



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: 10/25/24 do (m)
Payment: 1200 -
Check #: 96
Receipt #: 16661

1. Date: October 23, 2024
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: Spotless Brands LLC
(b) Mailing Address: 950 Herndon Parkway, Ste 400
Herndon, VA 20170
(c) Phone Number: 610-952-5100
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Owner of equitable title

*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: David M. Shafkowitz, Esq.
(b) Mailing Address: 350 S. Main Street, Suite 308
Doylestown, PA 18901
(c) Phone Number: 267-422-3340
(d) Email Address: dms@shafkowitzlaw.com
5. Property:
(a) Present Zoning Use Classification: Zoning District C1
(b) Tax Parcel Number: 26-006-101-001
(c) Location (With reference to nearby intersections or prominent features):
545 W. Butler Ave
Intersection at W Butler Ave and County Line Rd
6. Proposed use of property/construction:
Car wash

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
Please see attached Variance List.

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

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

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)

Supplemental sheet attached.

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

John Lombardo
Signature

Signature

State of NJ
Commonwealth of Pennsylvania } SS.
County of *Merck*

John Lombardo, 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.

DMU

Sworn to and described before me This
23 day of *October*

DMU
Dario Skaficentz Notary Public

My Commission expires:
Nov 1st State of NJ



SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3340
(215) 940-9209 (fax)

350 S. Main Street, Suite 308
Doylestown, Pennsylvania 18901

E-Mail: dms@shafkowitzlaw.com
Reply to Pennsylvania

1340 Parkway Ave, Unit B
Ewing, New Jersey 08628

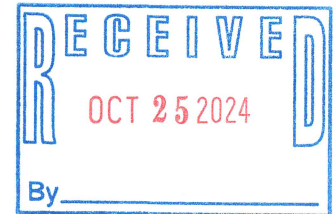
Admitted in PA & NJ

October 24, 2024

Via Federal Express

New Britain Township
207 Park Avenue
Chalfont, PA 18914

**Re: Zoning Hearing Board Appeal Application
Corner of County Line Road/Butler Pike
Tax Map Parcel #26-006-101-001**



To Whom It May Concern:

Please be advised that this office represents the Applicant, Spotless Brands LLC, with regard to the above captioned matter. Enclosed please find the following:

- Zoning Hearing Board Application;
- Eight (8) copies of Zoning Hearing Exhibit Plan (folded);
- Recorded Deed; and
- Check in the amount of \$1,200.00 made payable to New Britain Township representing the application fee.

Thank you for your time and attention. Please contact my office should you require anything further to process the application.

Very truly yours,

A handwritten signature in black ink, appearing to read "DMS", written over a horizontal line.

David M. Shafkowitz

DMS/mka
Enclosures

SPOTLESS BRANDS
VARIANCE LIST
AS THEY RELATE TO THE SKETCH PLAN, DATED 10/22/24 AND SKETCH PLAN LAST REVISED
10/23/24
October 23, 2024

VARIANCE LIST:

1. §27-1202.b. Requiring a minimum side yard of fifteen (15) feet.
This is an existing nonconformity, as the existing building is approximately ten (10) feet from the northwesterly side lotline. The proposed vacuum booms are approximately seven (7) feet from the northwesterly side lotline.

2. §27-2901.J.J19.b. Potentially requiring parking for a car wash.
An interpretation regarding parking requirements for a car wash is requested. Should it be determined that parking is required for a car wash, then nineteen (19) parking spaces would be required and provided. However, sixteen (16) of those spaces would also be utilized as stalls for vacuuming out vehicles.

3. §27-2904.g.5. Requiring paved areas to be set back twenty feet from commercial buildings.
This is an existing nonconformity, as the existing building is approximately 3.4 feet from the existing parking lot. The proposed paved area in the vicinity of the drivethru is 0 feet from the proposed building.

