



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

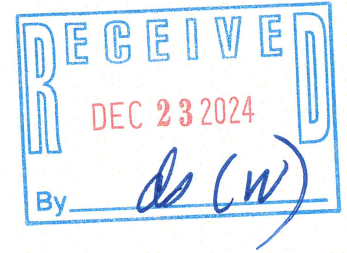
Application #: 2025-3-7
Date Filed: 12/23/24
Payment: 1200-
Check #: 22060
Receipt #: 16843

- Date: _____
- Classification of Appeal/Application (Check one or more if applicable):

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

3. Applicant:

- Name: Calvary Chapel of Central Bucks
- Mailing Address: 150 East Butler Avenue, Chalfont, PA 18914
- Phone Number: 215-822-4012
- 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:

- Name: Alexander M. Glassman
- Mailing Address: 1300 Virginia Drive, Suite 405
Fort Washington, PA 19034
- Phone Number: 215-633-1890
- Email Address: aglassman@cgbaglaw.com

5. Property:

- Present Zoning Use Classification: C-3 Commercial District
- Tax Parcel Number: 26-005-049-013-001
- Location (With reference to nearby intersections or prominent features):
Manor Drive (1100 Manor Drive)
Surrounded by Manor Drive/East School House Rd

6. Proposed use of property/construction:

Calvary Chapel wishes to use the
property as a church; please see supplemental
addendum.

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

§27-1401(b): F4 - Place of Worship.

8. Has any previous application/appeal been filed concerning the subject of this appeal? Yes No
 If yes, specify:
N/A
9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary? Yes No
 If yes, specify:
N/A
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 supplement.

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

Stephen F. Feeley 
 Signature

 Signature

Commonwealth of Pennsylvania } SS.
 County of Bucks

Stephen F. Feeley, 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.



Sworn to and described before me This
23 day of December, 2024



 Notary Public

My Commission expires: 2/6/2027

Commonwealth of Pennsylvania - Notary Seal
 NEEL PATEL - Notary Public
 Bucks County
 My Commission Expires February 6, 2027
 Commission Number 1432570



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



BEFORE THE ZONING HEARING BOARD OF
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

