PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, January 18, 2024 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 MEG Investments, LLC, for the properties located at the intersection of New Galena Road and Trewigtown Road, New Britain Township, Bucks County, Pennsylvania, with a street address of 186 New Galena Road, further identified as Tax Map Parcel Nos. 26-1-54 (Parcel A) and 26-1-55. The properties are located in the SR-2, Suburban Residential, zoning district. The properties are improved with a non-residential building. The properties are used for an existing lawful non-conforming machine shop / manufacturing (use K1) non-residential use. The applicant proposes to change the existing nonconforming K1 use to a non-conforming non-residential office and storage use (use K3 and/or K18). The Applicant seeks a special exception pursuant to New Britain Township Zoning Ordinance §27-2304 and §27-3103 to permit the change from the existing non-conforming K1 use to the proposed non-conforming K3 and/or K18 use.

2. The application of Walt Hulton and Hulton Contracting, Inc., for the property located at 4645 County Line Road, New Britain Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 26-1-4. The property is located in the IO, Industrial/Office, zoning district. The property is unimproved. The applicants propose 3 non-residential structures that will collectively contain 19 individual one-story storage units in order to conduct a commercial storage facility use. The Applicants seek a variance from New Britain Township Zoning Ordinance §27-1801 to permit the commercial storage facility use, where such use is not specifically identified and/or permitted in the IO zoning district.

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, January 4, 2024
	Thursday, January 11, 2024