

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

February 19, 2020

Members Present: Ed Devenney , Ed Tokmajian, Sr., Joe Domzalski, Will Walker and Russell G. Benner, Township Engineer.

Members Absent: Tom Risich, Pete Krieger, Mike Gabrieli

The meeting came to order at 7:00 pm with approximately 4 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 January 15th, 2020 minutes. Joe Domzalski seconded. Minutes were approved 4-0.
3. **Preliminary and Final Land Development for Bensalem School Township District**

Location: 1440 Byberry Road

Tax Parcel: 02-033-106

Request: VMC Pole Barn

Expires: 3/31/20

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. Everything that is not a waiver is a will comply.

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

Ed Tokmajian, Sr. states the Fire Marshal rejected land development twice what is the status? John Koutsouros, P.E. replies because the closest fire hydrant is across the street so we will need to install one.

Ed Tokmajian, Sr. asks what is the daily operation? John Koutsouros, P.E. replies Lawn care and snow removal for three seasons.

Ed Tokmajian, Sr. asks is the parking lot illuminated? John Koutsouros, P.E. replies no, hours are 7am to 2:30pm.

Ed Devenney announces public portion open.

**Margaret Lineman, 1463 Byberry Road**

Will you leave a substantial amount of trees for cover? John Koutsouros confirms 80 foot of trees from the curb will remain. Are you going to have fencing? John Koutsouros confirms yes. Why do we need sidewalks if it's not a usual footpath of traffic? John Koutsouros advises this is an advantage to the residents and is also recommended when there is a change to landscape.

**Dale Van Sant, 1619 Hollandale**

I'm not happy with this project. Have you considered exploring other locations for this project? Can more taxpayer money be saved by using school district property? My main concern is the wildlife, where will they go? The deer are getting pushed out. John Koutsouros, P.E. replies there are 20 plus acres for the animals to occupy.

Ed Devenney announces public portion closed.

Ed Devenney suggests a Motion granting approval for Preliminary & Final Land Development per the following conditions:

- A.) Will comply to apply for a separate address.
- B.) Will comply with obtaining a favorable letter recognizing the True Grid paving material used and approved as stated by from the Fire Marshall's Office per Russell G. Benner, Township Engineer.
- C.) Will comply with waiver sections 2-4, 6, 8-10.
- D.) Item#22, 201-110(b) will grant the waiver of widening paved cartway.
- E.) Item#5, 201-111(a) will grant the waiver for sidewalks.
- F.) Ed Tokmajian, Sr. Motions to approve and Joe Domzalski seconds. Motion carries 4-0.

**5. Adjournment**

Ed Devenney requests a Motion from the board to Adjourn. Ed Tokmajian, Sr. made a Motion to Adjourn. Joe Domzalski seconded. Motion approved 4-0. Meeting adjourned at 7:46 p.m.

Respectfully Submitted,

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Ed Devenney, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Pete Krieger, Secretary

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date