F:\jobfile\2024\2402NBR\SUBMISSIONS\2024-10-22 SKETCH\2024-10-23 ZONING RELIEF.docx

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ 908-735-9500	Hamilton, NJ 609-689-1100	Toms River, NJ 732-573-0490	Freehold, NJ 732-303-8700	Bethlehem, PA 610-332-1772
Hillsborough, NJ 908-359-8291	Mt. Arlington, NJ 862-284-1100	Phillipsburg, NJ 908-454-3080	Doylestown, PA 215-345-1876	Pottstown, PA 610-323-4040

BUCKS COUNTY RECORDER OF DEEDS
55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2022054655

Recorded On 9/2/2022 At 1:42:49 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 1295393 User - TLF

* Grantor - COUNTY LINE/NEW BRITAIN REALTY L P

* Grantee - CHALFONT HOLDINGS LLC

* Customer - SIMPLIFILE LC E-RECORDING

* FEES

STATE TRANSFER TAX \$13,750.00
RECORDING FEES \$85.75
CENTRAL BUCKS SCHOOL \$6,875.00
DISTRICT REALTY TAX
NEW BRITAIN TOWNSHIP \$6,875.00
TOTAL PAID \$27,585.75

Bucks County UPI Certification
On September 1, 2022 By LMC

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
COMMONWEALTH LAND TITLE PHILADELPHIA
COMMERCIAL - 1700 MARKE
1700 MARKET ST STE 2110
PHILADELPHIA, PA 19103

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Daniel J. McPhillips

Daniel J. McPhillips
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

1AA7FE



CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
26-006-101--001	- N BRITAIN TWP
CERTIFIED 09/01/2022 BY LMC	

Prepared By:
Commonwealth Land Title Insurance Company
1700 Market Street, Suite 2100
Philadelphia, PA 19103

Return To:
Commonwealth Land Title Insurance Company
1700 Market Street, Suite 2100
Philadelphia, PA 19103

TW File # 10370987
File # PHI220891

Tax ID / Parcel No. 26-006-101-001

This Indenture

Made this 24th day of August, 2022

Between

County Line/New Britain Realty L.P.

(hereinafter called the Grantor),

AND

Chalfont Holdings LLC, a Pennsylvania limited liability company

(hereinafter called the Grantee),

Witnesseth That the said Grantor for and in consideration of the sum of one million three hundred seventy-five thousand dollars and zero cents (\$1,375,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns,

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by John E. Burkhardt and Associates, dated 8/22/1956, as follows to wit:

BEGINNING at a point formed by the intersection of the center line of County Line Road (State Highway Rural Route No. 09033) (33 feet wide), with the center line of Doylestown Pike (Legislative Route No. 178) (40 feet wide); thence extending from

Fee Simple Deed

TW File # 10370987
File # PHI220891

said point of beginning, North 49 degrees 44 minutes West along the center line of County Line Road, 201.01 feet to a point ;thence extending, North 41 degrees 26 minutes East, along lands now or late of Ira M. Shaffer and Louise D. Shaffer, crossing the Northeasterly side of County Line Road, 250.01 feet to a monument, a corner; thence extending, South 49 degrees 44 minutes East, still by lands of the aforementioned Shaffer, crossing the Northwesterly side of Doylestown Pike, 201.01 feet to a spike on the center line of Doylestown Pike; thence extending, South 41 degrees 26 minutes West along the center line of Doylestown Pike, 250.01 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM: All that certain Fee Simple Deed conveyed by County Line/New Britain L.P. to the Commonwealth of Pennsylvania, Department of Transportation, dated 2/4/2010 recorded 3/12/2010 in Land Record Book 6356 page 1264.

Tax ID / Parcel No. 26-006-101-001

Being part of the same premises which Allen J. Mutzig and Investors Trust Company, Co-Trustees under the Deed of Trust created by John A. Mutzig, dated 11/1/1984 by Deed dated 11/10/2008 and recorded 12/5/2008 in Bucks County in Land Record Book 5960, Page 2244 granted and conveyed unto County Line/New Britain Realty, L.P., in fee.

