

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

December 18, 2019

Members Present: Harry Kramer, Tom Risich, Pete Krieger, Ed Tokmajian, Sr., Joe Domzalski, Ed Devenney , Mike Gabrieli and Ron Gans, Township Engineer.

The meeting came to order at 7:05 pm with approximately 14 people present in the audience.

Harry Kramer announces Ron Gans, Township Engineer's last meeting as he retires. Harry Kramer also announces this will be his last meeting as he will be joining the Zoning Hearing Board.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer suggests a Motion to Approve the November 20th, 2019 minutes. Ed Devenney approved the minutes and Mike Gabrieli seconded. Minutes were approved 7-0.

3. Sketch Plan for Inspire Federal Credit Union

Location: Galloway Road and Hulmeville Road

Tax Parcel: 02-041-022-002

Request: Financial Institution

Expires: None

J. Todd Savarese, Esquire, Jim Merrow, CEO and Timothy Casey, P.E. of Gilmore and Associates Inc. present on behalf of Applicant, Property Owner, Walter Lesnovick. The subject parcel was created by an April 22, 2008 Amended Final Subdivision Plan as part of the Galloway Road extensions project. The parcel is located on the north east corner of Hulmeville and Galloway Roads. The lot area is 37,625 sq. ft. and lies in a GC General Commercial District and is currently vacant. The plan proposes the construction of a 3000 sq. ft. and Inspire Federal Credit Union building with a drive-thru window and 15 parking spaces which include one handicap space. The parcel has access to both Hulmeville and Galloway Roads.

Harry Kramer opens up questions to be asked by the board:

Ron Gans, Township Engineer states there may be one less variance, item # C4 should be under land development.

Ed Tokmajian, Sr. asks is there fencing? Todd Savarese, Esq. states yes, fencing, planting and landscape buffering between green area and drive way.

Ed Devenney has concerns with the first dwelling and the 20 ft buffer. If the residents open their windows they will be affected by the fumes from the drive through, music from cars, that corner is traffic congested, buses coming out of the high school. Todd Savarese, Esq. states his appreciation for the neighbors and will connect with them. This is zoned General Commercial. I think we can work collaboratively and satisfy the Planning Commissions concerns under the context of recognition that the corner property is zoned with use, we can come to a plan by both sides that the zoning is in place for a financial institution.

Ed Devenney asks the operating hours. Todd Savarese, Esq. states M-F 9am-5pm, Fri 9am-6pm & Sat 9am-1pm

Pete Krieger asks what is the reason to having the back entrance so far back and closer to the residential and not closer to the building? Todd Savarese, Esq. states these are Penn Dot requirements.

Mike Gabrieli asks how committed you are to that property and have you explored other properties? Timothy Casey, P.E. states Yes We have been looking for two years. This lot fits our business plan and resembles our other locations. Ed Tokmajian, Sr. asks have you looked at the TD Bank location near Neshaminy Mall? Timothy Casey states it was under contract and did not fit the business model we were looking for.

Harry Kramer announces public portion open.

Ashley Benny 2075 Galloway Road

We live right next to the bank. There is already high traffic and jamming with the high school. We are losing our privacy with cars backing into our driveway. We just moved here 2018 from Philadelphia, paying double tax and I'm very disappointed.

Ed Tokmajian, Sr. agrees it must be tough to get out of your driveway, the board does sympathize with you.

Pete Krieger suggests going to the Zoning Hearing Board meeting to express your concerns.

Ron Gans, Township Engineer advises the Zoning Hearing Board meeting will be held early January.

Harry Kramer announces public portion closed.

4. Preliminary and Final Land Development for Bensalem School Township District

Location: 1440 Byberry Road

Tax Parcel: 02-033-106

Request: VMC Pole Barn

Expires: 12/31/19

John Koutsouros, P.E. of Carroll Engineering presents on behalf of the applicant. This 24.97 acre site is located in the R-11 Residential Zoning District. The site is owned by Bensalem Township School District. This site is currently used as a bus transportation center for the school district. It contains a bus parking lot, maintenance building and the southwestern part of the site is an undisturbed wooded area. The existing bus transportation center will remain and they propose a pole barn, canopy covered parking area and parking lot to include 2 ADA parking spaces, 14 regular parking spaces and 9 oversized parking spaces. This is Municipal Building and Municipal Use and is permitted using the R-11 Residential Zoning District. Byberry Road is a Township Road and is classified as a collector Road. They will use this one acre location to service equipment and storage, no restrooms and will have a pervious paved parking lot for storm water to infiltrate into the ground.

