

Monday, July 07, 2025

7:00 PM – Conditional Use Hearing

<u>Agenda</u>

Business Meeting

- 1. Call to Order
- 2. Pledge of Allegiance

3. Chair Comments

- **A.** The board met in Executive Session before this meeting to discuss personnel and litigation matters.
- 4. Conditional Use HearingA. 241 West Butler Avenue
- 5. Adjournment

The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday**, **July 21st, 2025, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at <u>www.newbritaintownship.org</u>.

PUBLIC NOTICE

The New Britain Township Board of Supervisors will conduct a Conditional Use Hearing on Monday, July 7, 2025 at 7:00 PM in the Municipal Building, 207 Park Avenue, New Britain, Pennsylvania to consider the following Conditional Use Application:

Celek Chalfont LLC has submitted a Conditional Use Application for its property located at 241 West Butler Avenue, New Britain Township, Pennsylvania, identified as Tax Parcel No. 26-013-032. The Property is located in C-1 Zoning District and within the Butler Avenue Corridor Overlay District. The Applicant is seeking a Conditional Use to permit outdoor storage and display on its retail property pursuant to Sections 1201.c and 305.L.L2 of the New Britain Township Zoning Ordinance.

After the conclusion of the Conditional Use Hearing, the New Britain Township Board of Supervisors will consider granting Conditional Use Approval to the Applicant.

A copy of the Conditional Use Application described above may be examined without charge or obtained for a charge not greater than the cost thereof by any citizen in the Administrative Offices of the Township located at 207 Park Avenue, New Britain, Pennsylvania, on any business day (except Saturdays and Sundays) during the hours of 8:30 a.m. to 4:30 p.m.

Scott C. Holbert Township Solicitor

Advertising Dates: June 23, 2025 June 30, 2025

AFFIDAVIT OF POSTING

I, Doreen Curtin, Zoning Officer for New Britain Township, do swear and affirm that on the 26 day of June, 2025, I posted the attached Public Notice on the Property located at 241 W Butler Ave, Chalfont PA in a conspicuous place in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

By

Name: Doreen Curtin

Doreen Curtin

Date: June 26, 2025



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

CONDITIONAL USE HEARING APPLICATION

								TOWNSHIP USE ONLY	
Please	Note:							Application #:	
It is the	applica	nt's responsibility t	o complete all pe	ertinent	t sections	of this form	n. Please	Date Filed:	
		ing Officer prior to						Payment:	
								Check #:	
1a	Date:		4/24/25					Receipt #:	
2,	Applicant	tt							
	(a)	Name:	Celek Chalfont L	LC					
	(b)	Mailing address:	Po Box 2280 Cranberry Twp PA 16	3066					
	(C)	Telephone number:	412-780-83997						
	(d)	State whether owner Legal Title	r of legal title, owne	r of equit	table title, oi	r tenant with	the permissior	of owner of legal title:	
3.	Applicant	t's attorney, if any:							
	(a)	Name:	Matthew Indorar	nte					
	(b)	Mailing Address:	Po Box 2280 Cranberry Twp PA 16	5066					
	(C)	Telephone number:	724-469-0569						
	(d)	Fax Number:							
4.	Property								
	(a)	Present Zoning Use	Classification:	C-1 & B	utler Ave Corr	idor Overlay Di	strict		
	(b)	Tax Parcel Number:		26-01	3-032				
	(c)	Location (With refere Chalfont Village Sh and Skyline Dr	ence to nearby inter hopping Center Inter						
_	D								
5.	Propose	L2 Outdoor storage	e and display per Se ling Outdoor lenced display				5.L.L2		
		& equipment display are	a, as necessary but incide	ntal to the T	Tractor Supply re	etall store use			
6.	Has any	previous zoning appli None Known	cations been filed c	oncernin	ng this prope	erty? If yes, s	pecify:		
l (We) h	ereby cer	tify that the above info	ormation is true and	correct	to the best o	of my (our) ki	nowledge, info	mation or belief.	
							. 11 /	4	
							Signature	2	
							Signature		
Notes:	_					. 0.4 101	4.40)	we had to the explication. The plan of plane	
(1)	must be not limit	e prepared by a profes	ssional engineer or a he property related	surveyor to a stree	r. The plan o et, the dime	or plans mus nsions and a	t contain all infi irea of the lot, f	attached to the application. The plan or plans ormation relevant to the application, including b he dimensions and location of existing building	ut s
(2)	Filing fe	e, which must accom	pany this applicatio	n, and w	hich is not r	returnable or	ice the applica		



Matthew Indorante, Esquire

PO Box 2280 Cranberry Twp, PA 16066 MSP Development, LLC Sr. Director of Real Estate Development Cell: (724)-469-0569 Matthew@mspdevelopment.com

April 23, 2025

VIA EMAIL & FEDEX-DELIVERY

Dan Fox Township Manager New Britain Township 207 Park Avenue Chalfont, PA 18914

Re: Conditional Use Hearing Application of Celek Chalfont, LLC <u>Properties: 241 W Butler Ave</u>

Dear Dan:

On behalf of Celek Chalfont, LLC, enclosed are the following documents and supporting materials constituting a conditional use hearing application:

- 1. An original and seven (7) copies of the completed and executed New Britain Township Conditional Use Hearing Application;
- 2. Seven (7) 11"x 17" size copies of the conditional use plans consisting of two sheets entitled "Existing Conditions & Demolition Plan" and "Site Improvements Plan" prepared by Howell Engineering, dated April 16, 2025;
- 3. One (1) executed copy of the New Britain Township Contract for Professional Services;

Dan Fox April 22, 2025 Page 2

- 4. One (1) copy of the deed dated February 28, 2025, between Chalfont Plaza Associates, L.P. ("Grantor") and Celek Chalfont, LLC ("Grantee") recorded on March 7, 2025 with the Bucks County Recorder of Deeds, instrument number 2025009563
- 5. the application fee in the amount of \$2,500.00 check made payable to New Britain Township; and
- 6. the escrow fee in the amount of \$2,500.00 check made payable to New Britain Township.

We request a hearing on this application.

Please:

- confirm the date this application will be scheduled for a hearing before the Board of Supervisors;
- provide me with copies of any correspondence, reviews, and comments sent or received by the Township with regard to this application; and
- provide me with advance notice of any meeting of a Township board, commission, agency, or committee which intends to discuss or consider this application.

Thank you for your consideration.

