

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, March 22, 2023 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 #22-26 – For the Orchard Square Apartments property at 1801 Old Lincoln Highway, Langhorne, PA 19047, tax parcel #'s 22-012-613, 22-012-613-OC1, and 22-012-613-OC2. Orchard Square Apartments, LLC and Orchard Square II Apartments, LLC, applicants and owners, are seeking twelve variances from the Middletown Township Zoning Ordinance to construct 72 dwelling units throughout 5 newly constructed two-story buildings along with an approximately 4,851 square foot clubhouse and pool serving the apartment complex community. The first variance is from Section 500-1103.E.(6) to allow 38.1 feet of spacing between buildings, where a minimum of 50 feet is required. The second variance is from Section 500-1103.E.(7).(c) to allow a 6 foot parking setback from a building, where 30 feet is required. The third variance is from Section 500-1103.E.(2) to allow a maximum impervious surface coverage ratio of 50.2%, where a maximum of 50% is required. The fourth variance is from Section 500-1103.H to not require a 75 foot buffer along all property lines. The fifth variance is from Section 500-1103.D.(1) to allow a minimum of 9.2% open space, where a minimum of 10% is required. The sixth variance is from Section 500-1103.I.(1) to provide 48.7% of the total apartment units as 1 bedroom or efficiency units, where a minimum of 55% is required. The seventh variance is from Section 500-1103.I.(2) to provide 45.5% of the total apartment units as 2 bedroom units, where an apartment building cannot exceed a maximum of 45%. The eighth variance is from Section 500-1103.I.(3) to provide 5.8% of the apartment units as 3 bedroom units, where an apartment building cannot exceed a maximum of 5%. The ninth variance is from Section 500-2601.D.(2) to remove 65% of the property's trees, where removal cannot exceed 50%. The tenth variance is from Section 500-2601.E to allow disturbance within the required tree protection zone. The eleventh variance is from Section 500-2702.A to allow 303 off-street parking spaces, where 312 spaces are required. The twelfth variance is from Section 500-1103.K.(2) to not have visitor off-street parking spaces, where 39 visitor spaces would be required. The property is approximately 13 acres (571,561 square feet) and located in the A-O Apartment Office Zoning District. This appeal is continued and revised from its originally scheduled November 9, 2022 appearance.

Appeal #22-71 – For the property at 1723 Woodbourne Road, Levittown, PA 19057, tax parcel #22-055-224-001. Dan Flaville of Forman Sign Company, applicant, is seeking a variance from the Middletown Township Zoning Ordinance to install 4 signs at the property. The variance is from Section 500-2810.B.(2) to allow 4 signs with one of them containing an area of 98 square feet, where a property cannot contain more than 1 sign with a sign area that cannot exceed 40 square feet. The property is approximately 87,120 square feet and located in the P Professional Zoning District. This appeal is continued from January 11, 2023.

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 Department at 215-750-3800, ext. 1110 prior to the hearing.

James McCafferty, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: March 5, 2023 and March 12, 2023

The Advance of Bucks County