

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

June 17, 2020

Members Present: Ed Devenney, Pete Krieger, Ed Tokmajian, Sr., Mike Gabrieli , Will Walker and Russell G. Benner, Township Engineer.

Members Absent: Tom Risich, Joe Domzalski

Abstentions: Pete Krieger

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

1. Ed Devenney opened the meeting with the Pledge of Allegiance.
2. Ed Devenney suggests a Motion to Approve the February 19th, 2020 minutes. Ed Tokmajian, Sr. motioned and Will Walker seconded. Minutes approved 5-0.
3. **Preliminary and Final Subdivision for Jay Pandya \*\*\*Removed from Agenda\*\*\***  
Location: 2201 Street Road (The Hub at Bensalem)  
Tax Parcel: 02-033-026 & 02-033-033-01  
Request: Mixed Use  
Expires: 06/03/2020
4. **Preliminary and Final Land Development for McDonald's USA LLC**  
Location: 1930 Street Road & 2932 Hulmeville Road  
Tax Parcel: 02-043-016 & 02-043-018-001  
Request: McDonald's Rebuild  
Expires: 08/02/2020

Mike Jeitner, P.E., Bohler Engineering presents on behalf of the Applicant, Jonathan Baske, McDonald's USA. Applicant proposes a rebuild of the existing McDonald's. The building will be demolished. Parking will be resurfaced, new landscaping installed. Improvements will be made on Hulmeville Road and Street Road with sidewalks to be installed with pedestrian connection per ADA guidelines. Building will be in the same location. The new building will be 5300 sq. ft. The access to Street Road will remain. There will be a bypass lane installed next to the dual drive thru with a wrap lane. Curbing will also be upgraded. A small indoor play land will now exist inside the building. Existing parking will remain. Landscaping islands will be installed. Rain gardens areas installed in front of the site. Architecturally this will be a modern style building inside and out. The trash enclosure will remain in the northwest corner of the property with 20 ft. buffer with 80 ft. high fence and landscaping. The new enclosure will have 2 dumpsters. Trucks will have access and maneuverability throughout the site. Everything that is not a waiver is a will comply.

Ed Devenney opens up questions to be asked by the board:

Russell G. Benner, Township Engineer states waiver # 1 can be removed on condition aerial is supplied.

Russell G. Benner, Township Engineer also suggests all ballards need to be centered along handicapped parking.

Ed Tokmajian, Sr. inquires about the need for a 2<sup>nd</sup> dumpster. Mike Jeitner replies the 2<sup>nd</sup> dumpster will be used for recycling.

Mike Gabrieli voices concern about the odor and unsightliness of the dumpsters for the neighbors living behind these receptacles. Will there be shrubbery...what size...what kind? Mike Jeitner states the receptacle have a masonry surround that are 8 ft. high and 10-12 ft. pine tree buffering will be installed. Receptacles will be sprayed out and on time trash pick up will happen on a daily basis.

Ed Devenney expresses the main concern is the stench on a hot sunny day emanating to the residents on Virginia Avenue when they want to be in their backyards. Has there been any consideration to moving the trash receptacles, possibly removing a few parking

spaces to place behind the jewelers? Mike Jeitner replies the maneuverability through that area is very tight for the trash service. We have looked at other locations however they are trying to reduce the distance for the safety of the employees.

Ed Devenney announces public portion open.

Floyd Beam, 1933 Virginia Avenue

I moved to Virginia Avenue 41 years ago. Over the years, McDonalds has been a very excellent neighbor. They have always addressed our concerns. The trash trucks are scheduled for 7am and have been coming 430-6am disrupting families. The biggest problem is the odor, bugs and rodents. This is a problem if we want to have a backyard BBQ. The drivers can learn to maneuver the new location of the receptacles. The water sewer hookup needs to be relocated with all the traffic causing overflow and damage to the property at 1953. Now McDonald's is open 24 hours and at all hours of the night, there are disturbances. We have residential rights. Mike Jeitner states they are willing to relocate the receptacle.

Kathleen Walgate, 1941 Virginia Avenue

I have lived here over 30 years. My experience has been wonderful with McDonald's. I am a property manager. I want to thank you for listening. I don't want a dumpster in my backyard.

William Eppler, 1953 Virginia Avenue

I just wanted to say nobody wants a dumpster next to them. You can scrub them out but its still going drain down the road and it still smells. I used to work at a McDonald's I know. It brings the birds in and out. It's just not right. Thank you again.

Ed Devenney announces public portion closed.

Ed Devenney suggests a Motion. Ed Tokmajian, Sr. grants approval for Preliminary & Final Land Development per the following conditions:

- A.) With exception waiver #1 removed on condition aerial is supplied.
- B.) The three trees not used in the original plan will be donated to the Bensalem Township Tree fund.
- C.) Will comply with waiver sections 2-7.
- D.) Dumpster location will now be moved to the north east quadrant of the parking lot behind the jewelers.

Ed Tokmajian, Sr. Motions to approve and Will Walker seconds. Motion carries 5-0.

**5. Adjournment**

Ed Devenney requests a Motion from the board to Adjourn. Mike Gabrieli. made a Motion to Adjourn. Ed Tokmajian seconded. Motion approved 5-0. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

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Ed Devenney, Chairperson

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Date

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Pete Krieger, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bonnie Martin, Recording Secretary

\_\_\_\_\_  
Date