Very truly yours,

Matthew W Andorante

Matthew Indorante

Enclosures

cc: Julie L. Von Spreckelsen (w/ enclosures) Nick Urbanowicz (w/o enclosures) Denny Howell III (w/o enclosures)



Julie L. Von Spreckelsen, Esquire 470 Norristown Road, Suite 302 Blue Bell, PA 19422 Direct: 215-461-1239 Fax: 215-542-9421 jvonspreckelsen@eastburngray.com

May 22, 2025

VIA EMAIL ONLY (scott@flagerlaw.com)

Scott C. Holbert, Esquire New Britain Township Solicitor Flager & Associates, PC One Northbrook Corporate Center 1210 Northbrook Drive, Ste. 280 Feasterville-Trevose, PA 19053

Re: Conditional Use Application of Celek Chalfont, LLC Property: 241 W. Butler Avenue

Dear Scott:

As you are aware, I represent the applicant, Celek Chalfont, LLC ("Celek"), with regard to the above referenced conditional use application ("Application"), which Application is on the Township Planning Commission's May 27, 2025 meeting agenda for review and recommendation, and which Application is scheduled for a hearing before the Board of Supervisors ("Board") on June 2, 2025.

Based on Application review comments contained in the Township engineer's letter dated May 19, 2025, Celek intends to revise the conditional use plan and submit the revised conditional use plan to the Township on or before May 30, 2025. Due to the intended submission of the revised conditional use plan, Celek requests that the Application be tabled at the Planning Commission's May 27, 2025 meeting and be continued to the Planning Commission's June 24, 2025 meeting agenda. Applicant also requests that the conditional use hearing scheduled for June 2, 2025 be continued to the Board's July 7, 2025 meeting, or if that meeting is cancelled, continued to the Board's July 21, 2025 meeting.

In accordance with this request, Celek provides New Britain Township an extension of time through and until August 31, 2025 within which New Britain Township Board of Supervisors must hold a hearing on the Application, and waives the requirements of sections 908(1.2) and 913.2 of the Pennsylvania Municipalities Planning Code through and until August 31, 2025.

Please confirm the above Application schedule is acceptable, and thank you for your continued courtesies with regard to this Application.

Scott C. Holbert, Esquire May 22, 2025 Page 2

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Very truly yours,

Jelie Z. Van Sperchel

Julie L. Von Spreckelsen

cc: Dan Fox, Township Manager (via email)
 Doreen Curtain, Township Zoning Officer (via email)
 Gilmore & Associates, Inc., Township Engineer (via email)
 MSP Development, LLC (via email)

2vw #2



File No. 2500567

Doreen Curtin, Zoning Officer New Britain Township 207 Park Avenue Chalfont, PA 18914

Reference: Celek Chalfont, LLC – Conditional Use Review 2 241 W. Butler Avenue, TMP #26-013-032

Dear Doreen:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Conditional Use Application for the above-referenced project which includes the following:

- I. Submission
 - A. Application for Conditional Use Hearing dated June 2, 2025 including Conditional Use Plans by Howell Engineering, consisting of four (4) sheets, dated April 16, 2025, last revised June 13, 2025.
 - B. Response letter by Howell Engineering dated June 13, 2025
 - C. Waiver request by Howell Engineering dated June 13, 2025
- II. General Information

The Applicant requests a Conditional Use for an accessory use, Use L2 Outdoor Storage or Display proposed at 241 West Butler Avenue (S.R. 4202) within the Chalfont Village Shopping Center. The 7.96-acre site is within the New Britain Township's C-1 Commercial Zoning and Butler Corridor Overlay District. The area of disturbance is all within impervious areas. The plans have been revised to propose the following:

- 2,700-sf permanent equipment display area on the right side of the building
- 2,700-sf fenced, raised, and covered outdoor display along the rear of the building
- 400-sf fenced area for a propane tank behind the building
- 1,030-sf covered, raised loading dock area
- The striping of six (6) parking spaces at the rear of the building

III. Review Comments

In accordance with §27-3008.b.1 of the Township's Zoning Ordinance, the Supervisors shall grant a conditional use only if it finds adequate evidence that any proposed development submitted will meet the following requirements as well as any specific requirements and standards listed for the proposed use:

- In accordance with the Township Comprehensive Plan;
- In the best interests of the Township, the convenience of the community, the public welfare;
- Suitable for the property in question, and designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the vicinity;
- In conformance with all applicable requirements of this chapter and all Township ordinances;
- Suitable in terms of effect on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard;
- In accordance with sound standards of subdivision and land development practice where applicable;
- In accordance with the specific standards and criteria of this chapter.

We offer the following comments regarding the proposed Conditional Use Application:

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

- 1. <u>§27-305.L.L2</u>. Outside storage areas shall be shielded from view from all public streets. The plans show the outdoor storage areas screened with 8' chain-link fence with privacy slats. The Applicant has indicated that they will present renderings of the fencing to the Township.
- <u>§27-2118</u>. Within the Butler Avenue Corridor Overlay District (COD), where work on a nonresidential building requires a zoning or building permit, such work shall conform with all of the applicable requirements set forth in §22-722 of Chapter 22, Subdivision and Land Development, unless waived by the Board of Supervisors at a public meeting.
 - a. <u>§22-722-3</u> In the COD, a design review is required for any project with façade improvements or changes in use to ensure the goals of the COD are being met. The Applicant is requesting a waiver from the COD review process including the assessment of the configuration, design, and materials based on the scope of work, because the property was developed in 1973 with existing nonconformities proposed to remain.
 - b. §22-722.4.C.(7) Along every public street, a mixture of street trees shall be planted 50 feet on center between the curb and sidewalk. The Applicant is requesting a waiver from street trees since current shopping center does not have street trees and to maintain visibility from West Butler Avenue.
 - c. §22-722.4.D.(2) The parking layout shall provide for pedestrian circulation throughout the parking area. Per the Waiver Request letter dated June 13, 2025, the Applicant is requesting a waiver since the parking area is not being modified with the exception of pavement striping for 6 spaces.
 - d. §22-722.4.D.(6) Bicycle parking shall be provided. Per the Waiver Request letter dated June 13, 2025, the Applicant is requesting a waiver, as there is no bicycle lane along W. Butler Avenue, and the proposed use does not generate bicycle traffic.
 - e. §22-722.4.D.(7) The area between the cartway and the parking areas shall be devoted to required landscaping and buffering (fencing with piers and hedges). The Applicant is requesting a waiver from these requirements to maintain visibility from West Butler Avenue.
- §<u>22-722.4.E</u>. All parking areas, walkways, and passages shall be adequately illuminated with a lighting system. The Applicant has requested a waiver from this requirement, stating the lighting is an existing non-conformity and due to the scope of work. We recommend that adequate lighting be provided for all outdoor storage area accessible to the public.
- 4. <u>§27-2401.a.3</u> The Natural Resource table on Sheet 2 shall be revised to document the woodlands area at the rear of the property.
- 5. <u>§27-3008.e.</u> The applicant is required to submit an Environmental Impact Statement (EIS) in support of the conditional use application as specified in Part 2, § 27-201, Appendix A. The Applicant indicated in the Response letter dated June 13, 2025, that an EIS should not be required based on the scope of work. In addition, the Response letter dated June 13, 2025, the Applicant understands that the proposed improvements are in accordance with an existing environmental covenant over the property.

