PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, October 19, 2023, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following applications and/or appeals:

- 1. The application of William and Joan McNaney for the property located at 207 Julie Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel Nos. 26-28-17 and 26-28-17-1. The property is located in the RR, Suburban Residential, zoning district. The property is improved with a single-family detached dwelling developed as part of a cluster subdivision (use B2). The applicants propose a residential storage shed accessory use (use H2) in the rear yard. The applicants seek variances from §27-902.c.3 of the New Britain Township Zoning Ordinance to permit a rear yard setback of 0 feet and a side yard setback of 5 feet, where the required minimum setbacks are 5 feet and 15 feet, respectively.
- 2. The application of Triple Net Investments LXXXV, LLC; RCM Properties IX, LLC; and the New Britain Corporate Center Business Community Owners Association, Inc., for the properties located at or near the intersection of Manor Drive and Andre Drive, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel Nos. 26-5-49-13, 26-5-49-14, and 26-5-49-18. The properties are located in the C-3, Commercial, zoning district. The applicants propose 2 new non-residential buildings on the properties. One new building will contain medical office uses (use II); the other new building will operate a nursing home use (use C2). The applicants seek variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-1401 to permit the nursing home use (use C2), where such use is not permitted in the C-3 zoning district; (b) from §27-2901.C to allow less than the minimum required off-street parking spaces on the properties for the proposed nursing home use (333 spaces are required; 245 spaces are proposed); and (c) from §27-2901.K to allow less than the minimum required off-street parking spaces on the properties for the proposed medical office uses (175 spaces are required; 110 spaces are proposed).

Please visit www.newbritaintownship.org 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 nbt@nbtpa.us 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, October 5, 2023

Thursday, October 12, 2023