Fee Simple Deed

TW File # 10370987
File # PHI220891

Together with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever,

And the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

TW File # 10370987
File # PHI220891

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US

County Line/New Britain Realty, L.P., a Pennsylvania limited partnership
By 202 GP, LLC, a Pennsylvania limited liability company, its general partner

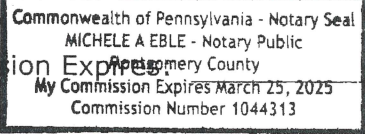
By: Marc S. Haber
Name: Marc S. Haber
Title: Sole Member

COMMONWEALTH OF PENNSYLVANIA)
SS)
COUNTY OF Montgomery)

On this, the 24th day of August, A.D. 2022, before me, a notary public the undersigned officer, personally appeared Marc S. Haber who acknowledged himself to be the Sole Member of 202 GP, LLC, the general partner of County Line/New Britain Realty, L.P. and that he as such Sole Member of the general partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Sole Member of the general partner.

In Witness Whereof, I hereunto set my hand and official seal.

Michele A. Eble
Notary Public

My Commission Expires:  My Commission Expires March 25, 2025
Commission Number 1044313

TW File # 10370987
File # PHI220891

DEED

Grantor: County Line/New Britain Realty L.P., a Pennsylvania limited partnership

TO

Grantee: Chalfont Holdings LLC, a Pennsylvania limited liability company

PREMISES

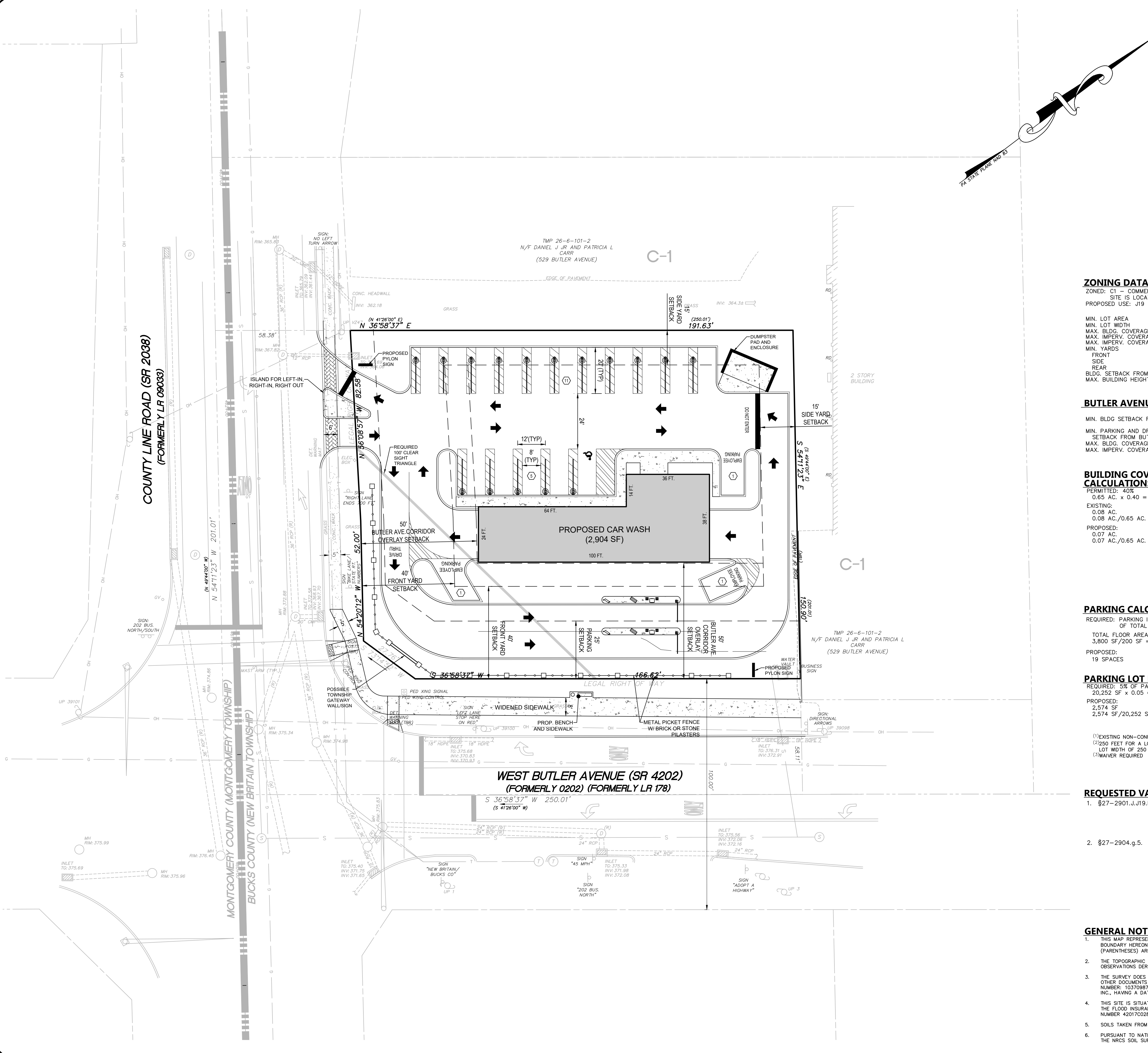
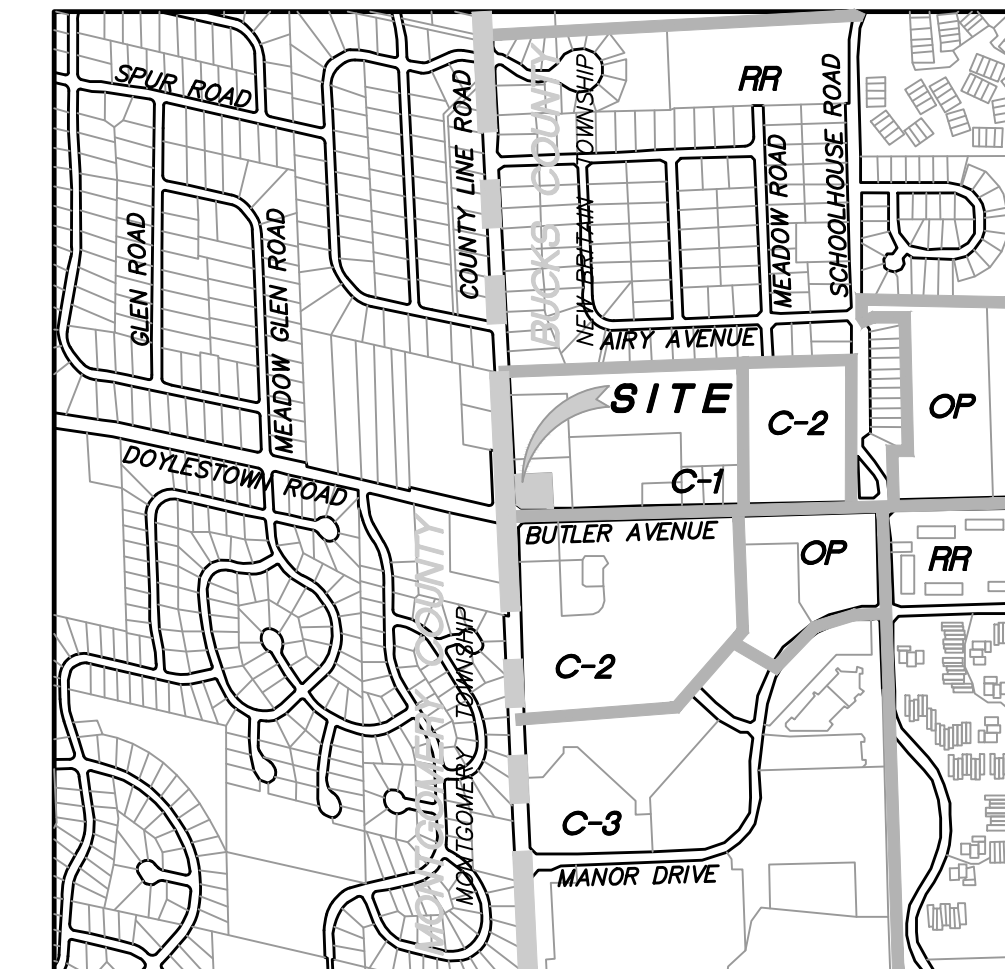
545 W. Butler Pike
New Britain Township
Bucks County, PA

