

## 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 13, 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 #26-12** – For the property at 871 Brownsville Road, Langhorne, PA 19047, tax parcel # 22-023-024-001. Matthew and Lauren Mormando, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to establish an in-law suite in an existing detached garage at the property. The first variance is from Section 500-902 to allow a multi-dwelling use at a property where they are not allowed. The second variance is from Section 500-2402.A.(3) to allow an accessory building to contain a height of 24 feet, where they cannot exceed 14 feet. The property is approximately 52,500 square feet and in the R-2 Residence Zoning District.

**Appeal #26-13** – For the property at 550 Madison Avenue, Langhorne, PA 19047, tax parcel # 22-045-053. John Schuler Sr., applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to place a shed at the property. The first variance is from Section 500-903.D to allow 26.1% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 38.4% impervious coverage, where a property cannot exceed 30%. The property is approximately 11,340 square feet and in the R-2 Residence Zoning District.

**Appeal #26-14** – For the property at 746 Old Lincoln Highway, Langhorne, PA 19047, tax parcel # 22-023-262. Sean Buffington, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to place a shed at the property. The variance is from Section 500-903.I to allow 33.9% impervious coverage, where a property cannot exceed 30%. The property is approximately 14,583.5 square feet and in the R-1 Residence Zoning District.

**Appeal #26-15** – For the property at 1601 Silver Lake Road, Langhorne, PA 19047, tax parcel # 22-079-046. Anthony Massi, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to place a shed at the property. The variance is from Section 500-2402.A.(1) to allow an accessory building in the front yard area, where they can only be in rear and side yard areas. The property is approximately 11,326 square feet, a corner lot, and in the R-2 Residence Zoning District.

**Appeal #26-16** – For the property at 632 Pennhill Drive, Langhorne, PA 19047, tax parcel # 22-033-012. Michael and Suet-Yee Weigand, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to construct an addition at the property. The variance is from Section 500-903.I to allow 38.3% impervious coverage, where a property cannot exceed 30%. The property is approximately 11,200 square feet and in the R-2 Residence Zoning District.

**Appeal #26-17** – For the property at 638 Woodward Avenue, Langhorne, PA 19047, tax parcel # 22-033-043. John Thomas, applicant and property owner, is seeking three variances from the Middletown Township Zoning Ordinance to detached garage at the property. All three variances are from Section 500-2402.A.(3). The first variance is to allow an accessory building to be 936 square feet, where they cannot exceed 500 square feet. The second variance is to allow an

accessory building to be 15 feet in height, where an accessory building cannot exceed 14 feet in height. The third variance is to allow accessory buildings to take up 4.8% of a property's lot area, where they cannot exceed 3% of the lot area. The property is approximately 19,166 square feet and split zoned R-1 and R-2 Residence Zoning Districts.

**Appeal #26-18** – For the property at 1872 Hulmeville Road, Langhorne, PA 19047, tax parcel # 22-070-082. Thomas Denicolo, applicant, and Patrick and Meghan Kennedy, property owners, are seeking two variances from the Middletown Township Zoning Ordinance to construct an addition at the property. The first variance is from Section 500-903.D to allow 24.17% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 30.9% impervious coverage, where a property cannot exceed 30%. The property is approximately 7,600 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement.

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 29, 2026 and May 5, 2026

The Bucks County Courier Times