

## **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 14, 2025 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 #25-19** – For the property at 1 Harp Road, Levittown, PA 19056, tax parcel # 22-046-279. James Hutton, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to install a fence at the property. The first variance is from Section 500-2305.C.(3) to allow a fence within the front yard, where fences can only be in rear and side yards. The second variance is from Section 500-2305.C.(4) to locate a fence 2 feet from the inner edge of a sidewalk, where 8 feet is required. The third variance is from Section 500-2603.I.(2).(a) to allow a fence that is not a two-wire fence within a FEMA mapped floodplain. The property has areas in a FEMA mapped floodplain, is approximately 8,742 square feet, and in the R-2 Residence Zoning District.

**Appeal #25-20** – For the Property at 22 Crystal Road, Levittown, PA 19057, tax parcel # 22-061-425. Heather Lambert, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place an 80 square foot shed at the property. The first variance is from Section 500-903.D to allow 22.08% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 33.55% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,879 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 minimum lot size requirement.

**Appeal #25-21** – For the property at 2 Hardy Road, Levittown, PA 19056, tax parcel # 22-050-035. Robert Wehrs and Lynn Gesemyer, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct an in-ground pool at the property. The variance is from Section 500-903.I to allow 42% impervious coverage, where a property cannot exceed 30%. The property is approximately 12,769 square feet, in the R-2 Residence Zoning District, and currently contains 40.9% impervious coverage.

**Appeal #25-23** – For the property at 2300 E. Lincoln Highway, the Oxford Valley Mall, Langhorne, PA 19047, tax parcel # 22-057-020-001. Lincoln Plaza Center, L.P., applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to allow the operations of a dog training school at the property. The variance is from Section 500-1702 to allow a dog training school, where they are not allowed. The property is approximately 82.69 acres and in the GB General Business Zoning District.

**Appeal #25-24** – For the property at 375 S. Flowers Mill Road, Langhorne, PA 19047, tax parcel # 22-040-008-001. Robert Leipziger, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to continue the allowance of the operations of motor vehicle sales at the property. The variance is from Section 500-1903.A to allow motor vehicle sales, where they are not allowed. The property is approximately 238,000 square feet and in the M-1 Light Manufacturing Zoning District.

**Appeal #25-25** – For the property at 1417 Langhorne Newtown Road, Langhorne, PA 19047, tax parcel # 22-040-012. JMAC Investments LLC, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to continue the allowance of two

single-family detached dwellings on one lot at the property. The variance is from Section 500-602 to allow two single-family detached dwellings on one lot, where only one single-family detached dwelling on a lot is allowed. The property is approximately 70,384 square feet and in the RA-3 Residence Agricultural Zoning District.

**Appeal #25-27** – For the property at 2020 Woodbourne Road, Langhorne, PA 19047, tax parcel # 22-031-017-001. Village Farm LLC, applicant and property owner, is seeking special exception approval from the Middletown Township Zoning Ordinance to establish a day camp at the property. The special exception is from Section 500-402.E.(4).(c) to allow a day camp at a property in the RA-1 Zoning District. The property is approximately 15.01 acres and in the RA-1 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.

Rich Gennetti, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: April 27, 2025 and May 4, 2025

The Bucks County Courier Times