

NOTICE OF MEETING

MIDDLETOWN TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Middletown Township Zoning Hearing Board will hold a public meeting on Wednesday, August 11, 2021 at 7:00 P.M. in the Middletown Township Municipal Building, 3 Municipal Way, Langhorne, PA, to consider the following application for appeals and/or variances from the Middletown Township Zoning Ordinance:

Appeal #21-54 – M. Properties, LLC, 1602 Pennington Road, Ewing, NJ, 08618, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance for a residential subdivision and drive thru service for the Dunkin Donuts. The first variance is from Section 500-1503.F(1) for a front yard setback of 20 feet where the requirement is a minimum of 50 feet. The second variance is from Section 500- 1503.D for an impervious surface ratio of 70.6% where the requirement is a maximum of 60%. The third variance is from Section 500-1503.H. for no buffer yard where the requirement is a minimum of 75 feet. The fourth variance is from Section 500-903.I to allow a 40% impervious surface area where the requirement is a maximum of 30%. The fifth variance is a use variance from Section 500-1502 for a single-family residential use in the C-Commercial District. The sixth variance is a use variance from Section 500-902 for an eating establishment use in the R-2 Residential District. The applicant is also applying for a special exception from Section 500-1502.D.(2) to permit a drive-thru service for the existing store. The existing lots have a combined area of approximately 99,182 SF, at 628 W. Maple Ave & 627 Old Lincoln Hwy., Langhorne, PA 19047 in the C Commercial and R-2 Residence Zoning District, tax parcel # 22-023-014 & 22-023-015.

Appeal #21-58 – Thomas Clinton, 244 Fotheringham Ct., Langhorne, PA 19047, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance for a driveway expansion. The first variance is from Section 500-903.I for an impervious coverage of 36.5%, where the requirement is maximum of 30%. The second variance is from Section 500-2702 A. to have the driveway extend to 4.5 feet from the side yard property line where the driveway is required to be at least 12 feet from the side-yard property line. The existing lot has an area of approximately 11,761 SF, at 244 Fotheringham Ct., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-023-008-008.

Appeal #21-59 – Katherine & Michael Dectis, applicant and owner, 167 Dawson Road, Langhorne, PA 19047, are applying for a variance from the Middletown Township Zoning Ordinance to install a 6' high privacy fence. The variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard setback of Chilton Road. The property is located at 167 Dawson Road, Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-076-056.

All calculations have been made from the future right of way line. Parts cited are from Chapter 500 of the Middletown Township Codified Ordinance. Any person or persons desirous of speaking on behalf or against the petitions may do so at this meeting.

The Township building is accessible to persons having disabilities. Any persons having special needs or requiring special aides are requested to contact the Building & Zoning Office at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: July 25, 2021 & August 1, 2021

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