

## **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, January 28, 2026 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 #25-70** – For the property at 1170 Wheeler Way, Langhorne, PA 19047, tax parcel # 22-021-066-003. GHDLCK, LLC, applicant and property owner, is seeking four variances from the Middletown Township Zoning Ordinance to construct a 30,000 square foot building at the property. The first variance is from Section 500-1904.A.(1).(d) to allow 74.25% impervious coverage, where a property cannot exceed 60%. The second variance is from Section 500-1904.A.(1).(f).[1] to allow a front yard setback of 57.74 feet, where 75 feet is required. The third variance is from Section 500-1904.A.(1).(f).[2] to allow a side yard setback of 39 feet, where 50 feet is required. The fourth variance is from Sections 500-2702.H&I to allow 158 off-street parking spaces, where 194 spaces are required. The property is approximately 281,739.49 square feet and in the M-1 Light Manufacturing Zoning District. This application is continued from December 10, 2025.

**Appeal #25-75** – For the shopping center property at 1281 Lincoln Highway, Levittown, PA 19047, tax parcel # 22-047-011. Federal Realty Investment Trust, applicant and property owner, is seeking a special exception and a variance from the Middletown Township Zoning Ordinance to allow drive-through service for a coffee shop at the property. The special exception is from Section 500-1502.D.(2) to allow drive-through service for a restaurant/café. The variance is from Section 500-1502.D.(2).(c) to allow the drive-through to begin daily operations at 5:30 AM, when operations cannot begin prior to 7:00 AM. The shopping center property is approximately 869,742 square feet and in the C Commercial 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: January 14, 2026 and January 20, 2026

The Bucks County Courier Times