If you have any questions regarding the above, please contact this office.

Sincerely,

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Craig D. Kennard, P.E., E.V.P. Gilmore & Associates, Inc. Township Engineers and Assistant Zoning Officer

CDK/jm

cc: Daniel Fox, Township Manager Alexandria Mullin, Assistant to the Manager Randy Teschner, Code Enforcement Officer/Fire Marshall Scott Hobert, Esq., Flager & Associates, PC, Township Solicitors Matthew W. Indorante, MSP Development, LLC Julie L. VonSprecklesen, Esq., Eastburn and Gray Janene Marchand, P.E., Gilmore & Associates, Inc.

















TSC - CHALFONT, PA 06-13-2025



TSC - CHALFONT, PA 06-13-2025





TSC - CHALFONT, PA 06-13-2025







OXFORD ARCHITECTURE

> TSC - CHALFONT, PA 06-13-2025

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June 13, 2025

New Britain Township / Craig D. Kennard, P.E. New Britain Township / Gilmore & Associates, Inc. 207 Park Aven Chalfont, PA 18914

Re: Celek Chalfont, LLC – Conditional Use Review 1 241 W. Butler Avenue TMP #26-013-032

Dear Mr. Craig D. Kennard, P.E.:

Attached please find revised plans and associated documents for your review. The plans and documents have been revised in accordance with review letter dated May 19, 2025. The following explains how each comment has been addressed:

Comments regarding applicable Zoning Ordinance requirements as required for Conditional Uses:

1. <u>Comment:</u> §27-305.L.L2. – Outside storage areas shall be shielded from view from all public streets. The plans show the outdoor storage areas screened with 8' chain-link fence with privacy slats, while a 3'4" CMU knee wall is proposed parallel to the front façade to shield the sidewalk display area. We recommend potential renderings of these features be presented.

<u>Howell Response:</u> Careful consideration has been given to the design to shield visibility from the public. We acknowledge the recommendation to include renderings of the 8' chain-link fence with privacy slats and 3'4" knee wall or any other features to shield outside areas from view from all streets and these renderings will be provided at the Planning Commission meeting.

2. <u>Comment:</u> §27-2118. – Within the Butler Avenue Corridor Overlay District (COD), where work on a nonresidential building requires a zoning or building permit, such work shall conform with all of the applicable requirements set forth in § 22-722 of Chapter 22, Subdivision and Land Development, of the Township Code, unless waived by the Board of Supervisors at a public meeting.

development approval is required but the proposed work is subject to a building or zoning permit, such as, but not limited to, facade changes/improvements, signage changes, or changes in use, the proposed design shall be reviewed by the Township as part of the permit review process and, at the request of the Township, by the New Britain Township Planning Commission, to ensure such proposed changes comply with the



applicable provisions of this section. Design review consists of a systematic assessment of the three-dimensional configuration, design, and materials to be used to ensure that the proposed development meets the goals for the Corridor Overlay District. All applicants undergoing a design review shall submit, in addition to all other required information, the information and drawings listed below:

1) Description of use or uses proposed;

We recommend the future building use be documented on the plans, the number of existing and proposed units be clarified, and the square footage of existing building space to be used by the proposed use clarified as well.

2) Architectural drawings of proposed building(s) showing all sides of the proposed building(s), with information on building materials and colors; and

3) Photographs of the original site on which the proposed development will occur, prior to any changes being made, showing surrounding areas, surrounding zoning districts, and how the new development will relate to the existing surroundings. We recommend the above information be presented to the Planning Commission and Board of Supervisors for consideration and incorporate the building materials such as stone and brick similar to other recent projects within the COD.

b. \$22-722.4.C.(7) - Along every public street, a mixture of street trees shall be planted 50 feet on center between the curb and sidewalk. The street trees shall be planted in a proper location for the chosen species (i.e., the level of sunlight, type of soils, size of planting area, distances to buildings and utilities, etc.). For example, where there may be conflict with overhead utility wires, the shorter tree species should be used. We recommend street trees be planted between the sidewalk and parking lot along Butler Avenue due to overhead utilities and provided there are no conflicts with underground utilities.

c. \$22-722.4.D.(2) – The parking layout shall provide for pedestrian circulation throughout the parking area. This pedestrian circulation system shall be illustrated on the site plan and shall connect to walkways within the right-of-way.

d. \$22-722.4.D.(6) – Bicycle parking shall be provided in an amount equal to 5% of the minimum required off-street parking for vehicles, or a minimum of two spaces, whichever is greater.

e. \$22-722.4.D.(7) – The area between the cartway and the parking areas shall be devoted to required street trees, buffering, landscaping, and sidewalks. Where



parking areas are located or are proposed to be located between a street and a principal building, a buffer fence shall be installed within five feet of the ultimate rightof-way line of the street between this parking area and the street. This buffer fence, along with associated piers and hedge, shall be constructed and installed in accordance with §22-722.4.D.(7).

f. §22-722.4.E. & 27-2904.f. – All parking areas, walkways, and passages shall be adequately illuminated with a lighting system designed to complement the general areas and the site of the

proposed development and to prevent any off-site glare and spillover light onto adjacent properties.

We recommend a lighting plan be developed and provided for review for the existing and any proposed lighting. If supplemental lighting is required to comply with the minimum and maximum lighting candles specified in the Ordinance, we recommend it be installed as part of this project. Additionally, in order to establish a consistent design scheme along the Corridor Overlay District, all freestanding fixture types shall be constructed of metal, with a black finish. The luminaire shall be in the style illustrated [in this section] from Philips [CityPost LED Post Top (TX1)] and shall be placed upon a P3165 pole from Philips, or the Board of Supervisors may approve an appropriate alternative.

Howell Response: The Property has been developed with a shopping center since 1973 and has legally existing nonconformities that are being maintained. The only change to this long-established development and use is the addition of a small area of outside storage and display on existing impervious coverage, which has no parking requirement. Thus, the applicant is requesting waivers from these SLDO sections. See the waiver request letter.

3. <u>Comment:</u> §27-2401.a.3 – To meet the natural resource protection standards, calculations shall be provided which indicate the area of the site with natural resources and the area of natural resources that would be disturbed or encroached upon.

