



New Britain Township

Board of Supervisors

Business Meeting

Monday, July 07, 2025

7:00 PM – Conditional Use Hearing

Agenda

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 Hearing
 - A. 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 www.newbritaintownship.org.*

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 *Doreen Curtin*
Name: Doreen Curtin

Date: June 26, 2025





NEW BRITAIN TOWNSHIP

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

CONDITIONAL USE HEARING 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: _____
Payment: _____
Check #: _____
Receipt #: _____

1. Date: 4/24/25
2. Applicant:
 - (a) Name: Celek Chalfont LLC
 - (b) Mailing address: Po Box 2280
Cranberry Twp PA 16066
 - (c) Telephone number: 412-780-83997
 - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Legal Title
3. Applicant's attorney, if any:
 - (a) Name: Matthew Indorante
 - (b) Mailing Address: Po Box 2280
Cranberry Twp PA 16066
 - (c) Telephone number: 724-469-0569
 - (d) Fax Number: _____
4. Property:
 - (a) Present Zoning Use Classification: C-1 & Butler Ave Corridor Overlay District
 - (b) Tax Parcel Number: 26-013-032
 - (c) Location (With reference to nearby intersections or prominent features):
Chalfont Village Shopping Center Intersection of W Butler Ave
and Skyline Dr
5. Proposed use:
L2 Outdoor storage and display per Section 27-1201.c & Section 27-305.L.L2
The proposed use including Outdoor fenced display area, sidewalk display area & trailer
& equipment display area, as necessary but incidental to the Tractor Supply retail store use
6. Has any previous zoning applications been filed concerning this property? If yes, specify:
None Known

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



Signature

Notes:

- (1) One copy of plans (if size 8 1/2" x 11") or seven copies (if larger than size 8 1/2" x 11") must be attached to the application. The plan or plans must be prepared by a professional engineer or surveyor. The plan or plans must contain all information relevant to the application, 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) Filing fee, which must accompany this application, and which is not returnable once the application is accepted.
Conditional Use Application Fee: \$2,500.00, plus Professional Services Agreement and escrow.

MSP Development LLC

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

Properties: 241 W Butler Ave

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;

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 Indorante
Matthew Indorante

Enclosures

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



Eastburn and Gray, PC

Attorneys at Law

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-Trevoze, 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

Very truly yours,

A handwritten signature in blue ink, reading "Julie L. Von Spreckelsen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

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)



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Rvw #2

June 18, 2025

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. §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. The Applicant has indicated that they will present renderings of the fencing to the Township.
2. §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, unless waived by the Board of Supervisors at a public meeting.
 - a. §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.
 - 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.
3. §22-722.4.E. – 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. §27-2401.a.3 – The Natural Resource table on Sheet 2 shall be revised to document the woodlands area at the rear of the property.
5. §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. 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.

