PUBLIC NOTICE

PLEASE TAKE NOTICE that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, December 21, 2023, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the application of Chalfont Holdings, LLC, for the property located at 545 West Butler Avenue, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-6-101-1. The property is located in the C-1, Commercial, zoning district; and the COD, Butler Avenue Corridor Overlay District. The property is approved with a vacant non-residential building. The applicant proposes a new non-residential building that will contain 2 drive-in and other eating place uses (us J7). The applicant seeks variances from the following sections of the New Britain Township Zoning Ordinance: (a) from §27-2901.J to allow less than the minimum required off-street parking spaces on the properties for the proposed eating place uses (50 spaces are required; 18 spaces are proposed); and (b) from §27-2904.g.5 to permit a paved area near the drive-thru to be within 0.5 feet of the exterior structural wall of the proposed building, where the required minimum setback for such paved areas from the exterior structural building wall is 20 feet.

Please visit www.newbritaintownship.org to view the full meeting agenda, complete copies of the application, 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, December 7, 2023

Thursday, December 14, 2023