

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, May 8, 2024 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 #24-16 – For the property at 1201 Langhorne Newtown Road, Langhorne, PA 19047, tax parcel #'s 22-004-019, 22-004-019-002, and 22-004-019-003. Saint Mary Hospital, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to install additional signage at the property. The first variance is from Section 500-2809.A.(1) to allow freestanding signs to exceed 7 feet in height. The second variance is from Section 500-2809.A.(2) to allow a sign with the ability for animation and changeable copy, where this ability is prohibited, The third variance is from Section 500-2809.B.(2) to allow a hospital to contain more than one sign and signs with an area exceeding 40 square feet. The fourth variance is from Section 500-2809.B.(3) to allow directional signage to contain an area that exceeds 2 square feet. The property is approximately 28 acres and in the RA-2 and RA-3 Residence Agricultural Zoning Districts.

Appeal #24-17 – For the property at 1475 Langhorne Yardley Road, Langhorne, PA 19047, tax parcel # 22-031-042. Paul Janaitis, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The variance is from Section 500-1904.A.(7) to allow for the installation of an on-lot septic system, where all uses have to be connected to public sewer. The property is approximately 2.35 acres and in the M-1 Light Manufacturing Zoning District.

Appeal #24-18 – For the property at 150 Pennsylvania Avenue, Langhorne, PA 19047, tax parcel #'s 22-031-093-002. Gentile Land Group, LLC, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to construct a 3,000 square foot building at the property. The first variance is from Section 500-1904.A.(1).(a) to allow the establishment of a use on a 45,216 square foot property, where a minimum of 80,000 square feet is required. The second variance is from Section 500-1904.A.(1).(d) to allow 85% impervious coverage, where a property cannot exceed 60%. The third variance is from Section 500-1904.A.(1).(f).[1] to allow a front yard setback of 10 feet, where 75 feet is required. The fourth variance is from Section 500-1904.A.(1).(f).[3] to allow a rear yard setback of 55.37 feet, where 75 feet is required. The property is approximately 45,216 square feet, in the M-1 Light Manufacturing Zoning District, and nonconforming to the 80,000 square foot minimum lot size requirement.

Appeal #24-19 – For the property at 1577 Fulling Mill Road, Langhorne, PA 19047, tax parcel # 22-005-013-001. Chad Michael Kellett, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a 2,400 square foot detached garage at the property. The first variance is from Section 500-2402.A.(3) to allow a 2,400 square foot accessory building with a height of 24 feet, where an accessory building cannot exceed 500 square feet in size and a height of 14 feet. The second variance is from Section 500-2702 to allow a gravel driveway, where a driveway must be constructed of a durable material with a finished surface of asphalt, concrete, or brick. The property is approximately 86,023 square feet and in the RA-2 Residence Agricultural Zoning District.

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: April 21, 2024 and April 28, 2024

The Advance of Bucks County