



# New Britain Township

## Zoning Hearing Board

### PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, December 16, 2021, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following application(s) and/ or appeal(s):

1. The application of the Chalfont New Britain Township Joint Sewage Authority, for the property located at northwest corner of the intersection to New Galena Road and Walter Road, New Britain Township, identified as Tax Map Parcel No. 26-1-49. The property is located in the CR, Conservation and Recreation, zoning district. The property is improved with a public recreation facility use (use E1). The Applicant proposes a sewage pumping station utility building (use G1) along the property's New Galena Road frontage. The Applicant seeks the following relief from the following sections of the New Britain Township Zoning Ordinance: (a) a special exception pursuant to §27-401.b and §27-3103 to permit the G1 use on the property; (b) a variance from §27-300.a to conduct more than one principal use on a single lot; and (c) a variance from §27-402.g to permit the utility building to have a front yard setback of 0 feet, where the required minimum front yard setback is 100 feet.

2. The application of 180 New Britain Blvd Associates, LLC, for the property located at 180 New Britain Boulevard, New Britain Township, identified as Tax Map Parcel No. 26-1-100. The property is located in the IO, Industrial/Office, zoning district. The property is improved with a non-residential building containing a warehousing use (use K3). The Applicant proposes to convert the use to a flex space use (use K18). The Applicant seeks a variance from New Britain Township Zoning Ordinance §27-2901.K to allow less than the minimum required off-street parking spaces on the property for the proposed flex space K18 use (370 spaces are required; 137 spaces are proposed).

Please visit [www.newbritaintownship.org](http://www.newbritaintownship.org) to view the full meeting agenda, complete copies of the applications, and accompanying documents. Persons wishing to participate in the public hearing may pre-register with New Britain Township in advance of the hearing by calling (215) 822-1391 or by emailing [mwalsh@newbritaintownship.org](mailto:mwalsh@newbritaintownship.org). Instructions on how to participate in the public hearing will be provided at that time. Persons who cannot participate in the public hearing in person may submit written comments or questions in advance of the hearing to New Britain Township through regular mail or by email to [nbt@newbritaintownship.org](mailto:nbt@newbritaintownship.org).

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**ADVERTISE TWICE: Thursday, December 2, 2021  
Thursday, December 9, 2021**