

## **PLANNING COMMISSION REGULAR MEETING**

Wednesday, February 4, 2026 | 7:00 P.M.

### **AGENDA**

1. Call to Order, Pledge of Allegiance and Roll Call
2. Approval of Minutes –January 7, 2026
3. S/LD # 26-1, Mark Rusden, Applicant/Owner, requesting a Lot Line Change, 2340 Lincoln Hwy., Langhorne, PA 19047, TMP 22-057-022. GB -General Business District and TMP 22-057-020-006, 130 Middletown Blvd., Langhorne, PA 19047, GB- General Business District, S/LD 26-1. (23 addresses notified)
4. S/LD # 25-4, Petition on behalf of Korman Commercial Properties to Middletown Township to seek both a Zoning Map Amendment as well as Zoning Ordinance Text Amendment to allow for the rezoning of the aggregate properties referenced in the Application to M-1 Manufacturing and to establish a new use identified as a “logistics fulfillment center” within the limits of those parcels. Tax Parcels: 22-015-012-001, 22-015-016, 22-016-131, 22-016-127, 22-016-125, 22-016-124 along Lincoln Highway to be rezoned to M-1 -Light Manufacturing District or OR-Open Recreation District. 2011 West Lincoln Highway. (34 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. 640 E. Lincoln Highway, TMP 22-041-026, C – Commercial District. (15 addresses notified)
6. Review of Zoning Hearing Board Advertisement
7. Other Business
8. Adjournment