



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
October 3, 2024
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 – September 11, 2024
4. **Continued hearing for Jose Contreras** **Appeal #2024-1762**
Location: 3518 Bristol Pike & 1028 Appleton Ave
Tax Parcel: 02-075-007, 02075-007-001 & 02-075-006
Request: Variance for number of parking spaces; impervious coverage; parking location and to permit construction of a single-family home in a GC Zoning District, front yard setback.
[View Plans](#)
5. **Continued hearing for First Choice Renovation & Development LLC** **Appeal #2024-2346**
Location: 4582 Belmont Ave
Tax Parcel: 02-018-048
Request: Variances for front yard setback, woodlands disturbance, steep slope disturbance to construct a single-family dwelling.
Attorney: Michael J. Meginniss, Esq – Begley Carlin & Mandio
[View Plans](#)
6. **Continued hearing for David Gill, Jr.** **Appeal #2024-2506**
Location: 1111 Gravel Pike
Tax Parcel: 02-030-051
Request: Variance for pool to be constructed less than 10 feet from detached garage and a front yard setback.
[View Plans](#)
7. **Continued hearing for 850 Highland LLC** **Appeal #2024-2836**
Location: 863 Bristol Pike & 850 Highland Ave
Tax Parcel: 02-029-279, 02-029-084 & 02-029-278
Request: Variance for lot area, impervious surface coverage, front, side & rear yard setbacks to subdivide lots.
Attorney: Michael J. Meginniss, Esq – Begley Carlin & Mandio
[View Plans](#)
8. **Hearing for Joseph Shubert** **Appeal #2024-2975**
Location: 1029 Buttonwood Ave
Tax Parcel: 02-029-117
Request: Variance to convert the property into a duplex.
[View Plans](#)

9. **Hearing for Fred Skalka** **Appeal #2024-3018**
Location: 5723 Kendall Ct
Tax Parcel: 02-049-036
Request: Variance for shed to be 3 feet from side yard.
[View Plans](#)
10. **Hearing for Russell Tibbetts** **Appeal #2024-3020**
Location: 4578 Remo Crescent Rd
Tax Parcel: 02-042-109
Request: Variance for shed to exceed the maximum impervious surface coverage.
[View Plans](#)
11. **Hearing for Mike Patel** **Appeal #2024-3096**
Location: 3350 Rambler Rd
Tax Parcel: 02-044-082
Request: Variance for impervious coverage for concrete slab.
[View Plans](#)
12. **Hearing for Joseph Brunell, Executor of the Estate of Mary Jo Carelli** **Appeal #2024-3111**
Location: 1333 Virginia Ave
Tax Parcel: 02-071-011-007
Request: Variance to use property as an office for Security Business
Attorney: Christopher H. Steward, Esquire.
[View Plans](#)
13. Correspondence
14. Adjournment

Prepared by: Iva
Posted: 9/26/2024
Advertised: 9/20/2024 & 9/26/2024