

October 20, 2021  
7:00 pm

**Members Present:**

Tom R.  
Mike G.  
Will Walker  
Pete Krieger

Russ- Chief Civil Engineer

**Members Absent:**

Ed Deveeney  
Ed T.  
Joe D.

**September 15- Approved Minutes**

Ken Farrell- Director of the Building

**Amendment to Section 232-259 of Bensalem revised ordinance code and sleep slope.**

Driven by the hub. Street Road mixed use Katherine Drexel sleep Manmade slope.  
No comment.

Natasha Baca resident of 2047 Hansel Drive. The July 12<sup>th</sup> floods man-made slopes not going to build up a slope. Requires and mandates a plan.

No water, buffer zone, 20-75 feet.

Fence and the street mix use in buffer.

My property has not been maintained and she had water in her home.

Colleen Scorowitz who lives at 2225 Hansel Drive. Allowing them, long-standing. Gas station, behind our houses.

Should be 95 not 75 feet. Council Meeting.  
Planning Commission Ordinance. Only 75 recommended.

“Proposal update the language” clarification on judgment call and public comment close.

Public comment close.

Motion separate on each one. Pass or approve.

Krieger- yes.

Will Walker-second.

Mike G. extending 95 feet approval and thank you for Ken Farallel.

**Preliminary Land Development for Bensalem III Industries LLC.**

Parcel 2500 State Road and 625 Imperial Ct.

Stormwater approval.

Andrew Stoll

Sharon Dotts

Russ- update traffic review; will comply #27, #28, and #29 and stormwater will comply.

Waiver #22 Number of trees and 233 trees.

Russ- \$55,000 or trees

Will- Plant the trees or pay the fee!

John Ross-Owner identical waiver the requirement \$200-\$300.

10 feet. Polythematic pipes and private storm system

Waiver #7

2 feet of cover

Several of 2 feet or cover

Waiver #9

#28

Provide a fee in lieu of 3 of #29

Sidewalk- Broken goblet.

Owner- John Ross

Russ- Whole sidewalk whole access.

Construct or pay a fee in lieu of drainage improvement.

Site and area.

Move it along with Penndot and the surrounding area.

Tom R. -water does not run up hill.

Waiver #27- Opposite side of the pavement, curve on the property and certificate of service. Presented word and coordination.

Mike G.- Plans outside of the broken goblet area. Grant these waiver. John Ross existing site long-site, no plan to do this decade only this plan and long rectangular site.

Pete Krieger- trial system that this area was supposed to be for family, dogs, and bike crossing. It's ridiculous trail we are not incorporating it in along the state road.

Russ- Example planning commission. A shame, a trial place to bike green space and more than development for me it is disappointing.

Penndot- ordinance requirement

Tom R- Traffic review inquiry.

Will- page 10

Pete Krieger- Not grant you the waiver, every waiver expect the TREES!  
Go to Council not the Planning Committee

Public Comment  
No comment

Preliminary  
Mike G- Motion. Yes!

Will- Preliminary approval traffic.  
All approved Yes! At 8:03 pm.

**Preliminary and Final Subdivision for Charles Woelk**

Lawrence Byrne – 4 lots sub-division of Eddington.

Visual provided.

Waiver for curb and widening the area.

Page #5- Storm water

Page # 6- will comply

Mike G- fee in lieu of sidewalk

Lawrence- a house 2 story with basement, 2 car garage and the plan is to add 4 houses in the area.

Public comment- Daniel Drew lives at 2657- the water in lead into the street embedding a curve.

Motion to approve! Will comply and notification. Approved at 8:20pm.

Preliminary and Final Subdivision for Thomas Snyder.

Michael Meginnis –irregularly shaped. Green avenues density zoning. 9,000 square feet. Partial waivers.

John Richardson- curbing engineer will comply.

Tom R- Fire marshal rejected you. Traffic design letter.

Russ- inspecting Wine and McKinley. Renting it out.

3 family houses develop and Galloway house models and home.

Public Comment

Ginny Lee and James live at 2663 Green Avenue and 2624 Green Avenue.

They are property owning adjoining.

The downside of the hill, run-off from water, okay that we embedded with water, we're on a hill, more-run off and we are upset about the water run-off.

Jim S.

Pitches down, lived there over the 50 years where the water go?

John Richardson- Overflow collect to McKinley

Ginny- How are address the slopes? Deflecting the inlands.

Ginny- Bottom of Green Avenue, hyper. Rock drains do not work.

Russ- 6-7 inlet approves.

John Richardson- post-financial security, functional accountability and legal requirement and not make it worse.

The permanently what is the solution if she (Ginny or I) get flooded?

Stone drain -20 years construction but filter agreement with the development does not must finish and fix it. What do we do in the meanwhile?

Michael John- Home owners have fail-safe program overflow. Storm drain. Should actually have less and there is financial guarantee. (8:45)

Jimmy S. –Wide-open space assured deer and fox.

Motion –on waiver fee in lieu curb on Green Avenue, partial waiver, all in favor.

Preliminary Final on Subdivision on traffic. Approved preliminary.

### **Preliminary Land Development for Adam Carracci – Raising Cane's Restaurant**

Raising Cane's Restaurants

Visual to Bensalem

Green Space- stocking, queuing, double the drive through.

Chicken fingers! Quantity is absolute and the routine is 2.5 minute.

Adam Carracci- not a chain restaurant 1-2 in Bucks County.

Dedicated manager. Sponsor and catering. They didn't lay off anyone during COVID.  
Raising Cane's community involvement.

Peter Krieger- Sunday you will outperform Chil-Fila.

Adam Carracci-Tenderloin under the wing, soft 24 hours, 2.5 inches multinational  
breast. Cole slaw, fries, Texas Toast.

Small, fat, happy with you.

Property Development bias for the company.

American Midwest 90's manager.

90's manager

Mike G- Red Robin  
Rejected from the fire Marshall.  
Fire lane to hydrant will comply.

Fire safety and traffic.  
ER- a needs flooding and overdevelopment will comply.  
Waiver #1 and #2.

Preliminary Motion.  
Mike G. approves with Tem and Fire department.

Public Comment. Nope.

Approve and Aye!  
Unanimous!  
Motion to Adjourn!  
9:10 pm Closed out.