

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

April 17, 2019

Members Present: Harry Kramer, Tom Risich, Pete Krieger, Ed Devenney and Ron Gans, Township Engineer.

Members Absent: Ed Tockmajian, Sr. Joe Domzalski, and Mike Gabriel.

The meeting came to order at 7:04 pm with approximately 2 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer suggests a Motion to Approve the March 20, 2019 minutes, Tom Risich approved the minutes and Pete Krieger seconded. Ed Devenney abstained. Minutes were approved 4-0.

3. Preliminary and Final Land Development for Michael Sperduto/Sperduto Investments

Location: 901 Tennis Ave
Tax Parcel: 02-029-300 & 301
Request: Storage/warehouse

Harry Kramer notifies the Applicant, Michael Sperduto that they have 4 out of 7 members of the Planning Commission in attendance. Harry advises the Applicant, Michael Sperduto, that he has the right to request a hearing for a full board. Applicant, Michael Sperduto confirms he accepts the current board and is willing to move forward.

Michael Sperduto states "There is an existing driveway, they will keep it in the middle and that this is not reflected on the drawing." "The print shows an additional two buildings that fit under the square footage." "The Engineer advised to move forward to approve." "The goal is to build the "U" shape now." Harry Kramer asks "What would be subject to impervious surface and the building on the property for us to approve this?" Michael Sperduto states "They are under the impervious surface requirements." Harry Kramer asks "Do you have Ron Gan's letter dated March 27?" Michael Sperduto states "My Engineer was supposed to be here with that information." Harry Kramer states "That is what you have to go over with us." Peter Krieger asked "Is the Architect coming?" Michael Sperduto advises "The Engineer was hurt or sick and could not attend." Ron Gans stated "Let us know what is exactly is planned for this unit, Is this something you are going to store large items in?" Michael Sperduto stated "We have it set up for contractor storage and warehouse space." "Each building will be a 6x6 or 8x8, code permitting, with a sink, toilet and general storage." "No outside storage." "Behind the building there will be yard access with fenced in area for extra materials." "There will be small contractors with tools." Ron Gans asked "Are you envisioning a small contractors, running small businesses out of these units with secretary/employees using restrooms?" Michael Sperduto said "Yes." Ron Gans said "Contractors with trucks needing parking?" Michael said "Yes." Ron said "This does not sound accurate." Michael said "We will add more parking, approximately 20 additional spaces on the lot." Ron Gans said "I don't feel 20 more spaces will fit on that lot." Ed Devenney said "This doesn't look like the typical storage facility since there will be restrooms." "I don't feel there will be any oversight to monitor if they may dump materials down the toilets or sinks. Ed Devenney expressed concern "Will there will be equipment outside the facility, that the residents in the Cedar Court Apartments and Grandview Gardens will see this as an eyesore?" Michael Sperduto stated "We shaped it like a U, with a fence so the residents would not see any materials or equipment." Ed Devenney addressed the fire department access and water supply to the structure. Ed Devenney said "There is a letter that you have been rejected because certain information has not been provided." Michael Sperduto stated "There is fire access is around the entire building." "If the buildings were split into 12000 feet, they will not need a sprinkler system." "We are not opposed to installing a sprinkler system." Ed Devenney said "Also per the letter, there was supposed to be a utility plan submitted specifying the locations of the fire hydrants." "Has this been completed and reported to the Fire Marshal's Office?" Michael Sperduto stated "I thought it was on the print, it's the 6" domestic water line." Ron Gans said "6627 sheet 3 of 11 has copper & fire line." Harry Kramer asks are you prepared to discuss these 14 waiver requests and the technicalities involved with them?" Michael Sperduto stated "I can gladly fill in as much as possible." Harry Kramer states "That's not possible, we need details. "I understand your lacking your Engineer. "Harry Kramer asks "How much time do we have on this claim?" Ron Gans answers "The full time is 90 days from the time of submission to the time of the hearing before council". "Would you feel more comfortable being here with your professional?" Michael Sperduto answers "Yes". Based on lack of information due to the Engineers absence, the Applicant couldn't follow through with the

presentation. Harry Kramer asks the Board for an extension of continuance to the next month's meeting until the Applicant can have his professional attend. Pete Krieger makes a motion to continue meeting to May 15 and a Waiver for a 90 day limit. Tom Risich seconds. Motion carries 4-0.

5. Adjournment

Harry Kramer requests a Motion from the board. Pete Krieger made a Motion to Adjourn. Ed Devenney seconded. Motion approved 4-0. Meeting adjourned at 7:25 p.m.

Respectfully Submitted)



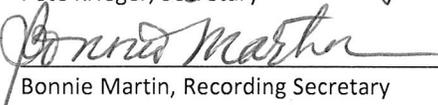
Harry Kramer, Chairperson

5-15-19
Date



Pete Krieger, Secretary

5-15-19
Date



Bonnie Martin, Recording Secretary

5-15-19
Date