Harry Kramer opens up questions to be asked by the board:

Ed Tokmajian, Sr. asks if this is located across the street from Hollandale? John Koutsouros, P.E. replies yes

Ed Tokmajian, Sr. asks if this is a secure & locked? John Koutsouros, P.E. replies yes

Ed Tokmajian, Sr. asks about the existing wildlife? John Koutsouros, P.E. replies they will have 8 ½ acres to occupy.

Tom Risich asks is this is big enough for buses to go in? John Koutsouros, P.E. replies no, only equipment.

Ed Tokmajian, Sr. questions the limited tree removal and the area to be disturbed. John Koutsouros, P.E. replies under an acre, .96, what's being graded as a surveyed figure by AutoCAD is .96 acres.

Ed Tokmajian, Sr. asks if there will be a fence? John Koutsouros, P.E. replies yes

Harry Kramer announces public portion open.

Carol & Edward Bells, 1206 Hawthorne Road

I don't understand how we could contemplate ruining any of the woods if there are other areas in the district, especially if it doesn't require electric and water. I'm worried this will cause more flooding for the surrounding areas. The pavers break down and have the risk of getting clogged. This is a very swampy area. This is raising the water table for the residents. There is room behind Schaeffer and Snyder. They say there is 9 ½ acres and only using 1 but that is a lot when there are deer and fox.

Harry Kramer explains there are not a lot of places to have a secure yard to protect the equipment. We can take space away from the soccer or football fields.

John Koutsouros, P.E. replies to the flooding concern. This is an acre holding over 2000 cubic feet of water and will resolve the flooding.

Dale Van Sant, 1619 Hollandale

I've lived here 44 years. I love Bensalem and want to retire here. I love the school buses because it slows traffic down. My main concern is the environmental impact on the existing wildlife. There is deer, fox, possum, raccoon, where will they go? The open space is dwindling. It's very bright and keeps the thieves away. 136 trees coming down will impact the wildlife as well. The area in the back had a wetlands study done roughly 20 years ago so a new study would be good.

Diane Simmer Rechenberg, 1245 Hawthorne Road

My property is the closet land to this site. I'm very concerned. We have a beautiful back yard with trees and animals that will be destroyed. You're taking away my vision having to look at a barn...what's my property going to be worth? Consider the noise level with the maintenance. The flooding will increase from the stream in the back. Please consider not letting this happen.

Margaret Lineman, 1463 Byberry Road

I can see this property from every window in my home. The trees and wildlife are wonderful. I do not want to look out my window and see a two story barn. I do not want to see the trees disturbed. I enjoy seeing the four seasons. I don't think it's necessary that it needs to be built there.

Kathleen Abisaleh, 1265 Harwood Avenue

The creek overflows out of the woods. There is tremendous run off and erosion occurring. The flooding is getting worse. Our property values will definitely go down. We are sinking. Can you do it on the High School property near the woods? I oppose.

John Koutsouros, P.E. replies to the concerns. Go on the National Wetlands Survey. We will have a wetlands specialist go out there. This site's storm water and runoff will decrease what overflows onto your property. The water will be detained on site under the parking lot. We do not want to make issues with the neighbors. We are trying to pick the best site that is secure and set back with a 65 sq. ft. buffer so you will not see the barn. The school district wants the best for everyone.

Harry Kramer announces public portion closed.

Harry Kramer suggests any comments or Motions from the Board. Tom Risich Motions to table this project to the January 15th, 2020 meeting to clean up the plans. Also to ask for an extension of time beyond 12/31/19. Ed Devenney seconds.

5. Adjournment

Harry Kramer requests a Motion from the board. Mike Gabrieli made a Motion to Adjourn. Pete Krieger seconded. Motion approved 7-0. Meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Harry Kramer, Chairperson

Date

Pete Krieger, Secretary

Date

Bonnie Martin, Recording Secretary

Date