PUBLIC NOTICE

Please take notice that the New Britain Township Zoning Hearing Board will hold a public hearing on Thursday, February 18, 2021, at 7:00 p.m. at the New Britain Township Municipal Building, 207 Park Avenue, Chalfont, PA to consider the following application:

1. The application of Foxlane Homes at Highpoint, LLC, for the properties located along the west side of Highpoint Drive near its intersection with Schoolhouse Road; and between Horizon Drive and Highpoint Drive, New Britain Township, identified as Tax Map Parcel Nos. 26-5-47-5, 26-5-56, 26-5-56-1, 26-5-56-9, and 26-5-56-11. The properties are located in the C-3, Commercial, zoning district. The properties are improved with a large non-residential building containing a private recreational facility use (use E2), together with outdoor tennis courts, outdoor swimming pool, parking areas, drive aisles and related improvements. Tax Map Parcel No. 26-5-56-11 also contains a water storage tank owned and operated by the North Wales Water Authority. The Applicant proposes to raze the E2 use related improvements and develop a Twins and Townhouses Mixed Community use (use B3/B5) consisting of over 101 dwelling units, together with internal roads, parking areas, drive aisles, active and passive open space areas, recreational features, stormwater management facilities and related improvements. The Applicant seeks variances from and/or interpretations of the following sections of the New Britain Township Zoning Ordinance: (a) from §27-1403.c.1 to permit a special building setback of 50 feet from Highpoint Drive and from the southwestern lot line between Horizon Drive and Highpoint Drive, where the required minimum special building setback is 100 feet; (b) from §27-1403.c.5 to allow 2 dwelling unit classes in the B3/B5 use, where the required number of dwelling unit classes for a project containing 101 or more dwelling units is 3; and (c) from §27-1403.c.5 to allow the number of dwelling units in the respective classes to comprise alternative percentages of the overall the total dwelling unit mix.

The application and accompanying documents are on file for public inspection at the New Britain Township Municipal Building during regular business hours. If any person with a disability wishes to attend the hearing(s) scheduled for this date and requires an auxiliary aid, service or other accommodations to participate, please phone 215.822.1391 to discuss how New Britain Township may best accommodate your needs.

Thomas J. Walsh III, Esquire
Solicitor, New Britain Township Zoning Hearing Board
3655 Route 202, Suite 105
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ADVERTISE TWICE: **Thursday, February 4, 2021**
Thursday, February 11, 2021