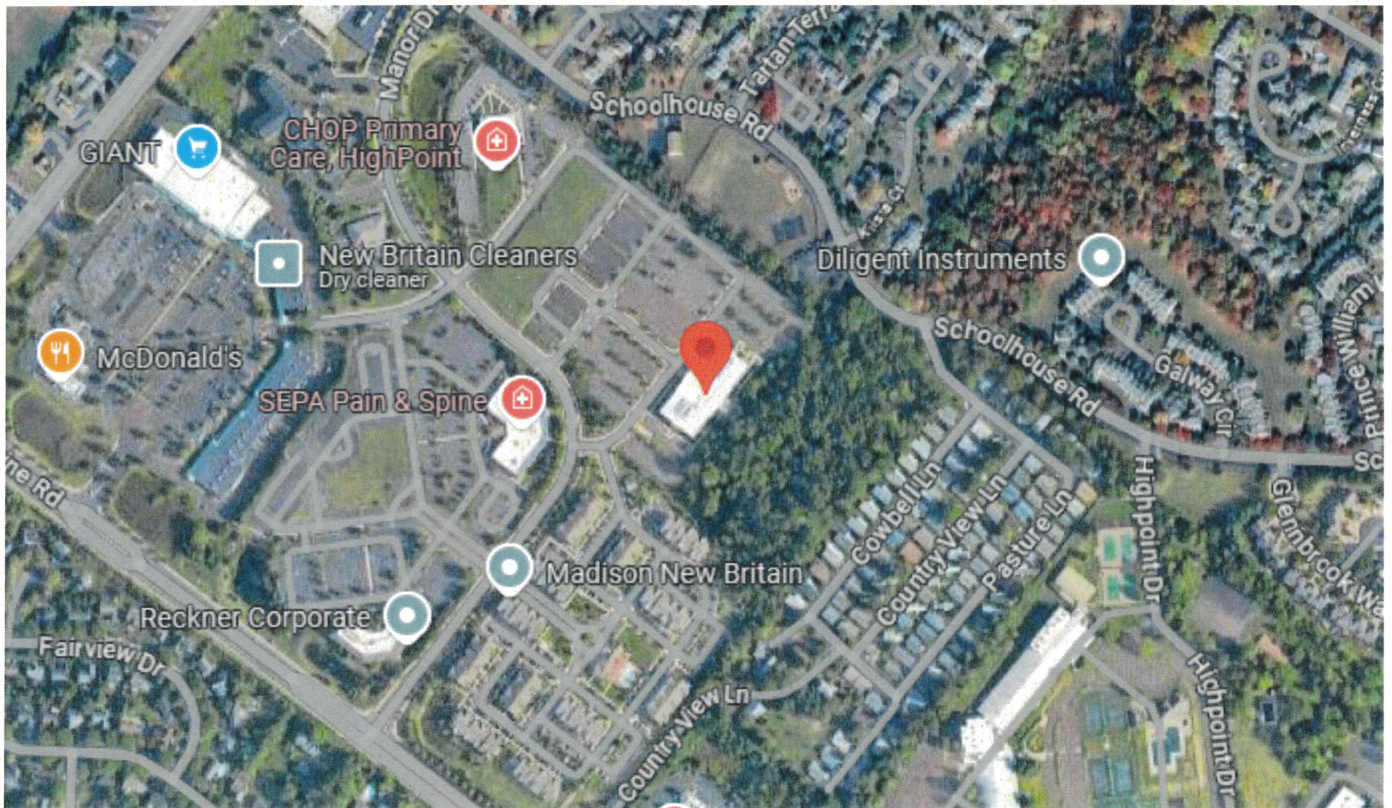
APPLICATION OF CALVARY BAPTIST CHURCH
1100 MANOR DRIVE
TAX MAP PARCEL NO. 26-005-049-013-001

SUPPLEMENTAL ADDENDUM TO ZONING HEARING BOARD APPLICATION

NARRATIVE

Applicant, Calvary Baptist Church, is the equitable owner of 1100 Manor Drive, Chalfont, PA 18914 (“Subject Property”). Applicant requests a Special Exception pursuant to the New Britain Zoning Code, Section 27-1401, which permits the use of a property in the C-3 Commercial District for Religious Worship by special exception from the Zoning Hearing Board.

At this time, Applicant proposes minor changes inside of the building for better use as a church, as it currently stands as an office building. No changes are planned for the building’s exterior. Proposed plans for the building shall be supplied to the Board prior to a hearing for this Application.



