

**TOWNSHIP OF BENSALEM  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2024 - \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING MAP OF BENSALEM TOWNSHIP, AND  
THE ZONING CLASSIFICATION OF A PORTION OF BUCKS COUNTY TAX MAP  
PARCEL NO. 02-001-048 FROM IN – INSTITUTIONAL ZONING DISTRICT TO  
H-C1 – HIGHWAY COMMERCIAL ZONING DISTRICT**

**WHEREAS**, the Township of Bensalem, Bucks County, Pennsylvania, is a township of the second class, organized and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Township is vested with certain corporate powers, including the adoption of all such ordinances, by-laws, rules and regulations, deemed necessary by the Township for the proper management and control of the Township, and maintenance of peace and the public welfare of the Township and its residents; and

**WHEREAS**, the Bensalem Council after a public hearing deems it appropriate that the Zoning Map of the Bensalem Township be amended such that the zoning classification of a portion of the hereinafter described Tax Map Parcel located in the Township of Bensalem be changed from IN – Institutional Zoning District to H-C1 – Highway Commercial Zoning District; and

**WHEREAS**, the Council of Bensalem Township has determined that the Zoning Map of Bensalem Township shall be amended such that the zoning classification of that portion of Bucks County tax map parcel No. 02-001-048, as set forth in the legal description attached hereto as Exhibit “A” and as identified on the Plan attached hereto as Exhibit “B” should be amended for the health, safety, and general welfare of the Township and the inhabitants thereof.

**NOW, THEREFORE**, the Council of the Township of Bensalem does hereby **ENACT** and **ORDAIN** as follows:

1. The Zoning Map of Bensalem Township is amended such that the Zoning Classification of that portion of Bucks County Tax Map Parcel No. 02-001-048 as identified in the legal

description set forth as Exhibit "A" hereto and the Plan attached as Exhibit "B" hereto shall be changed from IN – Institutional Zoning District to H-C1 – Highway Commercial Zoning District. The Zoning Map of Bensalem Township shall be changed, corrected, and marked in accordance with provisions of this ordinance, so that the same shall hereinafter show the aforesaid described portion of Bensalem Township to be classified as H-C1 - Highway Commercial.

2. This ordinance shall become effective five (5) days after its enactment.

**ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Edward Kisselback, Council President

\_\_\_\_\_  
Joseph Knowles, Council Vice President

\_\_\_\_\_  
Stacey Champion, Council Secretary

\_\_\_\_\_  
Joseph Pilieri, Member

\_\_\_\_\_  
Michelle Benitez, Member

Attested to:

\_\_\_\_\_  
Debora F. McBreen, Council Clerk

THE FOREGOING ORDINANCE IS APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
JOSEPH V. DIGIROLAMO, MAYOR

# Exhibit “A”

March 4, 2024  
240067501

**WRITTEN DESCRIPTION  
AREA TO BE RE-ZONED  
PART OF TMP #02-001-048  
BENSALEM TOWNSHIP  
BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA**

All that certain area to be re-zoned lying, and being in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, as shown on a plan entitled "AREA TO BE RE-ZONED EXHIBIT" prepared by Langan Engineering and Environmental Services, LLC, Drawing No. EX-1, dated 03/04/2024, said plan references a "Tax Map Parcel 2-1-48 Parcel "A" sheet 4 of 4" prepared by J.G. Park Associates, INC., dated 1-15-07, and a PennDOT plan entitled "Street Road, Route 001 Roadway Plans, District 6-0, Section RC1" sheets 382 and 383 of 424, dated 4/25/18 and 4/16/2018.

Beginning at a point along the northerly line of Street Road (S.R. 132) (variable right-of-way), said point being located the following courses from the easterly end of the curve at the intersection of the southwesterly right-of-way line of T-329 Extended (33' wide right-of-way width) and the southeasterly right-of-way line of T-329 Relocated, and being along the southwesterly line of TMP #02-001-048, lands now or formerly of the Township of Bensalem, and running thence from said Point of Beginning;

a) Along the southeasterly right-of-way line of T-329 Relocated (40' wide right-of-way width), on a curve to the left through an angle  $31^{\circ} 06' 52''$ , having a radius of 41.00 feet, an arc distance of 22.27 feet, and whose long chord bears South  $49^{\circ} 27' 16''$  West for a distance of 21.99 feet, thence

b) Along the same, South  $33^{\circ} 53' 50''$  West for a distance of 159.46 feet, thence

c) Along the northerly line of a widening of the right-of-way of T-329 Relocated, South  $56^{\circ} 06' 10''$  East for a distance of 40.00 feet, thence

d) Along the southeasterly right-of-way line of T-329 Relocated, South  $33^{\circ} 53' 50''$  West a distance of 7.71 feet, thence

e) Along the northerly line of Street Road (S.R. 132) (variable right-of-way), on a curve to the right through an angle of  $27^{\circ} 48' 29''$ , having a radius of 200.00 feet, an arc distance of 97.07 feet, and whose long chord bears South  $28^{\circ} 08' 10''$  East for a distance of 96.12 feet to the Point and Place of Beginning.

1. Extending through a portion of TMP #02-001-048 now or formerly Township of Bensalem, South  $47^{\circ} 55' 08''$  East for a distance of 416.65 feet to a point, thence
2. Through the same, South  $18^{\circ} 11' 03''$  West for a distance of 146.00 feet to the beginning of a non-tangential curve, thence
3. Along the northerly right-of-way line of Street Road (S.R. 132) (right-of-way width varies), on a curve to the left through an angle of  $01^{\circ} 39' 56''$ , having a radius of 2,068.14 feet, an

arc distance of 60.12 feet, and whose long chord bears North  $40^{\circ} 11' 47''$  West for a distance of 60.11 feet to a point, thence

4. Along the same, South  $48^{\circ} 58' 15''$  West for a distance of 53.01 feet to the beginning of a non-tangential curve, thence
5. Along the same, on a curve to the left through  $03^{\circ} 04' 00''$ , having a radius of 2,033.17 feet, an arc distance of 108.82 feet, and whose long chord bears North  $42^{\circ} 37' 34''$  West for a distance of 108.81 feet to the beginning of a non-tangential curve, thence
6. Along the same, on a curve to the right through an angle of  $21^{\circ} 36' 23''$ , having a radius of 390.74 feet, an arc distance of 147.35 feet, and whose long chord bears North  $25^{\circ} 02' 07''$  West for a distance of 146.48 feet, thence
7. Along the northerly line of Street Road (S.R. 132) (varying right-of-way), North  $14^{\circ} 13' 56''$  West for a distance of 200.19 feet to the first mentioned Point and Place of Beginning.

The above-described area to be re-zoned encompasses 1.198 acres (52,164 square feet) of land, more or less.


  
 Shaun F. Higgins  
 Professional Land Surveyor  
 PA License No. SU-051088-E

# Exhibit “B”

