximately 7 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer made a motion to approve the June 20, 2018 minutes, Tom Risich approved the minutes and Marc Bourne seconded. Minutes were approved 6-0.
3. **Preliminary Land Development for Republic Bank**
Location: 2961 Mechanicsville Rd
Tax Parcel: 02-037-29, 02-037-30 & 02-037-031
Expires: 10/6/2018
Proposed: Bank

Harry Kramer reported a request from Republic Bank for a continuance to the September 2018 meeting. Marc Bourne made a motion to approve the continuance and Tom Risich seconded. Continuance was approved and motion past 6-0.

4. **Final Land Development for Bensalem 21, LLC**
Location: 1301 Bristol Pk
Tax Parcel: 02-029-474
Expires: 10/22/2018
Proposed: Office Building

Gregg Aldeman introduces himself on behalf of the Applicant, Bensalem 21, LLC C/O Eric Kelly. The site is located in a Planned Commercial Park District on the northeast corner of Bristol Pike and Biddles Lane. The site contains 2.99 acres and includes a one story masonry building of 6903 sq. ft. occupied by a Verizon Store, and a one story masonry building of 1800 sq. ft. occupied by a Dunkin Donuts Store, and associated parking for both stores. The site portion of a PCD complex which includes a university, hotel and restaurant. The plans propose which appears to be a two story addition with a footprint of 5950 sq. ft. to the existing Verizon Store, a 36 space parking lot and an underground storm water facility. The site has been subject of submissions dating back to December 2008. The current plan submission revert back to the two story footprint

Harry Kramer requests a Motion from the board. Marc Bourne made a motion granting waivers of Ron Gans, Township Engineer's report. There will be a Will Comply for:

D. 1, 2 & 3

E. 1, 2 & 3

Fire Rescue Report

Amended Final Land Development Approval.

Add: Item C – Applicant will refile items 1, 2 & 3. Tom Risich seconded. "Harry Kramer confirms Motion carries." Motion passed 6-0.

5. **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: 12/31/2018

Proposed: House of Worship

Harry Kramer reported a request from The Bensalem Masjid for a continuance to the November 2018 meeting. Marc Bourne made a motion to approve the continuance and Tom Risich seconded. Continuance was approved and motion past 6-0.

6. **Component 4A - Module**

Location: 2500 & 4400 State Road

Sewage Agreement; Motion to Amend

Harry Kramer requests a Motion from the board. Marc Bourne made a motion to approve, Tom Risich seconded. Motion passed 6-0.

7. **Adjournment**


Harry Kramer requests a Motion from the board. Tom Risich made a motion to adjourn. Joe Domzalski. Motion approved 6-0. Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



Harry Kramer, Chairperson

9-19-18
Date



Pete Krieger, Secretary

9-19-18
Date



Bonnie Martin, Recording Secretary

9-19-18
Date