

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

October 17, 2018

Members Present: Harry Kramer, Marc Bourne, Pete Krieger, Tom Risich, Joe Domzalski, and Ron Gans, Township Engineer.

Members Absent: Anne Lubinski, Ed Tockmajian, Sr.

The meeting came to order at 7:05 pm with approximately 49 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer made a Motion to Approve the September 19, 2018 minutes, Joe Domzalski approved and Marc Bourne seconded. Motion passed 5-0.
3. **Preliminary Land Development for 2600 Rock Pile LLC**  
Location: 2600 State Road  
Tax Parcel: 02-065-021  
Expires: 11/25/2018  
Proposed: Open Air Storage

Tom Hecker and Tim Bahls presented on behalf of the applicant.

**Public Comment: None**

Harry Kramer requests a Motion from the board. Marc Bourne made a Motion Granting Approval for Land Development, Tom Risich seconded. Harry Kramer confirms "Motion carries." Motion passed 5-0.

4. **Preliminary Subdivision for Bardhok Gjoka**  
Location: 1154 Tennis Ave  
Tax Parcel: 02-025-014  
Expires: 12/08/2018  
Proposed: 3 Lots – Single Family Dwellings

Steve Quigley present on behalf of the applicant.

**Public Comment:**

**Earl Groh**

1101 Tennis Ave

Concerned about contaminants

**Mark Ortizberger**

1130 Cedar Ave

Concerned about glass on the property and the turnaround time for completion.

**Elizabeth Turner**

1135 Tennis Ave

Questioned square footage and glass clean up.

Harry Kramer requests a Motion from the board. Marc Bourne made a motion granting approval for Land Development, Joe Domzalski seconded. Harry Kramer confirms "Motion carries." Motion passed 5-0.

5. **Rezoning for AQ Saint Katherine Drexel, LP**

Location: 1663 Bristol Pike

Tax Parcel: 02-060-015

Rezone from: IN

Rezone to: MUR

Expires: None

Proposed: Mixed Residential Development

Tom Hecker, Esquire present on behalf of Applicant. Also speaking: Len Ponsia - Principal Developer, Dave Fleming - Site & Civil Engineer, John Clover - Project Historic Engineer, Joe DeSantis - Traffic Engineer, Jim Berney - President of Senior Care and Sister Sandra of the Sisters of The Blessed Sacrament.

**Public Comment:**

**Kevin Bock**

1192 Clinton Ave

Concerned about traffic. What is going to stop the public from shopping there?

**John Doody**

1539 Tyson Ave

Has concerns about the wildlife, how will it affect our taxes, will our home values go down, will the water reservoir be treated to prevent mosquitoes?

**Stephanie Morrowis**

2290 Galloway Rd

Concerned about the cemetery being walled off, will it be open to visitors? Will there be enough space for the 85 sisters living if they want to be buried there? Will the tunnels be preserved to the Mother's House, Chapel, & Crypt? Are they on the historic registry? Concerns about traffic on Langstroth Ln. Are there any asbestos/contaminants?

**Janis Strongberger**

946 Langstroth Ln

Concerned about the 16 facilities within the development, the additional staff to run these businesses, parking for employees. The density of this program is overwhelming. The additional traffic on Langstroth Ln, currently experiencing accidents and road rage. Making a left out of the senior facility at Gravel Lane is a death zone. Children have already been hit and killed. The Altar Boy from St-Charles hit by a car and sustained skull fractures, leg lacerations and foot injuries.

**Jill Freeman**

1100 Gravel Pike

Concerned traffic in and out of the facility will be greater than what the Traffic Engineers have calculated. Currently experiencing issues getting out of Gravel Lane.

**Debra Gallagher**

925 Clairemont Ave

States homes at Pennswood Avenue Independent Living Facility are not selling so there is concern for the same scenario here.

**Noah Batini**

1036 Wildman Ave

Concerned about traffic. He lives on the Cornwells side of Bensalem and traffic is always coming through Wildman Avenue and they do not respect the speed limit. More employees, more traffic impact.

**Al Litz**

1044 Wildman Ave

States traffic is currently a nightmare and he disapproves of the additional Townhomes.

**Rob Homolka**

3213 Whitney Court

Stated traffic study is not realistic. The townhouse footage is excessive. The children are paying for parents care, then they will not be able to afford a home in the development as well. In respect to the historic aspect, have they visited the Bensalem Historical Society to research the site? Mile marker 13 lands on this property near the entrance. He requests the marker remain since it's been there since the American Revolution.

Harry Kramer requests a Motion from the board. Pete Krieger Motions to Deny Rezoning for AQ Saint Katherine Drexel, LP. Marc Bourne seconds the motion. Board unanimously denies Motion. Harry Kramer confirms "Motion carries." Motion Denied 5-0.

**6. DEP Component 4-A Ivy State Road**

Location: 3750 State Road

Sewage Agreement; Motion to Approve

Harry Kramer requests a Motion from the board. Marc Bourne made a Motion to approve, Pete Krieger seconded. Motion passed 5-0.

**7. Adjournment**

Harry Kramer requests a Motion from the board. Ed Tockmajian, Sr. made a Motion to Adjourn. Marc Bourne seconded. Motion approved 5-0. Meeting adjourned at 9:30 p.m.

Respectfully Submitted,

  
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Harry Kramer, Chairperson

12-19-18  
Date

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

12-19-18  
Date

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

12/19/18  
Date