

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

January 15, 2020

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

The meeting came to order at 6:58 pm with approximately 22 people present in the audience.

1. Tom Risich opened the meeting with the Pledge of Allegiance.
2. Tom Risich asked for a Motion to Approve the December 18, 2019 minutes, Ed Devenney approved the minutes and Ed Tokmajian, Sr. seconded. Minutes were approved 7-0.

3. Re-organization of the Board

- A. Chairperson - Tom Risich asked for a Motion to nominate Chairperson, Pete Krieger nominates Ed Devenney, Mike Gabrieli seconded. Approved 7-0.
- B. Vice-Chairperson - Ed Devenney asked for a Motion to nominate Vice-Chairperson, Mike Gabrieli nominates Tom Risich, Pete Krieger seconded. Approved 7-0.
- C. Secretary - Ed Devenney asked for a Motion to nominate Secretary, Tom Risich nominates Pete Krieger, Mike Gabrieli seconded. Approved 7-0.
- D. Will Walker announced as new board member.
- E. Planning Commission Meeting dates for 2020 are as follows: January 15, February 19, March 18, April 15, May 20, June 17, July 15, August 19, September 16, October 2, November 18, December 16 and January 20, 2021

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: 12/31/2019

Ed Devenney announced they received a letter from Carroll Engineering Corporation, requesting to extend their continuation until March 31, 2020 and to remove them from the January 15, 2020 meeting. Ed Devenney suggests a Motion from the Board to accept the letter into the record. Joe Domzalski Motions to accept the letter into the record and Mike Gabrieli seconded. Approved 7-0.

5. Preliminary and Final Land Development for McDonalds USA LLC

Location: 1930 Street Road & 2932 Hulmeville Road
Tax Parcel: 02-043-016 & 02-043-018-001
Request: McDonalds Rebuild
Expires: 03/02/2020

Ed Devenney announced he received an email from Building and Planning on behalf of McDonalds USA LLC, requesting the application be tabled at the January 15, 2020 Planning Commission Meeting and be placed on the February 19th 2020 Planning Commission Meeting Agenda. Ed Devenney suggests a Motion from the Board to accept the letter into the record. Tom Risich Motions to accept the letter into the record and Mike Gabrieli seconded. Approved 7-0.

6. Minor Subdivision for Rohan Group of Companies c/o Jignesh Pandya

Location: 2201 Street Road
Tax Parcel: 02-033-306
Request: Mixed use (The Hub at Bensalem)
Expires: 03/11/2020

Township Solicitor, Joseph Pizzo asked if there was anyone representing for Rohan Group and there was not. He explained the applicant submitted a minor subdivision application to the Township in late October, looking to subdivide the Armstrong Middle

School into two parcels. They did not submit any land development plans. This was a plan to take one piece of land and divide it into two. The intention was for the front acreage to be retail and the back to be townhomes. They submitted a revised version in mid-December. It was the same plan but now included a road going from the Armstrong property across the Snyder Middle School property, to Hulmeville Road, to provide road frontage and road access for the townhomes to Hulmeville Road. The Township Engineer reviewed that application and advised the developer, that what they were proposing, was no longer a minor subdivision, was now a major subdivision and that they should resubmit their application as a major subdivision. This was conveyed to their Engineer. He received a call from an Attorney that is now representing the applicant. He received no further communication and it was not conveyed, that no one was attending.

Public Comment:

Kim Spicer - 635 Ashton Road

We're a city now, not a suburb. I would be willing to donate \$1000 to start a fund to pay the school district to keep the land open for a park.

Ed Devenney announces public portion closed.

Ed Devenney recommends a denial based on the application not meeting the subdivision requirements. Tom Risich Motions to Deny and Ed Tokmajian, Sr. seconded. Denied 7-0.

7. Preliminary and Final Land Development for Trumark Financial Credit Union

Location: Tillman Drive

Tax Parcel: 02-035-001-001

Request: Credit Union

Expires: 03/11/2020

Michael J. Meginniss, Esq of Begley, Carlin & Mandio LLP, presents on behalf of Applicant, Trumark. The applicant is proposing building a 2,624 sq. ft. credit union adjacent to The Outback Steakhouse across from Parx Casino. This will replace the branch on Northbrook Drive and employ five people within the next year.

The plan does not show any sidewalks. We will provide a fee in Lui or install the sidewalks and will be a will comply. There are sidewalks on the Street Road frontage. In regards to parking, we are compliant, there are 159 spaces. The traffic will not affect Outback as Trumark operates during the day and Outback operates at night.

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

Ed Tokmajian, Sr. Everything is a will comply except chapter 196 - Stormwater Management Ordinance recommending a waiver for 15" pipe not 18". Russell G. Benner, Township Engineer states this is a generalized ordinance requirement for a minimum pipe size. The requirement is the applicant has to demonstrate if they are requesting a waiver, that the pipe size they would like to install, is adequate and meets all the capacity requirements from the Townships ordinance and this case they did.

Pete Krieger asks can you please explain why you feel it doesn't need a sidewalk? Michael J. Meginniss, Esq explains that there is sidewalk on some portion of Tillman but there is not a lot of foot traffic near the basin. We will do whatever the Township prefers. Russell G. Benner, Township Engineer clarifies there is existing sidewalk on Street Road turns the radius of that side of Tillman it would be extending that sidewalk if that's the recommendation of the Planning Commission. Ed Devenney would like to see sidewalks. Pete Krieger would like it added to the approval that sidewalks should be considered.

Ed Devenney announces public portion open.

Public Comment: None

Ed Devenney announces public portion closed.

Ed Devenney asked for a Motion, Pete Krieger motions for Approval for Preliminary and Final Land Development with sidewalks to be considered, Joe Domzalski seconds. Motion carries, Approved 7-0.

8. Adjournment

Ed Devenney requests a Motion from the board. Joe Domzalski made a Motion to Adjourn. Mike Gabrieli seconded. Motion approved 7-0. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Ed Devenney, Chairperson

Date

Pete Krieger, Secretary

Date

Bonnie Martin, Recording Secretary

Date