

NOTICE OF MEETING

MIDDLETON TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Middletown Township Zoning Hearing Board will hold a public meeting on Wednesday, January 14, 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 #24-77 – For the property at 457 Sunset Avenue, Penndel, PA 19047, tax parcel # 22-045-346. Raymond McGuire, applicant and property owner, is seeking an extension from the variances granted by way of written decision on January 22, 2025.

Appeal #25-61 – For the undeveloped property along Wisteria Avenue, Langhorne, PA 19047, tax parcel # 22-008-076. Thomas Snyder, applicant and property owner, is seeking six variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-903.A to allow a dwelling on an 8,520 square foot lot, where a minimum of 10,000 square feet is required. The second variance is from Section 500-2601.C.(1) to allow 100% disturbance of 8 to 15% steep slopes, where no more than 50% can be disturbed. The third variance is from Section 500-2601.C.(2) to allow 65% disturbance of 15 to 25% steep slopes, where no more than 30% can be disturbed. The fourth variance is from Section 500-2602.B.(1) to allow a building envelope of 3,107 square feet, where a minimum of 3,500 square feet is required. The fifth variance is from Section 500-2702.A to allow a driveway to contain a 2 foot side yard setback, where 10 feet is required. The sixth variance is from Section 500-3003.A.(2) to allow two contiguous vacant lots in single ownership to not be considered as consolidated. The property is approximately 8,520 square feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 square foot minimum lot size requirement. This application is continued from December 10, 2025.

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 #25-72 – For the undeveloped property along Parkland Avenue, Langhorne, PA 19047, tax parcel # 22-019-045. Philip D and Kathie A Taylor-Thompson, applicants and property owners, are seeking eight variances from the Middletown Township Zoning Ordinance to construct a single family detached dwelling at the property. The first variance is from Section 500-903.A to allow a dwelling on a 5,157 square foot lot, where 10,000 square feet is required. The second variance is from Section 500-903.B to allow a dwelling on a lot with a width of 51.48 feet, where 80 feet is required. The third variance is from Section 500-903.D to allow 23.56% building coverage, where a property cannot exceed 20%. The fourth variance is from Section 500-903.I to allow 34.13% impervious coverage, where a property cannot exceed 30%. The fifth variance is from Section 500-2601.C.(2) to allow 71.82% disturbance of steep slope areas of 15

to 25%, where no more than 30% can be disturbed. The sixth variance is from Section 500-2601.C.(3) to allow 79.31% disturbance of steep slope areas of 25% or steeper, where no more than 15% can be disturbed. The seventh variance is from Section 500-2601.D.(1) to allow 64.08% disturbance of environmentally sensitive woodlands, where no more than 20% can be disturbed. The eighth variance is from Section 500-2602.B.(1) to allow a 1,311 square foot building envelope, where a minimum of 3,500 square feet is required. The property is approximately 5,157 square feet, contains a lot width of 51.48 feet, in the R-2 Residence Zoning District, and nonconforming to the 10,000 minimum lot size and 80 foot minimum lot width requirements.

Appeal #25-73 – For the property at 1351 Oakland Avenue, Levittown, PA 19056, tax parcel # 22-053-303-001. Edward and Debra Levan, applicants and property owners, are seeking two variances from the Middletown Township Zoning Ordinance to place a 192 square foot shed at the property. The first variance is from Section 500-903.D to allow 23.1% building coverage, where a property cannot exceed 20%. The second variance is from Section 500-903.I to allow 32% impervious coverage, where a property cannot exceed 30%. The property is approximately 9,147.6 square feet and in the P Professional Zoning District, but needs to maintain compliance with the dimensional requirements of the R-2 Residence Zoning District for properties containing single family detached dwellings.

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: December 28, 2025 and January 4, 2026

The Bucks County Courier Times