PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, March 16, 2023, 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 Darryl and Renee Presti for the property located at 19 Skyline Drive, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-13-23. The property is located in the RR, Residential, zoning district. The property is improved with a single-family detached residential dwelling, storage shed, in-ground pool, paver deck, and driveway. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-902.b to permit an impervious surface ratio of 29.87% on the property, where the maximum impervious surface ratio permitted by right is 25%.

2. The application of Blair Image Elements, agent for ERP New Britain Property Owner, L.P., for the property located at 4275 County Line Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel Nos. 26-5-49-2. The property is located in the C-2, Commercial, zoning district. The Applicant conducts a shopping center use (use J24) on the property. The Applicant proposes to replace 4 existing wall signs, install 2 new wall signs, and retain 1 existing wall sign, for a total of 7 wall signs in connection with the Giant retail supermarket sub-use. The Applicant seeks variances from the following sections of the Zoning Ordinance: (a) from §27-2610.d.1 to permit 7 wall signs on the building containing the Giant supermarket, where the maximum number of permitted wall signs on all the buildings in the shopping center is 5; (b) from §27-2610.d.3(d) to permit the total sign area of all the Giant related wall signs to be 209.58 square feet, where the maximum total sign area of all wall signs on the property is 100 square feet; (c) from §27-2611.d.3(a) to permit 7 wall signs for a single tenant unit within the shopping center, where the maximum number of signs per single tenant unit is 1; and (d) from §27-2611.d.3(b) to permit 2 wall signs that contain wording other than the primary tenant's name or logo.

Please visit <u>www.newbritaintownship.org</u> to view the full meeting agenda, complete copies of the applications, and accompanying documents. If you cannot access the website, please contact New Britain Township at (215) 822-1391 or by email at <u>nbt@nbtpa.us</u> so that arrangements can be made to provide the documents to you.

Thomas J. Walsh III, Esquire Solicitor, New Britain Township Zoning Hearing Board 3655 Route 202, Suite 105 Doylestown, PA 18902

ADVERTISE TWICE:	Thursday, March 2, 2023
	Thursday, March 9, 2023