

NOTICE OF MEETING

MIDDLETOWN TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Middletown Township Zoning Board will hold a public meeting on Wednesday, September 23, 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 #26-34 – For the property at 401 S. Bellevue Avenue, Langhorne, PA 19047, tax parcel # 22-034-007-001. Bellevue Court Associates, LP, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to construct a clubhouse at the Property. The clubhouse will be accessory to the existing apartment complex at the neighboring property in Pennel Borough. The first variance is from Section 500-902 to allow a clubhouse as an accessory use to an apartment complex where they are not allowed. The second variance is from Section 500-2702.A to allow the proposed parking area to be within the required 15 foot setback from all property lines and without a planting strip. The property is approximately 36,806 square feet and in the R-2 Residence Zoning District.

Appeal #26-35 – For the property at 2 Curry Hill Road, Levittown, PA 19057, tax parcel # 22-055-115. Robert Gordon, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to install a privacy fence at the Property. The first variance is from Section 500-2305.C.(3) to allow a privacy fence within the front yard, where privacy fences can only be in rear and side yards. The second variance is from Section 500-2305.C.(4) to locate a fence 1 foot from the inner edge of a sidewalk, where 8 feet is required. The property is approximately 9,000 square feet, a corner lot, in the R-2 Residence Zoning District, and currently contains a non-privacy fence.

Appeal #26-36 – For the property at 129 Highland Park Drive, Levittown, PA 19056, tax parcel # 22-046-041. Richard Sooby and Karla Sooby, applicants and property owners, are seeking a variance from the Middletown Township Zoning Ordinance to expand the driveway at the property. The variance is from Section 500-2702.A to allow a driveway to have a 3 foot setback from the nearest side yard property line, where 10 feet is required. The property is approximately 10,296 square feet and in the R-2 Residence Zoning District.

Appeal #26-37 – For the property at 4 Sweet Pea Lane, Langhorne, PA 19047, tax parcel # 22-089-047. Mary Palma, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to construct a deck at the property. The variance is from Section 500-2104 to allow a 9 foot rear yard setback, where 15 feet is required. The property is approximately 7,206 square feet and in the AQC Age-Qualified Community Zoning District.

Appeal #26-38 – For the property at 1281 E. Lincoln Highway, Levittown, PA 19047, tax parcel # 22-047-011. Federal Realty Investment Trust, applicant and property owner, is seeking a variance from the Middletown Township Zoning Ordinance to reduce the number of off-street parking spaces at the shopping center property. The variance is from Section 500-2702.G.(2).(c) to allow a 996 off-street parking spaces, where 1,020 off-street parking spaces are required. The property is approximately 19.96 acres and in the C Commercial Zoning District.

Appeal #26-39 – For the property at 303 Ash Avenue, Langhorne, PA 19047, tax parcel # 22-009-119-005. Ryan Waterson, applicant and property owner, is seeking two variances from the Middletown Township Zoning Ordinance to locate a shed at the property. The first variance is

from Section 500-803.F to allow a 7 foot front yard setback, where 25 feet is required. The second variance is from Section 500-2402.A.(1) to allow a shed in a front yard, where they can only be in side and rear yards. The property is approximately 20,102 square feet, in the R-2 Residence Zoning District, and a corner lot with 3 street frontages.

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: September 6, 2026 and September 13, 2026

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