

## 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 Thursday, July 15, 2021 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 #21-52** – F. Greek Development, Inc., 33 Cotters Lane, East Brunswick, NJ, 08816, applicant and 900 Wheeler Langhorne, LLC, & Tices Bristol Associates II, LLC, 33 Cotters Lane, East Brunswick, NJ, 08816, owner are applying for five variances from the Middletown Township Zoning Ordinance for a new office/warehouse building. The first variance is from Section 500-1904(A)1(c) for a building coverage of 35% where the requirement is a maximum of 30%. The second variance is from Section 500-1904(A)1(d) for an impervious surface ratio of 75% where the requirement is a maximum of 60%. The third variance is from Section 500-1904(A)1(e) for a building height of 50 feet where the requirement is a maximum 35 feet and an existing variance exists for a building height of 40 feet. The fourth variance is from Section 500-1904(A)1(f) for a side yard of 30.3 feet where the requirement is a minimum of 50 feet. The fifth variance is from Section 500-1904(A)1(f) for a rear yard of 44.28 feet where the requirement is a minimum of 75 feet. The existing lot has an area of approximately 814,770 SF, at 900 Wheeler Way, Langhorne, PA 19047 in the M-1 Light Manufacturing Zoning District, tax parcel # 22-021-066.

**Appeal #21-53** – Eric & Michelle Rutecki, owner & applicant, 23 Haven Rd., Levittown, PA 19056, are applying for a variance from the Middletown Township Zoning Ordinance to add a concrete walkway. The variance is from Section 500-903.I to allow a 42% impervious surface area where the requirement is a maximum of 30%. The existing lot has a non-conforming area of approximately 6,970 SF, where the ordinance requires a 10,000 SF lot minimum at 23 Haven Rd., Levittown, PA 19056 in the R-2 Residence Zoning District, tax parcel # 22-046-407.

**Appeal #21-54** – M . Properties, LLC, 1602 Pennington Road, Ewing, NJ, 08618, applicant and owner is applying for variances from the Middletown Township Zoning Ordinance for a residential subdivision and drive thru service for the Dunkin Donuts. The first variance is from Section 500-1503.F(1) for a front yard setback of 20 feet where the requirement is a minimum of 50 feet. The second variance is from Section 500- 1503.D for an impervious surface ratio of 70.6% where the requirement is a maximum of 60%. The third variance is from Section 500-1503.H. for no buffer yard where the requirement is a minimum of 75 feet. The fourth variance is from Section 500-903.I to allow a 40% impervious surface area where the requirement is a maximum of 30%. The applicant is also applying for a special exception from Section 500-1502.D.(2) to permit a drive-thru service for the existing store. The existing lots have an area of approximately 99,182 SF, at 628 W Maple Ave., Langhorne, PA 19047 in the C Commercial and R-2 Residence Zoning District, tax parcel # 22-023-014 & 22-023-015.

**Appeal #21-55** – Charles Pirmann, owner & applicant, 568 Madison Ave., Langhorne, PA 19047, is applying for a variance from the Middletown Township Zoning Ordinance to add an accessory building. The first variance is from Section 500-2402.A.(3) to allow a 320 SF detached accessory structure building in addition to a 782 SF existing accessory building, for a total of 1.102 SF (8.8%) where the ordinance requires accessory structures up to 3% and 500 SF maximum. The existing lot has a conforming area of approximately 12,500 SF, at 568 Madison Ave., Langhorne, PA 19047 in the R-2 Residence Zoning District, tax parcel # 22-045-056 & 22-045-055.

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 Office at 215-750-3800, ext. 1110 prior to the hearing.

Roberta Laney, Middletown Township Zoning Hearing Board Secretary

Dates of Advertisement: June 27, 2021 & July 4, 2021  
The Advance of Bucks County

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