Howell Response: In accordance with section §27-2401.a.3, calculations that indicate the area of the site with natural resources have been included in the Site Improvements Plan Sheet. The proposed small area of outside storage and display does not disturb or encroach into the area of natural resources which is composed of one floodplain region and has been delineated on the plan.

4. <u>Comment:</u> §27-2800 – We recommend the condition of the existing property line buffer be assessed, maintained and supplemental plantings provided if there are gaps along the property lines shared with residential properties.



<u>Howell Response:</u> The condition of the existing property line buffer between commercial and residential districts has been assessed and deemed that the current vegetation effectively serves the purpose of a visibility shield between the underlying districts. In response, Howell has prepared sheets C03.0 and C04.0 showing the view towards the residential properties.

5. <u>Comment:</u> §27-2901.J. – The plans shall document the total number of parking spaces required for the site including the proposed use in addition to the existing uses.

<u>Howell Response:</u> The plans have been revised to retain the existing parking except for the removal of one ADA space. A tabulation has been provided on Sheet 2 of the Plan Set, which shows that 7 ADA spaces are required and even though one ADA space is proposed to be removed, 9 ADA spaces will remain. Also, six additional parking spaces are being proposed on existing impervious coverage in order to achieve the required number of parking spaces, which is currently a legally existing nonconforming condition.

6. <u>Comment:</u> §27-2904.h. – A maximum of 15 consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped area. Eighteen spaces are proposed behind the building on existing asphalt.

Howell Response: The eighteen parking spaces that were initially proposed behind the building on existing asphalt have been reduced to 6.

7. <u>Comment:</u> §27-2904.j.2.(d) – The plans shall demonstrate that the proposed accessible parking spaces and accessible walkway are a maximum 2% in all directions.

<u>Howell Response:</u> The existing ADA spaces are no longer being relocated; thus, no new ADA Spaces are proposed.

8. <u>Comment:</u> §27-3008.b.5. & 27-2500 – The proposed use shall be suitable in terms of effect on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard. A traffic impact study is required as a prerequisite for a zoning permit for any use expected to generate greater than 100 new trips inbound to the site or out bound from the site in site peak hour traffic, or

1,000 trips per day. We recommend the number of anticipated new trips and daily trips be presented and a traffic impact study provided, if required, in accordance with §27-2501.

Howell Response: It is anticipated that there will be a net decrease in the total trips generated by the retail use per ITE Trip Generation Manual 11th Ed. See Sheet 2 of the Plan Set. This does not meet the warrant requirement for a traffic study because less than 100 new trips inbound or outbound from the site during peak hour traffic is contemplated per the ITE Trip Generation Manual.



9. <u>Comment:</u> §27-3008.e. – The applicant is required to submit an Environmental Impact Statement (EIS) in support of the conditional use application as specified in Part 2, § 27-201, Appendix A. We note that Sheet 1 of the plan set references a title report which notes that there is an environmental covenant with the property as well as a history of hazardous material. We recommend that the status of the environmental covenant and hazardous material be discussed in the EIS as well as the future intent for existing monitoring wells to remain.

<u>Howell Response</u>: The applicant understands that there is an environmental covenant on the property. After review of the environmental covenant, the use limitations described do not restrict the minor improvements shown on this conditional use plan. Further an EIS should not be required because this Property has been fully developed for over 50 years and only a small area of outdoor storage and display is proposed on existing impervious coverage.

We trust that the information provided above, and the revised plans satisfactorily address the concerns as stated in the review letter. If you have any questions or require any additional information, please contact me directly.

Sincerely,

HOWELL ENGINEERING

Demotowell III

Denny L Howell III EIT



June 13, 2025

Doreen Curtin, Zoning Officer New Britain Township 207 Park Aven Chalfont, PA 18914

Re: Celek Chalfont, LLC – Conditional Use Review 1 241 W. Butler Avenue TMP #26-013-032

Dear Mr. Doreen Curtin, Zoning Officer:

This letter is a formal request for relief from the sections outlined below related to the Subdivision and Land Development of the New Britain Township. The comments correspond with review letter dated May 19, 2025. The following explains how each comment has been addressed and why relief is needed:

Comments regarding applicable Zoning Ordinance requirements as required for Conditional Uses:

1. <u>Comment:</u> §27-2118. – Within the Butler Avenue Corridor Overlay District (COD), where work on a nonresidential building requires a zoning or building permit, such work shall conform with all of the applicable requirements set forth in § 22-722 of Chapter 22, Subdivision and Land Development, of the Township Code, unless waived by the Board of Supervisors at a public meeting.

a. §22-722.3 – Where no subdivision or land development approval is required but the proposed work is subject to a building or zoning permit, such as, but not limited to, facade changes/improvements, signage changes, or changes in use, the proposed design shall be reviewed by the Township as part of the permit review process and, at the request of the Township, by the New Britain Township Planning Commission, to ensure such proposed changes comply with the applicable provisions of this section. Design review consists of a systematic assessment of the three-dimensional configuration, design, and materials to be used to ensure that the proposed development meets the goals for the Corridor Overlay District. All applicants undergoing a design review shall submit, in addition to all other required information, the information and drawings listed below:

We recommend the future building use be documented on the plans, the number of existing and proposed units be clarified, and the square footage of existing building space to be used by the proposed use clarified as well.



2) Architectural drawings of proposed building(s) showing all sides of the proposed building(s), with information on building materials and colors; and

3) Photographs of the original site on which the proposed development will occur, prior to any changes being made, showing surrounding areas, surrounding zoning districts, and how the new development will relate to the existing surroundings.

We recommend the above information be presented to the Planning Commission and Board of Supervisors for consideration and incorporate the building materials such as stone and brick similar to other recent projects within the COD.

Howell Response: The Property has been developed with a shopping center since 1973 and has legally existing nonconformities that are being maintained. The only change to this long-established development and use is the addition of a small area of outside storage and display, on existing impervious coverage, which has no parking requirement. The applicant is requesting a waiver as the improvements proposed are very minor and will require only a grading permit. Building façade renderings will be provided to the Township for comment.

b. §22-722.4.C.(7) – Along every public street, a mixture of street trees shall be planted 50 feet on center between the curb and sidewalk. The street trees shall be planted in a proper location for the chosen species (i.e., the level of sunlight, type of soils, size of planting area, distances to buildings and utilities, etc.). For example, where there may be conflict with overhead utility wires, the shorter tree species should be used. We recommend street trees be planted between the sidewalk and parking lot along Butler Avenue due to overhead utilities and provided there are no conflicts with underground utilities.

Howell Response: The applicant is requesting a waiver as this is a decades old developed shopping center within a commercial district and plant material would reduce visibility into and from the site.

c. §22-722.4.D.(2) – The parking layout shall provide for pedestrian circulation throughout the parking area. This pedestrian circulation system shall be illustrated on the site plan and shall connect to walkways within the right-of-way.

