



New Britain Township

Zoning Hearing Board

Zoning Hearing Board Agenda September 17, 2026 7:00 p.m.

HEARINGS

1. New Business

- a. **Appeal #2026-4** – Application of HCI DP Land Acquisition LLC, for the properties located at Walnut Street and 56 Walnut Street, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Numbers 26-001-099-001, 26-001-099-003, 26-001-099-002, and 26-001-099. The property is in the IO-Industrial Office Zoning District. The applicant proposes to construct 3 warehouses on the properties. The Applicant has filed a substantive challenge under Section 916.1(a)(1) of the Pennsylvania Municipalities Planning Code to the substantive validity of the New Britain Township Zoning Ordinance on the basis that the Zoning Ordinance de facto unlawfully excludes warehouses by limiting a warehouse building height of thirty-five (35) feet.

2. Other Business

3. Adjournment

*The next scheduled meeting of the New Britain Township Zoning Hearing Board
October 15, 2026, beginning at 7:00 p.m. at the Township Building, 207 Park
Avenue, Chalfont.*