GIANT

CHOP Primary Care, HighPoint

New Britain Cleaners
Dry cleaner

Diligent Instruments

McDonald's

SEPA Pain & Spine

Madison New Britain

Reckner Corporate

Country View Ln

Schoolhouse Rd

Schoolhouse Rd

Highpoint Dr

Highpoint Dr

Cowbell Ln

Country View Ln

Pasture Ln

Highpoint Dr

Galway Cir

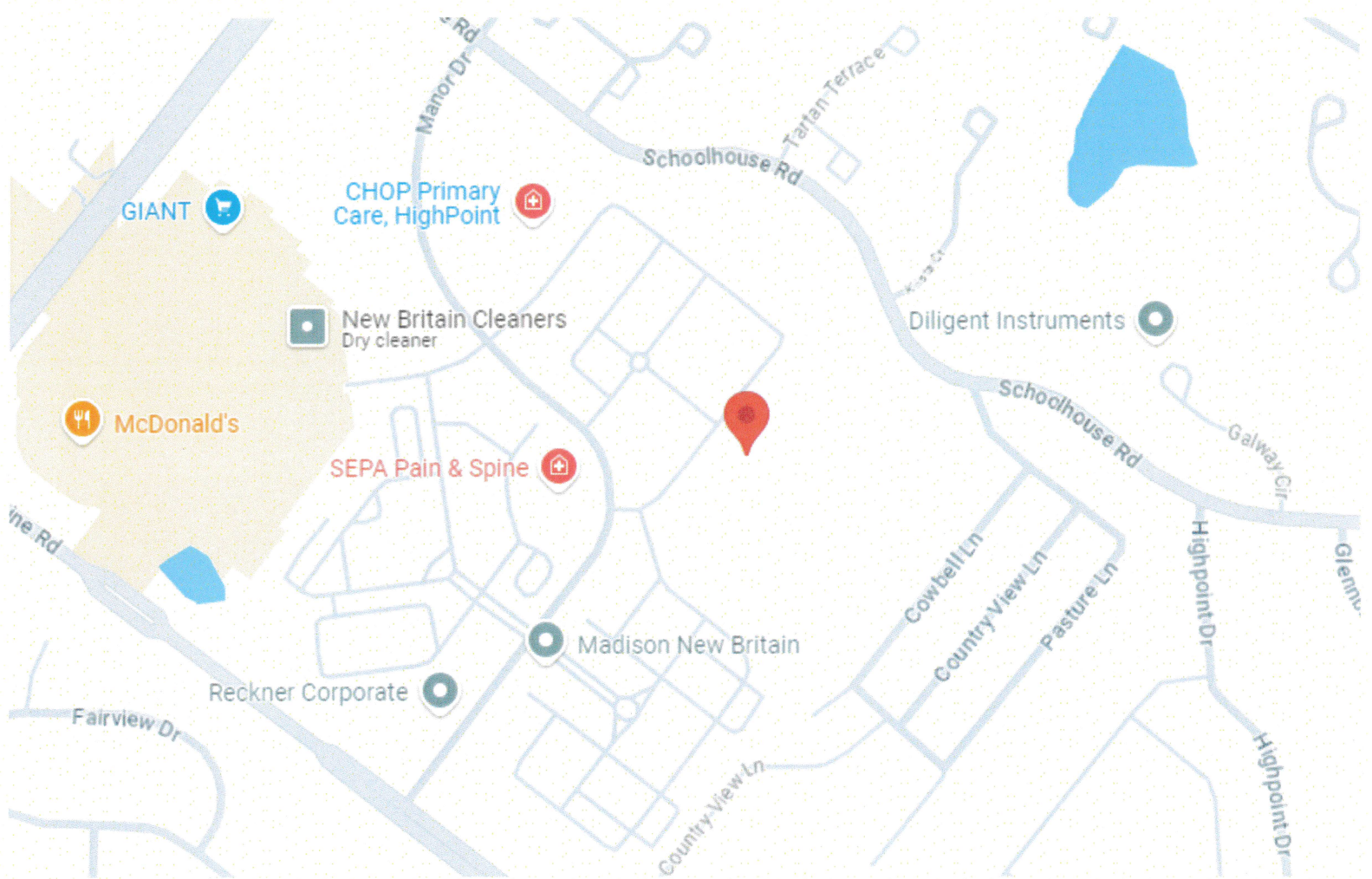
Glenbrook Way

William Weathers

Phyllis Weathers

Highpoint Dr





GIANT

CHOP Primary Care, HighPoint

New Britain Cleaners Dry cleaner

McDonald's

SEPA Pain & Spine

Madison New Britain

Diligent Instruments

Reckner Corporate

Manor Dr

Schoolhouse Rd

Tartan Terrace

ine Rd

Fairview Dr

Country View Ln

Cowbell Ln

Country View Ln

Pasture Ln

Schoolhouse Rd

Galway Cir

Highpoint Dr

Highpoint Dr

Glen...

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

Instrument Number - 2012018649

Recorded On 3/9/2012 At 12:04:53 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 490437 User - KLJ

* Grantor - NEW BRITAIN LTD PART

* Grantee - ONE (110) MANOR DRIVE LTD PART

* Customer - 1ST EASTERN LAND TRANSFER CO., INC.

