



NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

ZONING HEARING BOARD APPEAL APPLICATION

Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

TOWNSHIP USE ONLY

Application #:	_____
Date Filed:	_____
Payment:	_____
Check #:	_____
Receipt #:	_____

1. Date: December 6, 2023

2. Classification of Appeal/Application (Check one or more if applicable):

- A. Request for Variance
- B. Request for Special Exception
- C. Other _____

3. Applicant:

(a) Name: MEG Investments, LLC

(b) Mailing Address: 51 Barry Road
Chalfont, PA 18914

(c) Phone Number: 267-895-1754

(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Applicant is equitable owner

*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable:

(a) Name: John A. VanLuvnee, Esquire

(b) Mailing Address: PO Box 1389
Doylestown, PA 18901

(c) Phone Number: 215-345-7000

(d) Email Address: jvanluvane@eastburngray.com

5. Property:

(a) Present Zoning Use Classification: SR-2

(b) Tax Parcel Number: 26-001-054 and 26-001-055

(c) Location (With reference to nearby intersections or prominent features):
186 New Galena Road at the intersection
of New Galena Road and Trewigtown Road

6. Proposed use of property/construction:

See Addendum

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:

Section 27-2304

8. Has any previous application/appeal been filed concerning the subject of this appeal? Yes No
If yes, specify:

No. In 1980, the current owners of the property obtained a special exception to change the nonconforming use of the property to a machine shop.

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary? Yes No
If yes, specify:

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question. (Supplemental sheets of the same size may be attached)

See attached sheets

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

MEG Investments, LLC

By: Geoffrey Herring
Signature

Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

Geoffrey Herring, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

MEG Investments, LLC

By: Geoffrey Herring

Sworn to and described before me This
6 day of December

Lilly Herring
Notary Public

My Commission expires: 3/15/2027

Commonwealth of Pennsylvania - Notary Seal
Lilly Herring, Notary Public
Bucks County
My commission expires March 15, 2027
Commission number 1431965



Application of MEG Investments, LLC to
New Britain Township Zoning Hearing Board
Addendum

6. Proposed use of property:

Applicant requests a special exception to change the current nonconforming use of the property as a machine shop to an office and storage use.

The property will be occupied by MEG Glass, an affiliate of the Applicant. MEG Glass will utilize the property as its office and for the storage of materials that are primarily utilized off-site in the fabrication and manufacture of glass curtain walls, window walls, store fronts and similar applications, some light fabrication and frame assembly. It is anticipated that not more than four (4) persons will be occupying the building at any one time. Customers will not be visiting the facility. There will be no customer traffic. Applicant will establish that the building cannot be reasonably be changed to or used for a permitted use. Applicant will further establish that the proposed change will be less objectionable (or no more objectionable) in external effects than the existing nonconforming machine shop with respect to traffic generation; noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibrations; storage and waste disposal and/or appearance.

Application of MEG Investments, LLC to
New Britain Township Zoning Hearing Board
Property Owners within 500 Feet of Subject Property

26-001-019 BRIAN R & HELEN L MOOD
 153 NEW GALENA RD
 LINE LEXINGTON, PA 18932

26-001-020 BRIAN R & HELEN L MOOD
 NEW GALENA RD
 LINE LEXINGTON, PA 18932

26-001-021 JOSEPH J KOPYNA
 161 NEW GALENA RD
 LINE LEXINGTON, PA 18932

26-001-022 MEGAN OTTO
 AMANDA E KUEHN
 134 TREWIGTOWN RD
 CHALFONT, PA 18914

26-001-023 JAMES L & CAROL E. HESS
 126 TREWIGTOWN RD
 CHALFONT, PA 18914

26-001-052 FREDERICK J & NANCY J ALLEGREZZA
 143 RUE ST
 LINE LEXINGTON, PA 18932

26-001-053 JOHN V & LINDA ANN MCSLOY
 202 NEW GALENA ROAD
 CHALFONT, PA 18914

26-001-056 JAMES N. SOSA & NICOLE L NIEVES
 172 NEW GALENA RD
 LINE LEXINGTON, PA 18932

26-001-057 HARCAR, DAVID M
 168 NEW GALENA RD
 LINE LEXINGTON, PA 18932

26-001-058 BRIAN J & WENDY TURNER
 164 NEW GALENA RD
 LINE LEXINGTON, PA 18932

26-001-059 SEAN GORMAN
JENNIFER Y BERGEY
160 NEW GALENA RD
LINE LEXINGTON, PA 18932

26-001-060 PETER QUACH
150 NEW GALENA RD
LINE LEXINGTON, PA 18932

26-001-100 180 NEW BRITAIN BLVD ASSOCIATES, LLC
100 FRONT STREET, SUITE 560
ONE TOWER BRIDGE
WEST CONSHOHOCKEN, PA 19428

26-001-106-002 NEN PROPERTIES, LLC
120 INDEPENDENCE LANE
CHALFONT, PA 18914

26-001-106-005 BELL ATLANTIC PA
C/O PROP TAX 30TH FLR
1717 ARCH STREET
PHILADELPHIA, PA 19103