The address of the above named Grantee is:
2200 Michener Street - Suite 4
Philadelphia, PA 19115

Certified by: *J. Keane* _____

TW File # 10370987
File # PHI220891

Fee Simple Deed



ZONING DATA:

ZONED: C1 - COMMERCIAL DISTRICT
SITE IS LOCATED IN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
PROPOSED USE: J19 - CAR WASH (PERMITTED)

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
0.65 AC.	0.65 AC.(1)	0.65 AC.(1)	0.65 AC.(1)
MIN. LOT WIDTH	150 FT.(2)	150 FT.(1)(2)	150 FT.(1)(2)
MAX. BLDG. COVERAGE	40%	12%	11%
MAX. IMPERV. COVERAGE (SITE)	70%	75%(1)	75%(1)
MAX. IMPERV. COVERAGE (LOT)	75%	75%	75%
MIN. YARDS			
FRONT	40 FT.	61 FT.	50 FT.
SIDE	15 FT.	10 FT.(1)	10 FT.(1)
REAR	30 FT.	N/A	N/A
BLDG. SETBACK FROM PAVING	20 FT.	3.4 FT.(1)	0 FT.(1)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

MIN. BLDG SETBACK FROM STREETS	REQUIRED	EXISTING	PROPOSED
50 FT.	50 FT.	50 FT. ALONG BUTLER AVE.	50 FT. ALONG CNTY. LINE RD.
MIN. PARKING AND DRIVEWAY SETBACK FROM BUTLER AVE	25 FT.	20 FT.(1)	8 FT.(3)
MAX. BLDG. COVERAGE	40%	12%	11%
MAX. IMPERV. COVERAGE	65%	75%(1)	75%(1)

BUILDING COVERAGE CALCULATIONS:

PERMITTED: 40%
0.65 AC. x 0.40 = 0.26 AC.

EXISTING:
0.08 AC.
0.08 AC./0.65 AC. = 12%

PROPOSED:
0.07 AC.
0.07 AC./0.65 AC. = 11%

SITE IMPERVIOUS SURFACE CALCULATIONS:

PERMITTED: 70%
0.65 AC. x 0.70 = 0.46 AC.

EXISTING:
BUILDING 0.08 AC.
SIDEWALKS 0.02 AC.
PARKING 0.39 AC.
TOTAL 0.49 AC.
0.49 AC./0.65 AC. = 75%(1)

PROPOSED:
BUILDING 0.07 AC.
SIDEWALKS, WALLS 0.03 AC.
PARKING 0.39 AC.
TOTAL 0.49 AC.
0.49 AC./0.65 AC. = 75%(1)

PARKING CALCULATIONS:

REQUIRED: PARKING IS NOT REQUIRED FOR A CAR WASH OR 1 SPACE PER 200 SF OF TOTAL FLOOR AREA.

TOTAL FLOOR AREA: 3,800 SF MAX (FIRST FLOOR: 2,904 SF + SECOND FLOOR: 896 SF)
3,800 SF/200 SF = 19 SPACES

PROPOSED:
19 SPACES

PARKING LOT LANDSCAPE CALCULATIONS:

REQUIRED: 5% OF PARKING LOTS MUST BE LANDSCAPE AREA
20,252 SF x 0.05 = 1,013 SF

PROPOSED:
2,574 SF
2,574 SF/20,252 SF = 12.7%

(1)EXISTING NON-COMFORMITY
(2)250 FEET FOR A LOT WITH A DRIVEWAY ENTERING ONTO AN ARTERIAL STREET. ADDITIONALLY, A LOT WIDTH OF 250 FT IS REQUIRED PURSUANT TO J-19 CAR WASH REQUIREMENTS
(3)WAIVER REQUIRED

