

PLANNING COMMISSION REGULAR MEETING

Wednesday, October 7, 2026 | 7:00 P.M.

AGENDA

1. Call to Order, Pledge of Allegiance and Roll Call
2. Approval of Minutes – September 2, 2026
3. S/LD # 26-8. George School, Applicant and Owner, for the Preliminary/Final Land Development Application proposing the conversion of a riding ring yard into an approximately 25,556 square foot enclosed riding pavilion. Proposed improvements will occur on the George School campus at 1690 Langhorne-Newtown Road, Newtown, PA, TMP # 22-004-004. The property is split zoned between RA-2 and RA-3 Residence Agricultural Zoning Districts.
(71 addresses notified)
4. S/LD # 26-10. George School, Applicant and Owner, for the Preliminary/Final Land Development proposing the construction of four single-family housing units with associated site improvements. Proposed improvements will occur on the George School campus at 1690 Langhorne-Newtown Road, Newtown, PA, TMP # 22-004-004. The property is split zoned between RA-2 and RA-3 Residence Agricultural Zoning Districts.
(71 addresses notified)
5. S/LD # 24-10. ELU DeLuca SB Middletown LLC, Applicant, and Shady Brook at Flemings Inc., Owner. Application for Final Land Development approval proposing to develop a large property at Shady Brook containing the address of 927 Stony Hill Road with a TMP# 22-031-024 and neighbors Lower Makefield Township. The plan proposes to construct 129 active adult dwelling units with a clubhouse and other community Amenities in the Township's AQC Aged Qualified Community Zoning District. The proposed development received preliminary plan approval by the Board of Supervisors on July 14, 2025.
(119 addresses notified)
6. S/LD # 26-6. Paul and Dana Auerbach are petitioning to vacate a paper street. Paper Street is adjacent to Sumac Street and the properties containing tax map parcel numbers 22-012-070, 22-012-071, 22-012-072, and 22-012-079. Paper street is in Langhorne, PA 19047 and the R-2 – Residence Zoning District.

7. S/LD # 26-7, Silver Oak Village LLC, Applicant and Owner, for the Subdivision and Land Development Application proposing a 9 lot subdivision with the construction of eight new single-family dwelling units and maintaining the property's existing dwelling at 2710 Village Road, Langhorne, PA 19047, TMP # 22-031-028-001. Property is in the RA-1– Residence Agricultural Zoning District. (72 addresses notified)
8. Review of Zoning Hearing Board Advertisement
9. Other Business
10. Adjournment