Howell Response: The applicant is requesting a waiver as there currently exists sidewalks along both street frontages and which also lead into the existing parking areas. The parking layout has existed for decades and is not being modified.



d. \$22-722.4.D.(6) – Bicycle parking shall be provided in an amount equal to 5% of the minimum required off-street parking for vehicles, or a minimum of two spaces, whichever is greater.

Howell Response: The applicant is requesting a waiver from this section there are currently no bicycle lanes located along the existing streets. Additionally, the proposed use is not anticipated to generate any bicycle traffic.

e. §22-722.4.D.(7) – The area between the cartway and the parking areas shall be devoted to required street trees, buffering, landscaping, and sidewalks. Where parking areas are located or are proposed to be located between a street and a principal building, a buffer fence shall be installed within five feet of the ultimate right-of-way line of the street between this parking area and the street. This buffer fence, along with associated piers and hedge, shall be constructed and installed in accordance with §22-722.4.D.(7).

Howell Response: The applicant is requesting a waiver as this is a decades old developed shopping center within a commercial district and plant material and fencing would reduce visibility into and from the site.

f. \S 22-722.4.E. & 27-2904.f. – All parking areas, walkways, and passages shall be adequately illuminated with a lighting system designed to complement the general areas and the site of the

proposed development and to prevent any off-site glare and spillover light onto adjacent properties.

We recommend a lighting plan be developed and provided for review for the existing and any proposed lighting. If supplemental lighting is required to comply with the minimum and maximum lighting candles specified in the Ordinance, we recommend it be installed as part of this project. Additionally, in order to establish a consistent design scheme along the Corridor Overlay District, all freestanding fixture types shall be constructed of metal, with a black finish. The luminaire shall be in the style illustrated [in this section] from Philips [CityPost LED Post Top (TX1)] and shall be placed upon a P3165 pole from Philips, or the Board of Supervisors may approve an appropriate alternative.

Howell Response: The Property has been fully developed and the shopping center use existed for decades. The applicant is requesting a waiver from this section as there is already adequate lighting provided on site.



We trust that the information provided above is sufficient to justify the need for relief from the Subdivision and Land Development section of the New Britain Township. If you have any questions or require any additional information, please contact me directly.

Sincerely,

HOWELL ENGINEERING

Demptauell III

Denny L Howell III EIT



——— EX. RIGHT—OF—WAY X 123.00 EXISTING SPOT ELEV. MB ----- PROP. RIGHT-OF-WAY x 123.00 NEW SPOT ELEV. EX. MONUMENT PROP. MONUMENT o ex. rebar PROP. REBAR ----- EX. EASEMENT ------ PROP. EASEMENT

GEB2 SOILS TYPE EX. CONC. CURB

PROP. CONC. CURB

SHEET SET/CONDITIONAL USE/EXISTING CONDITIONS & DEMOLITION PLAN.DWG

----(4)(TBR)

	PROP. LIGHT POLE
	EX. FENCE
	EX. MAIL BOX
	EX. SIGN
	PROP. SIGN
	EXIST. PARKING SPACE
	PROP. PARKING SPACES
	TO BE REMOVED
-	EX. TELE. LINE
•	PROP. TELE. LINE
-	EX. ELEC. LINE
•	TO BE REMOVED

-O- PROP. UTILITY POLE *⊜ EX. GUY ANCHOR* S ------G ------ PROP. GAS LINE ES G.V. • EX. GAS VALVE == == ex. storm sewer line

 =
 =
 ex. storm sewer line

 PROP. STORM SEWER LINE

 1
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EX. STORM INLET _____W____ EX. WATER LINE

 $\left< \frac{1C}{1} \right>$ PROP. STORM INLET ID PROP. SEEPAGE BED _____S ____ PROP. SAN. SEWER LIN PROP. SANITARY MH. I

_____ EX. WETLANDS TAX PARCEL #: 26-013-032

— — — EX. EDGE OF PAVING _____T œ⊟ EX. LIGHT POLE ——E—— _____

4

G.V. № PROP. GAS VALVE _____L ____ PROP. SAN. SEWER LAT

_	w	PROP. WATER LINE
		PROP. WATER LATERAL
- U	FW	PROP. FIRE WATER LINE
	W.V. •	EX. WATER VALVE
	W.V. 1004	PROP. WATER VALVE
LINE	<i>F.H</i> .₫	EX. HYDRANT
NE	F.H. Ă	PROP. HYDRANT
ATERAL	0	EX. MANHOLE
חו	0	PROP. MANHOLE
U		EX. PERC TEST
		EX. TEST PIT

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 8 -800-242-1776 ONE CALL NOTE NO SCALE <u>PA ONE CALL</u> ACT 287 SERIAL NUMBER: 20243271011 HOWELL ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL ENGINEERING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. <u>UTILITIES NOTIFIED</u> COMPANY: CHALFONT NEW BRITAIN TWP JT SEWAGE AUTH ADDRESS: 1645 UPPER STATE RD DOYLESTOWN, PA. 18901 CONTACT: RICHARD HEVERLY EMAIL: rheverly@cnbsa.org PHONE: 267-736-2979 ht ADC The Map People ® COMPANY: AQUA PENNSYLVANIA **GENERAL NOTES** ADDRESS: 762 LANCASTER AVE BRYN MAWR, PA. 19010 CONTACT: THOMAS WADDY 1. RECORD OWNER/MAILING ADDRESS: EMAIL: tbwaddy@aquaamerica.com CELEK CHALFONT, LLC P.O. BOX 2280 PHONE: 610-525-1400 EXT. 52105 CRANBERRY TOWNSHIP, PA. 16066 COMPANY: PECO AN EXELON COMPANY C/O USIC ADDRESS: 450 S HENDERSON ROAD SUITE B 2. SITE ADDRESS: 237 W. BUTLER AVE. KING OF PRUSSIA, PA. 19406 CHALFONT, PA 18914 CONTACT: NIKKIA SIMPKINS nikkiasimpkins@usicllc.com email: Phone: 3. TAX PARCEL #: 26-013-032 484-681-5720 4. SOURCE OF TITLE: INSTRUMENT TYPE - DEED COMPANY: CHALFONT BOROUGH ADDRESS: 40 N MAIN ST CHALFONT, PA. 18914 CONTACT: SHAWN CURRAN 5. LOT AREA: 7.306 ACRES scurran@chalfontborough.con EMAIL: 215-822-7295 EXT. 400 PHONE: SURVEYING, LLC. PERFORMED ON 11/26/2024 & 11/27/2024. COMPANY: COMCAST ADDRESS: 1250 HADDONFIELD-BERLIN RD CHERRY HILL, NJ. 08034 CONTACT: WYATT PARRISH EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM INTERVAL: 2 FEET. PHONE: 484-368-4391 ACCURATELY OR COMPLETELY SHOWN HEREON. THE ABOVE MENTIONED MAP. ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 11. PARKING COUNT: 201 REGULAR SPACES

211 TOTAL SPACES 12. INFORMATION REGARDING PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES WAS NOT MADE AVAILABLE TO THIS OFFICE.