* FEEES

STATE TRANSFER TAX	\$85,000.00
RECORDING FEES	\$65.00
CENTRAL BUCKS	\$42,500.00
SCHOOL DISTRICT REALTY TAX	
NEW BRITAIN	\$42,500.00
TOWNSHIP	
TOTAL PAID	\$170,065.00

This is a certification page


DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
1ST EASTERN LAND TRANSFER CO., INC.

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




Joseph J. Szafran, Jr.
Recorder of Deeds

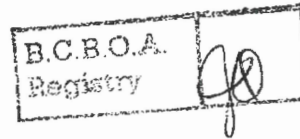
* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 6963 Page: 1228



Prepared By: Joseph L. Di Tomo, Jr. Esq.
Return To: 1st Eastern Land Transfer Co., Inc.
1026 Winter St., Phila., PA 19107
CPN # 26-005-049-013-001

RECEIVED
2012 MAR -6 A 8:32
BUCKS COUNTY
RECORDER OF DEEDS



THIS INDENTURE,

Made the 1st day of March in the year of our Lord Two Thousand and Twelve*****
Between

NEW BRITAIN D/C LIMITED PARTNERSHIP, a Delaware Limited Partnership
(hereinafter called the Grantor), of the one part, and **1100 MANOR DRIVE, LP, a**
Pennsylvania Limited Partnership (hereinafter called the Grantee), of the other part,

Witnesseth, That the said Grantor for and in consideration of the sum of Eight Million Five Hundred Thousand Dollars (\$8,500,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its administrators, successors and assigns:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, **SITUATE** in the Township of New Britain, County of Bucks and State of Pennsylvania, being Unit #1, "New Britain Corporate Center", bounded and described as follows, to wit:

BEGINNING at the common corner of Unit #1, Limited Common Element and Common Element, said point being distant the following (8) courses and distances from the intersection of the Easterly Right-of-Way Line of Manor Drive (50 feet wide Right-of-Way) with the dividing line between Limited Common Element and Convertible Real Estate/Withdrawable Real Estate-South, the following (4) courses and distances along the dividing line between Limited Common Element and Convertible Real Estate/Withdrawable Real Estate-South: (A) South 82 degrees, 38 minutes, 25 seconds East, a distance of 47.13 feet to a point; thence (B) South 54 degrees, 16 minutes, 36 seconds East, a distance of 52.30 feet to a point; thence (C) North 35 degrees, 43 minutes, 24 seconds East, a distance of 50.22 feet to a point; thence (D) South 54 degrees, 16 minutes, 36 seconds East, a distance of 407.31 feet to a point; thence the following (4) courses and distances along the dividing line between Limited Common Element and Common Element: (E) North 5 degrees, 7 minutes, 34 seconds West, a distance of 6.27 feet to a point; thence (F) North 42 degrees, 18 minutes, 0 seconds West, a distance of 144.57 feet to a point; thence (G) North 14 degrees, 0 minutes, 56 seconds West, a distance of 88.39 feet to a point; thence (H) North 44 degrees, 24 minutes, 30 seconds East, a distance of 45.72 feet to the true point and place of beginning; and from said point of

beginning, running thence: the following (3) courses and distances along the dividing line between Unit #1 and Limited Common Element: (1) North 53 degrees, 21 minutes, 53 seconds West, a distance of 221.42 feet to a point; thence (2) North 36 degrees, 38 minutes, 7 seconds East, a distance of 430.27 feet to a point; thence (3) South 53 degrees, 21 minutes, 53 seconds East, a distance of 275.55 feet to a point; thence the following (2) courses and distances long the dividing line between Unit #1 and Common Element: (4) South 40 degrees, 15 minutes, 58 seconds West, a distance of 63.12 feet to a point; thence (5) South 44 degrees, 24 minutes, 30 seconds West, a distance of 370.68 feet to the point and place of beginning.

