



BENSALEM TOWNSHIP

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Joseph DiGirolamo
Mayor

Kenneth V. Farrall, BCO
Director of Building & Planning

Bensalem Township Planning Commission Regular Monthly Meeting , Wednesday , February 21, 2024

Present: Ed Devenney, Will Walker, Pete Krieger, Ed Tokmajian, Sr, Frank Schilling, Kenneth Farrall, Zoning Officer

Not Present: Mike Gabriele, Joe Domzalski, Nicole Khan, Township Engineer

The meeting was opened with the Pledge of Allegiance at 7:03

Re-organization of the Board

1. Motion by Will Walker, second by Ed Tokmajian, Sr, for Ed Devenney for Chairperson, Vote 5-0
2. Motion by Pete Krieger, second by Ed Tokmajian, Sr, for Will Walker for Vice-Chairperson, Vote 5-0
3. Motion by Ed Devenney, second by Ed Tokmajian, Sr, for Pete Krieger Secretary, Vote 5-0
4. Motion by Pete Krieger, second by Ed Tokmajian, Sr, to approve the Meeting Dates for 2024, Vote 5-0

Approval of last month's minutes – September 20, 2023 and October 18, 2023. Motion by, Ed Tokmajian, Sr, second by Will Walker, Vote 5-0

Agenda Items:

1. **Rezoning of certain properties within Bensalem Township**
Location: State Road and Mill Road, Tax Parcel: 02-022-009; 02-022-008; 02-022-004
Rezone from: LI to: G-C
Tax Parcel: State Road and Mill Road 02-022-003-001; 02-022-003; 02-022-001-002
Rezone from: LI to: AD

Mr. Farrall presented the rezoning application and discuss the fact that Bensalem Township was “cleaning up” the zoning along State Road and fixing the problems of the past. The rezoning will help the developer of the gas station because some of the uses they are proposing would confirm to the GC zoning and not to the LI zoning. Frank Schilling had additional questions as to why there was a need to do this, Mr. Farrall discussed other parcels that the Township has rezoned in an effort to fix the problems on State Road. Motion by Ed Tokmajian, Sr, second by, Frank Schilling to approve the rezoning application, Vote 5-0.

2. **Bensalem Township Certified Redevelopment Area - Existing Conditions Report.**

Mr. Farrall presented the Bensalem Township Certified Redevelopment Area on Existing Conditions Draft Report, dated July 2023. Mr. Farrall presented this will establish the redevelopment area for tax incentives or possibility of special financing through the Bucks County Redevelopment Authority. The area included the Route 1 corridor up to and including the Neshaminy Mall. This area was picked due to the existing hotels that the police have had problems with and numerous vacant properties. Ed Tokmajian, Sr, had numerous questions, including who would develop the properties and what would be put on the properties. Mr., Farrall discussed the incentives would go to a developer who is investing in the property to develop. The incentives would not just be a payment to the property owner unless the property is developed in conformance with Township Ordinances. No formal plans have yet to be submitted by a developer. Motion by Pete Krieger, second by Ed Tokmajian, Sr, to approve the Redevelopment Area Report, Vote 5-0

3. **Adjournment**

Motion by Ed Tokmajian, Sr., second by, Frank Schilling, to Adjourn Vote 5-0 at 8:12

Submitted by: Kenneth Farrall, Director of Building and Planning/Zoning Officer