

Developers release details on Bensalem Waterside project



By ANTHONY DIMATTIA Staff writer

A mix of 176 homes will soon grace the banks of the Delaware River in Bensalem.

Waterside, dubbed as a new urban village, will include twin and detached homes along with townhouses ranging from about 1,200 to 3,000 square feet and two-bedroom/two-bath units to four-bedroom/three-and-a-half bathroom units, representatives from Resmark Land and Housing and Mignatti Cos. said this week.



All single-family detached and twin homes front on the river and offer semi-custom designs, they said.

"Waterside is a particularly exciting project because of its desirable location along the Delaware River offering fabulous views and recreational opportunities for residents," said Steve McKenna, president and CEO of Mignatti.

Colonial and various mid-19th century exterior styles will be offered with brick, stucco or clapboard facades. Each townhouse building will have two to nine units with one- or two-car garages that will be accessible through rear alleyways and courtyards, developers said.



Other outdoor designs will feature porches, bay windows and balconies as well as rear decks for riverfront views. More options include lofts, elevators and expansive rooftop terraces, they said.

About 25 percent of the land at the site off State Road will be preserved with an 8-acre park directly at the water's edge and a marina. Mignatti will also repair existing wetlands and wooded areas as well as replant indigenous vegetation.

The first phase of a 10-step construction process could begin soon, officials said.

The project should take about five to six years to complete, with the first homes to close in February, said Alexandra Johns, Resmark senior vice president.

In 2007, the Bensalem Township Council approved development for the 45-acre tract, but it was delayed by property cleanups, permit problems and a struggling economy, officials said. Workers completed an extensive cleanup to transform the former Schutte & Koerting chemical plant into a place suitable for residential living with about \$6 million in grants from the federal and state governments and the Bucks County Redevelopment Authority, officials said.

Last year, Mignatti launched www.watersideliving.com to show off the homes, which will range in price from upper \$200,000s to more than \$400,000 to prospective buyers. About 20 to 30 potential homebuyers have already put down deposits with developers, township officials have said.