THIS DESCRIPTION is based upon a Map entitled "Planned Community Plat, New Britain Corporate Center Business Community, a Planned Community; Lot 4 in New Britain Corporate Center, New Britain Township, Bucks County, Commonwealth of Pennsylvania", prepared by Bohler Engineering, Inc., Project No. P06-0614, CAD I.D. No. P06-0614-COMMPLAT-1, dated November 1, 2006, last revised December 19, 2007, Sheet 1 of 1.

BEING PART OF the same premises which New Britain Land Limited Partnership, a Pennsylvania Limited Partnership, by Indenture bearing date the 21st day of November, A.D. 2006 and recorded the 3rd day of January, A.D. 2007 in the Office of the Recorder of Deeds, in and for the County of Bucks, aforesaid, in Land Record Book 5239 page 165, granted and conveyed unto New Britain D/C Limited Partnership, a Delaware Limited Partnership, in fee.

UNDER AND SUBJECT to all conditions, easements, rights-of-way, agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record, to the extent still valid, subsisting and enforceable.

BEING PARCEL NUMBER 26-5-49-13-1.

Together with all and singular the buildings and Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto 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 in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground described above with the message or tenement thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its administrators, successors and assigns, to and for the only proper use and behoof of the said Grantee, its administrators, successors and assigns, forever.

And the said Grantor, for itself and its successors and assigns doth by these presents, covenant, grant and agree, to and with the said Grantee, its administrators, 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, its administrators, successors and assigns, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will **SPECIALLY WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF the party of the first part has hereunto set its hand and seal.

Sealed and Delivered

IN THE PRESENCE OF US:

ATTEST:

WITNESS:

Matthew J. Swett
Matthew J. Swett

NEW BRITAIN D/C LIMITED PARTNERSHIP

By: BERGEN OF NEW BRITAIN D/C, LLC,
its General Partner

By *Scott A. Williams*

Name Scott A. Williams
Title Senior Vice President

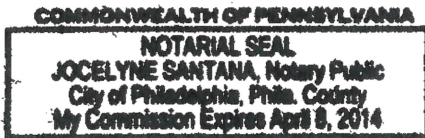
COPY

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF PHILADELPHIA:

On this, the 1st day of March 2012, before me, the undersigned officer, personally appeared Scott A. Williams, the S.R. V-P of Bergen of New Britain D/C, LLC, the general partner of New Britain D/C Limited Partnership, grantor herein who, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Joelyne Santana
Notary Public

DEED	NEW BRITAIN D/C LIMITED PARTNERSHIP
	To
	1100 MANOR DRIVE, LP
Premises:	1100 Manor Drive
	Chalfont, PA
	County of Bucks
	Commonwealth of Pennsylvania
Prepared By:	Joseph L. Di Tomo, Jr., Esquire
	1026 Winter Street
	Suite 100
	Philadelphia, PA 19107-1808
	(215) 238-8090

The address of the above-named Grantee is
is 1100 Manor Dr., Chalfont, PA 18914
Scott A. Williams
On behalf of the Grantee



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name 1st Eastern Land Transfer Co., Inc.		Telephone Number: (215) 238-8090	
Street Address 1026 Winter Street		City Philadelphia	State PA
		ZIP Code 19107	

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) New Britan D/C Limited Partnership		Grantee(s)/Lessee(s) 1100 Manor Drive, LP	
Street Address 770 Township Line Road		Street Address 1100 Manor Drive	
City Yardley	State PA	ZIP Code 19067	City Chalfont
		State PA	ZIP Code 18914

C. REAL ESTATE LOCATION

Street Address 1100 Manor Drive		City, Township, Borough Chalfont	
County Bucks	School District Central Bucks S D	Tax Parcel Number 26549131	

D. VALUATION DATA

1. Actual Cash Consideration 8,500,000.00	2. Other Consideration + 0.00	3. Total Consideration = 8,500,000.00
4. County Assessed Value 891,700.00	5. Common Level Ratio Factor X 8.85	6. Fair Market Value = 7,891,545.00

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

3-2-12

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.