



New Britain Township

Zoning Hearing Board

Zoning Hearing Board Agenda

December 16, 2021

7:00 p.m.

1. Hearings:

This hearing, this day, Thursday, December 16, 2021, at 7:00 p.m. the New Britain Township Zoning Hearing Board is holding a public hearing at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications:

1.1 The application of the **Chalfont New Britain Joint Sewer Authority** for the property located at Veteran's Park, New Galena Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-001-049. The property is in the CR, Conservation and Recreation, zoning district and contains an existing Public Recreational Facility. The applicant proposes to install a new Sewer Pump Station. The applicants seek a Special Exception and variances from the following sections of the New Britain Township Zoning Ordinance:

- a. Special Exception §27-401.b – to permit a G1 Utility Use within the CR, Conservation and Recreation Zoning District.
- b. Variance from §27-300.a – To permit a second primary use, G1 Utility, where a previous use, E1 Public Recreational Facility was established. "On any property, parcel or tract of land, only one principal use and principal structure shall be permitted unless otherwise stated in this chapter."
- c. Variance from §27-402.b to permit a 0-ft front yard setback where 100 feet is required from the ultimate right-of-way.

1.2 The application of **180 New Britain Blvd Associates, LLC** for the property located at 180 New Britain Boulevard, New Britain Township, Bucks County, Pennsylvania identified as Tax Map Parcel No. 26-001-100. The property is in the IO, Industrial-Office, zoning district. The property contains an existing 101,700-SF non-residential building. The applicants propose a new use, modifications to the existing parking lot and loading areas, and installation of stormwater management controls. The applicants seek variances from the following sections of the New Britain Township Zoning Ordinance:

- a. Variance from §27-2901 K.18 to permit 137 parking spaces where 370 spaces are required based on 1 space per 275 square feet of total floor area. There are 84 existing parking spaces, and 53 spaces are proposed.

2. Other Business:

3. Adjournment

The next scheduled meeting of the New Britain Township Zoning Hearing Board is Thursday, January 20, 2021 beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.