10 HANDICAP SPACES

- 13. A ZONING USE DETERMINATION REPORT PERFORMED BY THE ASSISTANT NEW BRITAIN TOWNSHIP ZONING OFFICER DATED DECEMBER 10, 2024 WAS PROVIDED TO THE SURVEYOR. ZONING INFORMATION SHOWN HEREON WAS OBTAINED FROM TOWNSHIP ZONING ORDINANCE (AS POSTED ON THE TOWNSHIP WEBSITE) AT TIME OF SURVEY, PROJECT ENGINEER IS RESPONSIBLE FOR CHECKING LATEST TOWNSHIP ORDINANCES FOR ANY & ALL UPDATES OR TOWNSHIP REVISIONS.
- 14. THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. 3020-1235013, COMMITMENT DATE: 12/23/2024.

TITLE REPORT NOTE

THIS SURVEY WAS PERFORMED UTILIZING A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO. 3020-1235013, COMMITMENT DATE: 12/23/2024. SCHEDULE B-SECTION II OF THE TITLE COMMITMENT CONTAINS THE FOLLOWING SURVEY RELATED MATTERS (ITEM NUMBERS BELOW CORRESPOND TO THE NUMBERS FROM THE TITLE COMMITMENT AND ARE INDICATED IN AN OCTAGON ON THE PLAN OF SURVEY WHERE APPLICABLE): 6. Title to that portion of the premises lying in the bed of U.S. Route 202 is subject to public and private rights therein. (RIGHT-OF-WAY FOR S.R. 0202 SHOWN HEREON.)

- 7. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Bucks County, Pennsylvania in Plan Book 45 Page 28, Plan Book 49 Page 4, and Plan Book 74 Page 38. (PLANS SHOW SETBACKS, EASEMENTS, AND RIGHT-OF-WAY WIDTHS. NUMBERS AND
- DIMENSIONS ARE ILLEGIBLE.) Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 1882 Page 399 and Deed Book 2052 Page 1126. (BLANKET EASEMENT FOR TELECOMMUNICATIONS ACROSS SITE. TELECOMMUNICATION UTILITIES ARE SHOWN HEREON.)
- Rights granted to Philadelphia Electric Company as set forth in Deed Book 1883 Page 517 and Deed Book 2053 Page 471. (RIGHTS TO INSTALL UNDERGROUND ELECTRIC UTILITIES WITHIN 2 FEET FROM THE ROAD RIGHT—OF—WAY. ELECTRIC UTILITIES ALONG THE ROADS ARE SHOWN HEREON.)
- 10. Easement Agreement by and between J. Clyde Derstine and Joan Derstine and Chalfont Village Associates as set forth in Deed Book 2085 Page 524. (20' WIDE SANITARY SEWER EASEMENT SHOWN HEREON.)
- 11. Deed of Easement as set forth in Deed Book 2716 Page 454. (DESCRIBES AN STORMWATER EASEMENT BASED ON PLAN OF OXBOW MEADOWS, PLAN BOOK 30, PAGE 13, 20' WIDE STORMWATER EASEMENT SHOWN HEREON.)
- 12. Landlord's Consent as set forth in Land Record Book 1629 Page 2370 and Land Record Book 1630 Page 2051. (NOT SURVEY RELATED.)
- 13. Conditions as set forth in Land Record Book 1932 Page 1730. (DISCLOSURE OF LEVEL OF HAZARDOUS MATERIALS ON SITE. NOT SURVEY RELATED.)
- Terms and conditions of Lease to Bottom Dollar Food Northeast, LLC as evidenced by a Memorandum thereof recorded in Land Record Book 6746 Page 2109. (NOT SURVEY RELATED.)
- 15. Notice of the violation or enforcement of a law, ordinance, permit, or governmental regulation relating to environmental protection as disclosed by the following document entitled Environmental Covenant, recorded May 09, 2018 as Instrument No. 2018024111 of Official Records. (ENVIRONMENTAL COVENANT OCCUPIED BY CHALFONT VILLAGE SHOPPING CENTER. LOCATION OF MONITORING WELLS SHOWN HEREON.) SCHEDULE C - LEGAL DESCRIPTION

All that certain tract or parcel of land with the buildings and improvements thereon erected, situate in the Township of New Britain, County of Bucks, and Commonwealth of Pennsylvania, as shown on the AS BUILT SURVEY OF CHALFONT VILLAGE SHOPPING CENTER, dated August 8, 1973, and last revised December 30, 1974, made by Richard S. Cowan & Associates, Inc., Consulting Engineers, bounded and described as follows, to wit:

Beginning at a point in the centerline of U.S. Route 202, said point being located North 38 degrees, 47 minutes, 01 seconds East, a distance of 60.08 feet measured along the centerline of said U.S. Route 202 from its intersection with the centerline of Skyline Drive (60 feet wide); Thence (1) leaving the centerline of said U.S. Route 202, North 51 degrees, 12 minutes, 59 seconds West, a distance of 50.01 feet to a point of curvature on the ultimate right of way of said U.S. Route 202; Thence (2) along an arc of a curve to the right in a Northwesterly direction having an arc length of 47.15 feet and a radius of 30 feet to a point of tangency on the Northeasterly side of Skyline Drive; Thence (3) along the said side of Skyline Drive, North 51 degrees, 09 minutes, 21 seconds West, a distance of 499.21 feet to a point, a corner of Lot No. 14, Oxbow Meadows, Section No. 2; Thence (4) leaving said side of Skyline Drive and passing along Lots No. 14, 15, 16 and 17 of Oxbow Meadows, Section No. 2, North 38 degrees, 50 minutes, 30 seconds East, a distance of 607.26 feet to an iron pin in line of Oxbow Meadows, Section No. 1; Thence (5) passing along Oxbow Meadows, Section No. 1, South 50 degrees, 02 minutes, 08 seconds East, crossing the ultimate right of way a distance of 578.73 feet to a point on the centerline of the aforementioned U.S. Route 202; Thence (6) along said centerline South 38 degrees, 47 minutes, 01 seconds West, a distance of 566.89 feet to the Place of Beginning.

