



# BENSALEM TOWNSHIP

Building and Planning Department  
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[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board Monthly Meeting  
December 1, 2022  
Bensalem Township Building  
7:00 pm

## LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – November 3, 2022
4. Continued Hearing for 2155 River Rd., for Minh Thai Appeal #2022-1274  
Location: 2155 River Rd.  
Tax Parcel: 02-064-126  
Request: Variance for construction within a floodplain.  
Attorney: Lee Eisey, Esq.  
[View Plans](#)
5. Continued Hearing for 1900 Street Rd., for Premier Media, LLC Appeal #2022-0399  
Location: 1900 Street Road  
Tax Parcel: 02-043-018  
Request: Appeal the decision of the Zoning Officer denying an electronic graphic sign on the property  
Attorney: Julie Von Spreckelsen, Esq., Eastern and Gray, PC  
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6. Continued Hearing for 3750 State Rd.; for 3750 State Road, LLC c/ LBA (Amazon.com services) Appeal #2022-3190  
Location 3750 State Road  
Tax Parcel: 02-079-009-005  
Request: Variance for front yard setback for a proposed canopy.  
Attorney: Ameer Farrell, Esq.  
[View Plans](#)
7. Hearing for 2224 Lincoln Hwy for Olympus Pines Management Co, LLC (Tommy Carwash) Appeal #2022-3908  
Location: 2224 Lincoln Hwy  
Tax Parcel: 02-001-002-007  
Request: Front and Rear Yard Setback to construct a Car Wash  
Attorney: Mike Meginniss, Esquire – Begley Carlin & Mandio LLP  
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8. Hearing for 4304 & 411 Bristol Rd for Brilla, LLC c/o Anton Poteryahin Appeal #2022-3917  
Location: 4304 & 411 Bristol Rd  
Tax Parcel: 02-017-068-001 & 02-017-090-001  
Request: Buffer Yards and Parking Setback.  
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP  
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9. Correspondence
10. Adjournment

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Zoning Hearing Board  
Monthly Meeting  
October 6, 2022

Prepared by: kvf  
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