

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, September 22, 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 #21-62 – TC Pursuit Services, Inc., 300 Conshohocken State Road, Suite 250, West Conshohocken, PA 19428, applicant, and TLC Reedman, LP, 200 Dryden Road, Suite 200, Bluebell, PA 19422, owner, are applying for variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-1904.A(1)(e) to permit a building height of 49' where the requirement is a maximum of 35'. The second variance is from Section 500-1904.A(5) to permit parking and loading on all sides of the building where the requirement is for parking on the side and rear of the building only. The existing lots have an area of approximately 43.87 Acres, along Old Lincoln Highway, Langhorne, PA 19047 in the M1 - Light Manufacturing Zoning District, tax parcels # 22-040-005, 22-040-006-001, 22-040-010-001, 22-040-010-002, 22-040-010-003, 22-040-010, 22-040-011, and 22-040-012.

Appeal #21-63 – Rachele & James Robinson, applicant & owner, 399 Green Ridge Dr., Langhorne, PA 19047 are applying for a zoning variance from the Middletown Township Zoning Ordinance for the agricultural use of poultry on the property. The variance is from Section 500-802 to allow chickens on a property zoned residential. The property is approximately 18,731 SF and is located at 399 Green Ridge Dr., Langhorne, PA 19047 in the R-1 Residence Zoning District, Tax Parcel # 22-028-002.

Appeal #21-64 – Rusden Properties, LLC, 92 Park Ave., Warminster, PA 18974, applicant and owner, are applying for variances from the Middletown Township Zoning Ordinance.

Lot A:

The first variance is from Section 500-1703.H(2) to permit a lot line setback of 0' where the requirement is a minimum of 25' side yard setback. The second variance is from Section 500-1703.G to permit an impervious lot coverage of 72.6% where the requirement is a maximum of 65%. The third variance is from Section 500-2702.D & 2702.G to permit 172 parking spaces where the requirement would be 182 parking spaces.

Lot B:

The first variance is from Section 500-1703.H(2) to permit a lot line setback of 0' where the requirement is a minimum of 25' side yard setback. The second variance is from Section 500-1703.G to permit an impervious lot coverage of 86.2% where the requirement is a maximum of 65%. The third variance is from Section 500-2702.D & 2702.G to permit 62 parking spaces where the requirement would be 101 parking spaces.

The existing lots have an area of approximately 4.43 Acres, at 2340 Lincoln Highway & 130 Middletown Boulevard, Langhorne, PA 19047 in the GB – General Business Zoning District, tax parcels # 22-057-020-006 & 22-057-022.

Appeal #21-65 – Samir Trivedi, 25 Hydrangea Rd., Levittown, PA 19056, applicant and owner, is applying for variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-903.D for a building coverage of 31.3%, where the ordinance requirement is a 20% maximum. The second variance is from Section 500-903.I for an impervious coverage of 47.4%, where the ordinance requirement is a 30% maximum. The existing lot has a non-conforming area of approximately 7,000 SF where the requirement is a 10,000 SF minimum, at 25 Hydrangea Rd., Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcels # 22-050-060.

Appeal #21-66 – Capital Health Systems, Inc., 750 Brunswick Ave., Trenton, NJ 08638, applicant and owner, are applying for variances from the Middletown Township Zoning Ordinance. The first variance is from Section 500-3205 to not require a Traffic, Natural Resource, and Fiscal Impact Report. The second variance is from Section 500-1703.G to permit an impervious lot coverage of 67% where the requirement is a maximum of 65%. The applicant is also requesting a special exception from Section 500-2904.B for an expansion of a non-conforming use. The existing lot has an area of approximately 6.27 Acres, at 280 Middletown Boulevard, Langhorne, PA 19047 in the GB General Business Zoning District, tax parcel # 22-040-029.

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: September 5, 2021 & September 12, 2021
The Advance of Bucks County

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