- REQUESTED VARIANCES:**
- §27-2901.J.19.b. POTENTIALLY REQUIRING PARKING FOR A CAR WASH. AN INTERPRETATION REGARDING PARKING REQUIREMENTS FOR A CAR WASH IS REQUESTED. SHOULD IT BE DETERMINED THAT PARKING IS REQUIRED FOR A CAR WASH, THEN NINETEEN (19) PARKING SPACES WOULD BE REQUIRED AND PROVIDED. HOWEVER, SIXTEEN (16) OF THOSE SPACES WOULD ALSO BE UTILIZED AS STALLS FOR VACUUMING OUT VEHICLES.
 - §27-2904.g.5. REQUIRING PAVED AREAS TO BE SET BACK TWENTY FEET FROM COMMERCIAL BUILDINGS. THIS IS AN EXISTING NONCONFORMITY, AS THE EXISTING BUILDING IS APPROXIMATELY 3.4 FEET FROM THE EXISTING PARKING LOT. THE PROPOSED PAVED AREA IN THE VICINITY OF THE DRIVETHRU IS 0 FEET FROM THE PROPOSED BUILDING.

- GENERAL NOTES:**
- THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN DECEMBER 2022. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN PARENTHESES ARE DERIVED FROM THE DEED OF RECORD.
 - THE TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN DECEMBER 2022. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK OBSERVATIONS DERIVED THROUGH THE KEYNETOPS TRIMBLE VRS NETWORK.
 - THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM ORDER NUMBER: 10370987, FILE # PH220891 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR RAD GROUP, INC., HAVING A DATE OF MARCH 18, 2022.
 - THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NUMBER 42017C0288K, HAVING AN EFFECTIVE DATE OF MARCH 21, 2017.
 - SOILS TAKEN FROM NRCS WEBSITE. PER NRCS MAPPING, THE ENTIRE SITE IS COMPRISED OF URBAN SOILS.
 - PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS. ALSO, PURSUANT TO THE NRCS SOIL SURVEY, THE SITE DOES NOT CONTAIN FLOODPLAIN SOILS.

REV	DESCRIPTION	DATE
3	RELOCATE ENTRY DRIVE	SDC 11/29/24
2	RELOCATE VACUUM ROOMS AND ACCESS TO COUNTY LINE ROAD	SDC 11/21/24
1	LIST OF REQUESTED VARIANCES ADDED.	SDC 10/23/24

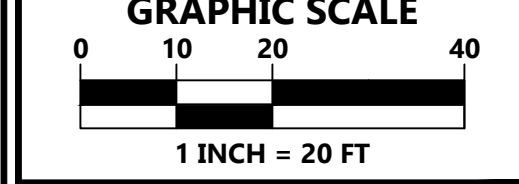
SERIAL NO. 2023183581

Before You Dig Anywhere

811 in PENNSYLVANIA

Know what's below. Call before you dig. STOP CALL: 1-800-242-2776

PA ONE CALL SYSTEM INC.



PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 345-1876

SKETCH PLAN

FOR

SPOTLESS BRANDS

DATE:	OCTOBER 22, 2024
SCALE:	1"=20'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	24-02-NBR



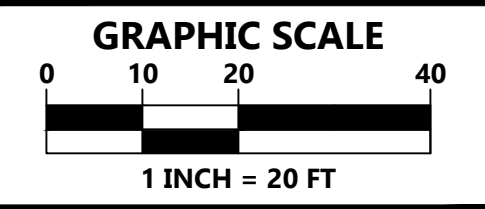
REV	DESCRIPTION

SERIAL NO. 2023183581

Before You Dig Anywhere

Know what's below. STOP! CALL 1-800-242-2776

Call before you dig - PA. See website for details. PA ONE CALL SYSTEM INC.



PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Van Cleef
 ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
 501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE: (610) 345-1876

**SKETCH PLAN
 WITH LANDSCAPING**

 FOR

SPOTLESS BRANDS

DATE: NOVEMBER 26, 2024
 SCALE: 1"=20'
 DESIGNED BY: LSM
 DRAWN BY: LSM
 CHECKED BY: SDC
 JOB NUMBER: 24-02-NBR

TMP: 26-006-101-001

NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

03 of 03