TOGETHER WITH the easement appurtenant to the Land as set forth in that certain Agreement recorded May 14, 1973 in Deed Book 2085 Page 524. BEING PARCEL NO. 26-013-032

BEING the same premises which Chalfont Associates, L.P., a Delaware limited partnership, by Deed dated September 16, 1999 and recorded September 27, 1999 in Bucks County at Land Record Book 1932 Page 1730, granted and conveyed unto Chalfont Plaza Associates, L.P., a Delaware limited partnership, in fee. <u>SOIL TYPES</u>

AbB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES BOWMANSVILLE-KNAUERS SILT LOAMS Bo – UgB – URBAN LAND-ABBOTTSTOWN COMPLEX

APPLICANT/EQUITABLE OWNER

CELEK CHALFONT, LLC P.O. BOX 2280 CRANBERRY TOWNSHIP, PA. 16066



Inset Ave

SITE

Little Farm

SCALE: 1" = 2,000'

INSTRUMENT NUMBER - 2025009563

New

Eritain

Village

6. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL 7. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, L.L.C.. DATUM: NAVD 88 (COMPUTED USING GEOID18) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = SANITARY AS-BUILT ON SKYLINE DRIVE, ELEVATION= 281.06', CONTOUR 8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AS WELL AS MARKED BY A UNDERGROUND UTILITY LOCATOR. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE

9. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA. MAP NO. 42017C0289K, PANEL 289 OF 532, DATED MARCH 21, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM 10. THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING



SHEET

01 of 05





	PROP.	STORM	INLET
	PROP.	STORM	INLET
	PROP.	SEEPAG	e bei
-	EX. SA	1 <i>NITARY</i>	SEWE
•	PROP.	SAN. S	EWER
-	PROP.	SAN. S	EWER
	PROP.	SANITA	RY MH

	Pre -	Saturday I	Peak	
		SF	Inbound	Outbound
Gr	ocery Store (850)	24670	125	124
Ch	inese Buffet (932)	8214	47	45
Tot	tal	32884	172	<mark>16</mark> 9
	Post	- Saturday	Peak	1
		SF	Inbound	Outbound
Tra	ctor Supply (810)	33124	62	65
_	duction		110	104
Re				

APPLICANT/EQUITABLE OWNER

CELEK CHALFONT, LLC P.O. BOX 2280 CRANBERRY TOWNSHIP, PA. 16066

	- EX. PROPERTY LINE	242	EXISTING CONTOUR	⊡•	Ρ
	- PROP. PROPERTY LINE	242	PROPOSED CONTOUR	X	- E
	— EX. RIGHT—OF—WAY	X 123.00	EXISTING SPOT ELEV.	MB	E
	- PROP. RIGHT-OF-WAY	X 123.00	NEW SPOT ELEV.	-0-	E
	EX. MONUMENT	GEB2	SOILS TYPE	-	Ρ
	PROP. MONUMENT		SOILS LINE	4	E
0	EX. REBAR		EX. CONC. CURB	4	Р
•	PROP. REBAR		PROP. CONC. CURB	(TBR)	7
	– EX. EASEMENT		EX. EDGE OF PAVING	<i>T</i>	— E
<u> </u>	- PROP. EASEMENT		PROP. EDGE OF PAVING	T	– P
\\///	– EX. WETLANDS	©=	EX. LIGHT POLE	E	— E
TAX PARC	EL #: 26-013-032				

:/CIVIL 3D JOBS\5194\5194 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\SITE IMPROVEMENTS PLAN.DWG

<u>LEGEND</u>

□ =● PROP. LIGHT POLE -	——Е—
X EX. FENCE	-0-
MB _D EX. MAIL BOX	-0-
- EX. SIGN	¢
- PROP. SIGN	<i>G</i>
(4) EXIST. PARKING SPACES -	G
PROP. PARKING SPACES	G.
(TBR) TO BE REMOVED	G.
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T PROP. TELE. LINE •	
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ARKING SPACES	G. V.
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	PRO	Ρ.	ST	ORN	1	SE
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WAIVERS REQUESTED

- 1. §27-2118. WITHIN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT (COD), WHERE WORK ON A NONRESIDENTIAL BUILDING REQUIRES A ZONING OR BUILDING PERMIT, SUCH WORK SHALL CONFORM WITH ALL OF THE APPLICABLE REQUIREMENTS SET FORTH IN § 22-722 OF CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE TOWNSHIP CODE, UNLESS WAIVED BY THE BOARD OF SUPERVISORS AT A PUBLIC MEETING.
- \$22-722.3 IN THE COD, A DESIGN REVIEW IS REQUIRED FOR ANY PROJECT WITH FAÇADE IMPROVEMENTS OR CHANGES IN USE TO ENSURE THE GOALS OF THE COD ARE BEING MET. THE APPLICANT IS REQUESTING A WAIVER FROM THE COD REVIEW PROCESS INCLUDING THE ASSESSMENT OF THE CONFIGURATION, DESIGN, AND MATERIALS BASED ON THE SCOPE OF WORK, BECAUSE THE PROPERTY WAS DEVELOPED IN 1973 WITH EXISTING NONCONFORMITIES PROPOSED TO REMAIN.
- HOWELL RESPONSE: A WAIVER FROM THE COD REVIEW PROCESS INCLUDING THE ASSESSMENT OF THE CONFIGURATION, DESIGN, AND MATERIALS BASED ON THE SCOPE OF WORK DUE TO THE PROPERTY BEING DEVELOPED IN 1973 WITH EXISTING NON-CONFORMITIES IS REQUESTED.
- 2. §22-722.4.C.(7) ALONG EVERY PUBLIC STREET, A MIXTURE OF STREET TREES SHALL BE PLANTED 50 FEET ON CENTER BETWEEN THE CURB AND SIDEWALK. THE APPLICANT IS REQUESTING A WAIVER FROM STREET TREES SINCE CURRENT SHOPPING CENTER DOES NOT HAVE STREET TREES AND TO MAINTAIN VISIBILITY FROM WEST BUTLER AVENUE.
- HOWELL RESPONSE: A WAIVER FOR A MIXTURE OF STREET TREES PLANTED 50 FEET ON CENTER BETWEEN THE CURB AND SIDEWALK TO MAINTAIN VISIBILITY FROM WEST BUTLER AVENUE IS REQUESTED. 3. §22-722.4.D.(2) -THE PARKING LAYOUT SHALL PROVIDE FOR PEDESTRIAN CIRCULATION THROUGHOUT THE PARKING
- AREA. PER THE WAIVER REQUEST LETTER DATED JUNE 13, 2025, THE APPLICANT IS REQUESTING A WAIVER SINCE THE PARKING AREA IS NOT BEING MODIFIED WITH THE EXCEPTION OF PAVEMENT STRIPING FOR 6 SPACES. HOWELL RESPONSE: A WAIVER TO PROVIDE FOR PEDESTRIAN CIRCULATION THROUGH THE PARKING AREA IS REQUESTED SINCE THERE WILL BE NO MODIFICATION TO THE CURRENT PARKING LAYOUT EXCEPT FOR THE ADDITIONAL 24 SPACES AT THE BACK OF THE BUILDING AWAY FROM THE MAIN PARKING ZONE.
- 4. §22-722.4.D.(6) BICYCLE PARKING SHALL BE PROVIDED. PER THE WAIVER REQUEST LETTER DATED JUNE 13, 2025, THE APPLICANT IS REQUESTING A WAIVER, AS THERE IS NO BICYCLE LANE ALONG W. BUTLER AVENUE, AND THE PROPOSED USE DOES NOT GENERATE BICYCLE TRAFFIC. HOWELL RESPONSE: A WAIVER IS BEING REQUESTED FOR THE PROVISION OF BICYCLE PARKING AS THERE ARE NO
- BICYCLE LANES ALONG W. BUTLER AVENUE AND PROPOSED USE DOES NOT GENERATE BICYCLE TRAFFIC. 5. §22-722.4.D.(7) - THE AREA BETWEEN THE CARTWAY AND THE PARKING AREAS SHALL BE DEVOTED TO REQUIRED
- LANDSCAPING AND BUFFERING (FENCING WITH PIERS AND HEDGES). THE APPLICANT IS REQUESTING A WAIVER FROM THESE REQUIREMENTS TO MAINTAIN VISIBILITY FROM WEST BUTLER AVENUE. HOWELL RESPONSE: A WAIVER FROM LANDSCAPING AND BUFFERING ALONG THE CARTWAY AND PARKING AREAS IS REQUESTED TO MAINTAIN VISIBILITY FROM WEST BUTLER AVENUE.
- 6. SECTION §22-405 MINOR PLAN SUBMISSION AND REVIEW PROCEDURE. HOWELL RESPONSE: DUE TO THE MINIMAL EXPANSION OF THE PROPOSED DEVELOPMENT, THE APPLICANT IS REQUESTING A WAIVER OF LAND DEVELOPMENT.

