

PLANNING COMMISSION REGULAR MEETING

Wednesday, July 1, 2026 | 7:00 P.M.

AGENDA

1. Call to Order, Pledge of Allegiance and Roll Call
2. Approval of Minutes – June 3, 2026
3. CU # 26-1. Application for Conditional Use Approval for a Paranormal Cirque/Circus Event in an area of the Oxford Valley Mall parking lot from October 2nd to October 5th. The Mall contains the address of 2300 E. Lincoln Hwy., Langhorne, PA 19047, contains the Tax Map Parcel #22-057-020-001, and in the GB-General Business Zoning District. (11 addresses notified)
4. S/LD # 26-6. Application for a Lot Line Change at 76 Brown Street and Sumac Avenue, Langhorne, PA 19047, Tax Map Parcel #'s 22-012-072 and 22-012-079. Properties are in the R-2 – Residence Zoning District. (33 addresses notified)
6. S/LD # 26-3. A Subdivision and Land Development Application proposing the subdivision of an existing residential lot into 3 lots at 156 Clearview Avenue, Langhorne, PA 19047. Two of the newly created lots will contain the construction of new single-family dwellings. The Property contains the Tax Map Parcel #22-013-136 and in the R-2– Residence Zoning District (77 addresses notified)
7. S/LD # 25-7. BET Investments is petitioning for An Amendment to Middletown Township Zoning Ordinance and Zoning Map to Create A Community Mixed-Use Overlay District (CMU) that would affect the property located at the northwest corner of North Flowers Mill Road and E. Maple Avenue (Route 213), which contains the Tax Map Parcel #22-021-055-002 and in the R-1 – Residence Zoning District. The petition contains a conceptual plan for a mixed-use development involving the construction of 290 apartment units with a grocery store, retail space, a stand-alone restaurant, and two retail pad sites with associative parking, walking trails, and stormwater management facilities. The development detailed on the conceptual plan would have to go through a formal land development approval process at a later time if the proposed petition is approved. (35 addresses notified)
8. Review of Zoning Hearing Board Advertisement

9. Other Business

10. Adjournment