

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, December 12, 2018 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 #18-61 – PROVCO Pinegood Middletown, LLC, 795 Lancaster Avenue, Suite 200, Villanova, PA 19085 is applying for the owner, Paul C. and Donna J. Burns, 639 E. Lincoln Highway, Langhorne, PA 19047 to apply for nine (9) variances from the Middletown Township zoning ordinance in order to redevelop the existing commercial site for a proposed Wawa retail store with gas use. The first variance is from Sections 500-1502.Q.(2) & 500-1503.J to not require a landscaped area in the front yard along E. Lincoln Highway. The second variance is from Section 500-1502.Q.(5).(a) to permit the maximum width of the access drive to exceed 30 feet at the curb line. The third variance is from Section 500-1503.F.(1) to permit a front yard setback of 29 feet for the fuel canopy where the ordinance requires a 50 foot minimum. The fourth variance is from Sections 500-2601.C.(1), (2) & (3) to allow more than 50% disturbance of 8 to 15% slope areas, more than 30% of 15 to 25% slope areas and more than 15% of 25% or steeper slope areas. The fifth variance is from Section 500-2601.D.(2) to allow 100% of remaining woodlands to be disturbed where the ordinance requires a 50% maximum. The sixth variance is from Section 500-2605.A.(2) to permit a buffer of 2.3 feet adjacent to the Open Recreation zoning district where the ordinance requires a 100 foot minimum. The seventh variance is from Section 500-2605.C.(1) to eliminate the required plant materials for the proposed 2.3 foot buffer. The eighth variance is from section 500-2811.B.(2).(a) to allow two freestanding signs where the ordinance allows one. The ninth variance is from section 500-2811.B.(2).(b) to allow a total of 187 SF sign area where the ordinance requires a 140 SF maximum and for the signs to exceed 29 feet in height as required by Table 1. The lot has existing nonconformities for front yard setback, buffer areas and landscape areas, paving setbacks and access drive width and is approximately 3.15 acres located at 639 E. Lincoln Highway, Langhorne, PA 19047 in the C Commercial zoning district, tax parcel # 22-041-079.

Appeal #18-62 – 2345 Lincoln ABC, LLC, owner & applicant, 4569-4573 S. Broad Street, Suite 2, Hamilton, NJ 08620 is seeking four (4) variances from the Middletown Township zoning ordinance in order to construct a 4 story hotel on the property. The first variance is from Section 500-2003 to allow a hotel use in the OC Office Campus District and for the hotel use to be a second principal use with a car wash use on the property. The second variance is from Section 500-2004.B.(3).(a) to permit a 66 foot front yard setback for the hotel where the ordinance requires a 100 foot minimum. The third variance is from Section 500-2004.B.(4) to allow a 40% floor area ratio for both the car wash and hotel uses where the ordinance requires a 28% maximum. The fourth variance is from section 500-2003.H to allow exterior areas for storage of refuse. The lot has existing nonconformities for floor area ratio, minimum site area, side yard setback, buffer area and impervious surface area and is approximately 5.08 acres located at 2345 E. Lincoln Highway, Langhorne, PA 19047 in the OC Office Campus zoning district, tax parcel # 22-040-026-008.

Appeal #18-63 – Newport Holdings, LLC, owner & applicant, 7600 Jericho Place, Suite 402, Woodbury, NY 11797, c/o Ben Braunstein is seeking a use variance from the Middletown Township zoning ordinance section 500-1502 to allow a gun range in the C Commercial District in a 6,900 SF vacant end space of an existing 25,000 SF commercial strip center at

4537 New Falls Road, Levittown, PA 19056. The property is approximately 3.9 acres, tax parcel # 22-059-030-4537.

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 Zoning Officer at 215-750-3800, ext. 1115 prior to the hearing.

Mike McCann, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: November 25, 2018 & December 2, 2018
Bucks County Courier times