

PLANNING COMMISSION REGULAR MEETING

Wednesday, December 3, 2025 | 7:00 P.M.

AGENDA

1. Call to Order, Pledge of Allegiance and Roll Call
2. Approval of Minutes – November 5, 2025
3. S/LD # 25-9 - Application for Subdivision & Land Development, Two Lot Subdivision, one fronting on S. Buckthorn, one fronting on S. Walnut Terrace, each with a single-family home, driveway, retaining wall and stormwater management. 164 S Walnut Terrace, Langhorne, PA 19047, TMP 22-008-169, R-2 – Residence Zoning District (56 addresses notified)
4. S/LD # 25-12 - Application for Subdivision & Preliminary/Final Land Development, Two Lot Subdivision with two new dwellings, driveway expansions, proposed grading, two rain gardens, erosion and sediment controls, and the installation of utilities and stormwater infrastructure. 316 Tollgate Road, Langhorne, PA 19047, TMP 22-004-015, RA-3 – Residence Zoning District (24 addresses notified)
5. S/LD # 25-6 - Application for Preliminary/Final Land Development to propose the demolition of the existing vacant Denny's building to permit the construction of a 2,700 SQFT Taco Bell Fast-Food Restaurant, with dual drive-thru ordering layout. 640 E. Lincoln Highway, TMP 22-041-026, C – Commercial District (15 addresses notified)
5. Review of Zoning Hearing Board Advertisement for December 10th.
6. Other Business
7. Adjournment