

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

May 15, 2019

Members Present: Harry Kramer, Tom Risich, Pete Krieger, Joe Domzalski, Ed Devenney, Mike Gabriel and Ron Gans, Township Engineer.

Members Absent: Ed Tockmajian

The meeting came to order at 7:02 pm with approximately 15 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer suggests a Motion to Approve the April 17, 2019 minutes. Mike Gabriel approved the minutes and Tom Risich seconded. Joe Domzalski abstained. Minutes were approved 5-0.

3. **Preliminary and Final Land Development for Michael Sperduto/Sperduto Investments**

Location: 901 Tennis Ave

Tax Parcel: 02-029-300 & 301

Request: Storage/warehouse

Michael Sperduto, Applicant & John Richardson, P.E. of Dumach Engineering present. The development site is located on the eastside of Tennis Avenue opposite Highland Avenue. The 2.99 acres include 6 demolished greenhouses, a concrete pad, paved driveway opposite Highland Avenue and a gravel driveway at the south end of the site. The site will be cleared of all the debris and driveways. The proposal calls for u-shaped structure of 24,392 sq. ft. containing 10 Warehouse units. There will be 3 units, each unit has a main door, garage door access and is served by public sanitary sewer and public water. Access to the site from Tennis Avenue will be from a single driveway located in the approximate center of the frontage. This site is located in an R2 residential district.

Waivers were addressed, all will comply. Harry Kramer suggests the extra trees be donated to a tree bank since they are only using 26 of the 33.

Zoning was granted on the following conditions: largest vehicle shall not exceed 33,000 GVW, no tractor trailers, proposed parking will be subject to Township approval, no outdoor storage, landscaping and fencing shall be installed as proposed warehouse, requires one parking space per employee and there are 28 spaces provided.

Ed Devenney inquired about the type of storage. The applicant stated they will rent out the units for contractor usage and the materials will be of the trade of the contractor, no retail trade. No tractor trailers, largest vehicles max weight at 33,000 lbs. Ed Devenney also questioned traffic projections. The applicant stated this will only be loading and unloading, not a traffic generator. Applicant stated the units will consist of collector car storage, a dance company, boat RV storage and the utility room will be used by Surface Pro for storage. Harry Kramer asked if gated, Applicant confirmed yes by key fob entry code, no guard shack or office 24-hour access and security cameras. Peter Krieger questioned the residential boundaries. Applicant stated they will apply a 6 foot fence with shrubbery. Ron Gans, Township Engineer, informed him 4 foot in front, 6 1/2 in back.

Harry Kramer opened public comment:

Michael Murphy
911 Tennis Avenue

Just wanted to confirm no tractor trailers. There are no vehicles that are supposed to be over 26,000 lbs. traveling on State Road.

Harry Kramer closed public portion.

Harry Kramer suggests making a motion. Ed Devenney makes a Motion Against, Pete Krieger seconds. Motion carries 5-0.

4. Zoning Text Amendment for Echo Bensalem LLC

Location: 2721 Street Road – Giant Shopping Center

Tax Parcel: 02-037-053

Mark Kaplan presents. The Giant supermarket is located on a 10-acre shopping center at 2721 Street Road in a G-C General Commercial District which consists of a 68120 sq. ft. Giant Supermarket, an 18014 sq. ft. attached strip retail store and a stand-alone bank of 3649 sq. ft. and associated parking. The Giant Supermarket wishes to construct 4 gasoline dispensing pumps with a total of 8 filling stations with covered canopy.

The gasoline pumps are not permitted in the G-C District. In lieu of requesting use variance we are proposing a Zoning Text Amendment which would add an accessory use which would permit gas dispensing pumps as an accessory to retail supermarkets meeting the following provisions: the supermarket will be at least 50,000 sq. ft., gasoline dispensing pumps will be mounted on concrete islands and further protected against collision damage by other suitable means, roofs and canopies may be used for the protection of the customers, lighting and signage. Roof and canopies shall be considered structures and shall conform to all area and dimensional requirements of the district. There shall be no more than four gasoline dispensing Islands with no more than eight gasoline dispensing positions permitted on any lot or piece of ground used as retail supermarket with gasoline facilities. The distance between the gasoline dispensing pumps and the retail supermarket store shall be no less than 15 ft.

Mark Kaplan requests and supports the two shopping centers be connected. There will be added walking paths, beer, wine, fuel, LED lights, patio, and improved landscaping. The gas station will have spill containment kits and electrical vehicle charging in the near future. There will be a fire hydrant within 300 ft. and fire truck access meeting the turning radius needs. This will be a huge contribution to the surrounding communities.

Harry Kramer opens public portion: no comment

Harry suggests making a Motion for Petition for Zoning. Ed Devenney Motions for Approval for text portion, Tom Risich seconded. All in favor, Zoning Text Amendment Approved 5-0.

5. Amended Final Land Development for Echo Bensalem LLC

Location: 2721 Street Road – Giant Shopping Center

Tax Parcel: 02-037-60, 60-1, 60-2, & 60-3

Harry Kramer opens public portion: no comment

Harry suggests making a Motion for The Amended Final Land Development. Ed Devenney Motions for Approval for Final Land Development, proposed use to add 4 gasoline dispensing pumps, also interconnection of two shopping centers between Street Roads & Mechanicsville Roads, subject to any zoning changes, will comply with Impact fees and reviews. Joe Domzalski seconds. All in favor, Final Land Development Approved 5-0.

6. Adjournment

Harry Kramer requests a Motion from the board. Pete Krieger made a Motion to Adjourn. Joe Domzalski seconded. Motion approved 5-0. Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Harry Kramer
Harry Kramer, Chairperson

7/17/19
Date

Pete Krieger
Pete Krieger, Secretary

7/17/19
Date

Bonnie L. Martin
Bonnie Martin, Recording Secretary

7/17/19
Date