	ZONING DATA TABULATION
DING REQUIREMENTS	
	NEW BRITAIN TOWNSHIP ZONING ORDINA SECTION 27-12: C-1 - COMMERCIAL DISTRIC SECTION 27-1201: USE REGULATIONS SECTION 27-1201(C): USES PERMITTED BY CONDITIONAL SECTION 27-1202: AREA AND DIMENSIONAL REQUIREMENTS
	MINIMUM LOT AREA (NET)
	- GROSS LOT AREA
	- NET LOT AREA
	MINIMUM LOT WIDTH
	MINIMUM LOT WIDTH (ARTERIAL STREET)
	MINIMUM LOT DEPTH
	MINIMUM SIDE YARD SETBACK
	MINIMUM REAR YARD SETBACK
	MAXIMUM BUILDING HEIGHT
PROVIDED SPACES	SECTION 22-722: CO - BUTLER AVENUE COR
ADDITIONAL SPACES PROVIDED = 6	SECTION 22-722.4(C): SITE LAYOUT
	MINIMUM BUTLER AVENUE SETBACK (PRINCIPAL AND ACCESSORY BUIL MINIMUM BUTLER AVENUE SETBACK (PARKING AREAS AND INTERIOR D MINIMUM SETBACK FROM ALL OTHER STREETS (PRINCIPAL AND ACCES MINIMUM SETBACK FROM ALL OTHER STREETS (PARKING AREAS AND MAXIMUM IMPERVIOUS SURFACE RATIO MAXIMUM BUILDING COVERAGE

/	ZONING DATA TABULATION						
1	NEW BRITAIN TOWNSHIP ZONING ORDINANCE						
	SECTION 27–12: C–1 – COMMERCIAL DISTRICT						
	SECTION 27-1201: USE REGULATIONS SECTION 27-1201(C): USES PERMITTED BY CONDITIONAL USE: L2 OUTSIDE S	STORAGE OR DISPLAY					
	SECTION 27-1202: AREA AND DIMENSIONAL REQUIREMENTS						
		REQUIRED	EXISTING				
	MINIMUM LOT AREA (NET)						
	– GROSS LOT AREA	N/A	7.957 AC.				
	- NET LOT AREA	1 ACRE	7.240 AC.				
	MINIMUM LOT WIDTH	150 FT.	529 FT.				
	MINIMUM LOT WIDTH (ARTERIAL STREET)	250 FT.	597 FT.				
	MINIMUM LOT DEPTH	120 FT.	529 FT.				
	MINIMUM SIDE YARD SETBACK	15 FT.	95.5 FT.				
	MINIMUM REAR YARD SETBACK	30 FT.	138.6 FT.				
	MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.				
	SECTION 22-722: CO - BUTLER AVENUE CORRIDOR OVERL						
	SECTION 22–722.4(C): SITE LAYOUT	AT DISTRICT					
		REQUIRED	EXISTING				
	MINIMUM BUTLER AVENUE SETBACK (PRINCIPAL AND ACCESSORY BUILDINGS)	50 FT.	100.3 FT.				
	MINIMUM BUTLER AVENUE SETBACK (PARKING AREAS AND INTERIOR DRIVES)	25 FT.	43.5 FT.				
	MINIMUM SETBACK FROM ALL OTHER STREETS (PRINCIPAL AND ACCESSORY BUILDINGS)	50 FT.	119.0 FT.				
	MINIMUM SETBACK FROM ALL OTHER STREETS (PARKING AREAS AND INTERIOR DRIVES)	10 FT.	49.2 FT.				
,	MAXIMUM IMPERVIOUS SURFACE RATIO	65%	59.08%				
ľ	MAXIMUM BUILDING COVERAGE	40%	13.83%				









REFERENCE IMAGES USED FROM GOOGLE MAPS DATED OCT, 2023

Q:\CIVIL 3D JOBS\5194\5194 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\TREE BARRIER EXHIBIT.DWG

TREE BARRIER EXHIBIT



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REFERENCE IMAGES USED FROM GOOGLE MAPS DATED OCT, 2023

Q:\CIVIL 3D JOBS\5194\5194 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\TREE BARRIER EXHIBIT.DWG

TREE BARRIER EXHIBIT



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RODUCTION PLANS\SHEET SET\CONDITIONAL USE\SITE IMPROVEMENTS PLAN.DWG

SURROUNDING FEATURES PLAN SCALE: 1" = 60'

60 0 30 60 120 <u>GRAPHIC SCALE</u> 1 inch = 60 feet



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