

Zoning Hearing Board Regular Meeting
Wednesday, September 23, 2026 | 7:00 p.m.

Agenda

1. Call to Order and Roll Call
2. Continuance Case:
 - a. **Appeal #26-33**, James and Jennifer Gosser, applicants and property owners, are seeking five variances from the Middletown Township Zoning Ordinance to construct additions with an in-law suite at the property.
32 James Court, Langhorne, PA
(13 addresses notified)
3. New Cases:
 - b. **Appeal #26-35**, Robert Gordon, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to install a 6 ft. privacy fence at the property.
2 Curry Road, Levittown, PA
(32 addresses notified)
 - c. **Appeal #26-36**, Richard and Karla Sooby, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to expand the driveway at the property.
2 Curry Road, Levittown, PA
(18 addresses notified)
 - d. **Appeal #26-37**, Mary Palma, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a deck at the property.
4 Sweet Pa Lane, Langhorne, PA
(33 addresses notified)
 - e. **Appeal #26-39**, Ryan Waterson, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a shed at the property.
303 Ash Avenue, Langhorne, PA
(20 addresses notified)

4. Continuance Case:

- f. **Appeal #26-32**, D and D Leadership Inc. DBA Chick-Fil-A, applicant, and David Hefferman, property owner, are seeking a special exception from the Middletown Township Zoning Ordinance to allow a temporary structure for more than 30 days at the Chick-Fil-A.
1440 E. Lincoln Highway, Langhorne, PA
(44 addresses notified)

5. New Cases:

- g. **Appeal #26-38**, Federal Realty Investment Trust, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to reduce the required number of off-street parking spaces associated with the approved Land Development for a 7 Brew Coffee Shop drive-through at the Langhorne Square Shopping Center.
1281 E. Lincoln Highway, Langhorne, PA
(86 addresses notified)
- h. **Appeal #26-34**, Bellevue Court Associates, L.P., applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a Clubhouse at the existing Bellevue Court Apartment Complex. The clubhouse will be accessory to the existing apartment complex at the neighboring property in Penndel Borough.
401 S. Bellevue Avenue, Langhorne, PA
(16 addresses notified)

6. Adjournment