

Planning Commission- September 20, 2023, at 7pm

Present: Mike Gabrieli, Kenneth Farrall, Will Walker, Ed D. Nicole Khan, Frank Schilling, Ed Tokmajian

Absent: Peter Krieger

Approval of last minute of June-July 21, 2023

Preliminary & Final Land Development for Ed Deangelis- President EDA Contractors on 633 Dunksferry Road

Attorney Michael Meginniss, for Warehouse and Construction  
2/72/71 and 11 acres, property in the industrial district

EDA Contractors invested in the interior and area. 2021 no expansion parking.

EDA company specialized in external roofing and surfaces and employs 300 residents in New Jersey. Take pride in their endeavors in the community and partnering with organization like Make a Wish and highlight which business invest and support the community. Re-investing in local efforts

Ed DeAngles, CEO of EDA, proud of their success to Bensalem in 2008. Surrounding efforts as we grow geographically. All exterior and customized Fabrication in our steel and metal shop and Union Contractor with an emphasis on social justice and investing in our employees long-term. Buffalo Stadium and a footprint in Bensalem

Steve Torpey, design engineer, 36,000 square foot warehouse, and added additional.

147 stalls and loading docks and improvement for the storm water management. Easements and planting to reduce storm water.

Michael- Traffic Review Letter, accommodation for pedestrian to move, waiver is request with a fee in lieu and sidewalk installation.

Pivoting into the civil review,

Nicole Khan- Land Development and connection is needed. Add that as a waiver request as 8<sup>th</sup>.

Mike Gabrieli- On the other side of Dunksferry and Marshall

Steve- Stop the encroaching swampland area and we got a buffer form and plant what we can to the interior of the site.

Michael- Beautify

Farrall- You asked for the extension by the Zoning ordinance Hearing from the Planning Commission and Zoning. Adjacent to the neighbor and residential area.

Ed D- Everything will comply minus the 8 additional waiver request and at the end of side revision. Sidewalk request

Nicole Khan- What about parking and buffer boundary? Sanitary Easement. Basin based on the water draining.

Michael- Parking is being based on population of the employed and we add greenery. Also, there are no townhomes across from the property rather it is industrial parking for trucks currently.

Aerial photo is displayed, and copy is given.

Wetland border and decrease encroaching onto the water lands.

Ed T- He is within wetland buffer and in the portion of the property?

Michael- Looking at data from 100-year storm and reducing impervious surface and reducing flow on our property.

#1 #2- Be existing features waivers within 100-400 feet.

#3- Vertical data survey- Bensalem standard NAD? 1983-1988

#4- Preliminary Final

#5- Grading with Basin for stormwater management

#6- Lot Trees, number of trees to be compliant and add to interior to the site. Adjacent parcel.

#7 -not to provide metal pole streetlight.

#8- Sidewalks and paying fee in lieu

Everything else is a will comply.

Ed T-

Frank- Loading dock can hold how many trucks 3-4 loading in, but fabricating, and a large water basin.

Nicole Khan-

96 employees to 115 approximately

Mike Gabrieli- Storage area, storm water management, shrubs,

Ed T- No questions

Will Walker- No question

Nicole Khan- No question

Waivers in motion, motion to approve tax parcel with condition waivers #1-7 with #8 will be carry through.

Basin overlarge to compensate.

Will- Approve

Ed T- Second Approve

Motion Adjourned- 8pm.

CHAIR-Ed DeLong