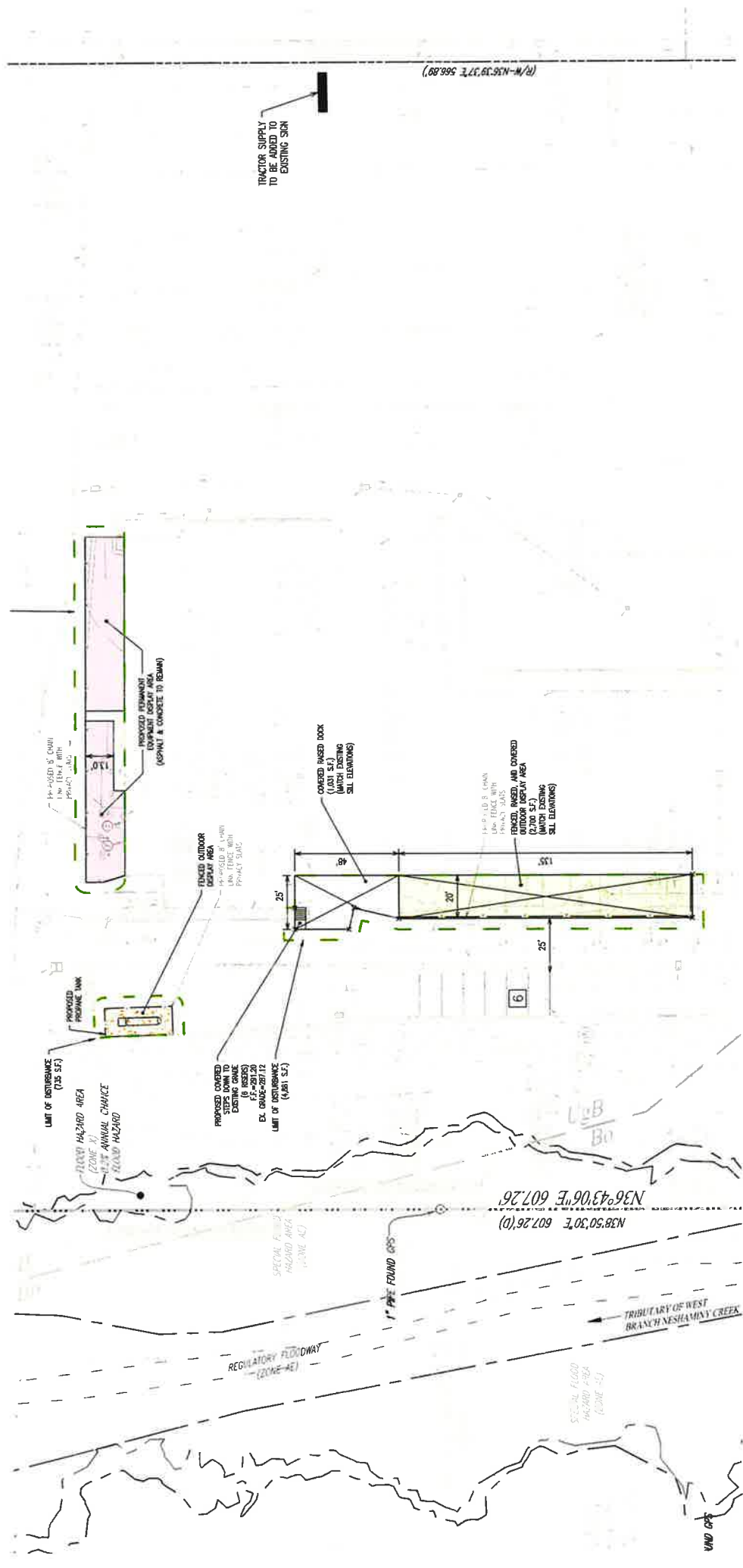
Sincerely,



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.



(72°W-N45°39'37"E 566.89')

TRACTOR SUPPLY
TO BE ADDED TO
EXISTING SIGN

14'-0" WIDE ST. CROWN
THE TRUCK WITH
PUMP JACK

PROPOSED PERMANENT
EQUIPMENT DISPLAY AREA
(ASPHALT & CONCRETE TO REMAIN)

FENCED OUTDOOR
DISPLAY AREA
14'-0" WIDE 8' x 40'
LINE FENCE WITH
PUMP JACK

UNIT OF DISTURBANCE
(125 S.F.)

PROPOSED FLOODING TANK
(ZONE-A1)
10' WIDE ANNUAL CHANCE
FLOOD HAZARD

PROPOSED COVERED
OUTDOOR DISPLAY AREA
(8 RISERS)
12'-0" WIDE 20' x 40'
EX. CONCRETE
LIMIT OF DISTURBANCE
(1,401 S.F.)

COVERED RAISED DOCK
(1,031 S.F.)
(MATCH EXISTING
SILL ELEVATIONS)

14'-0" WIDE ST. CROWN
THE TRUCK WITH
PUMP JACK
SILL ELEVATIONS

FENCED, RAISED, AND COVERED
OUTDOOR DISPLAY AREA
(2,790 S.F.)
(MATCH EXISTING
SILL ELEVATIONS)

N36°43'06"E 607.26'
N38°50'30"E 607.26'(D)

1" PIPE FOUND GPS

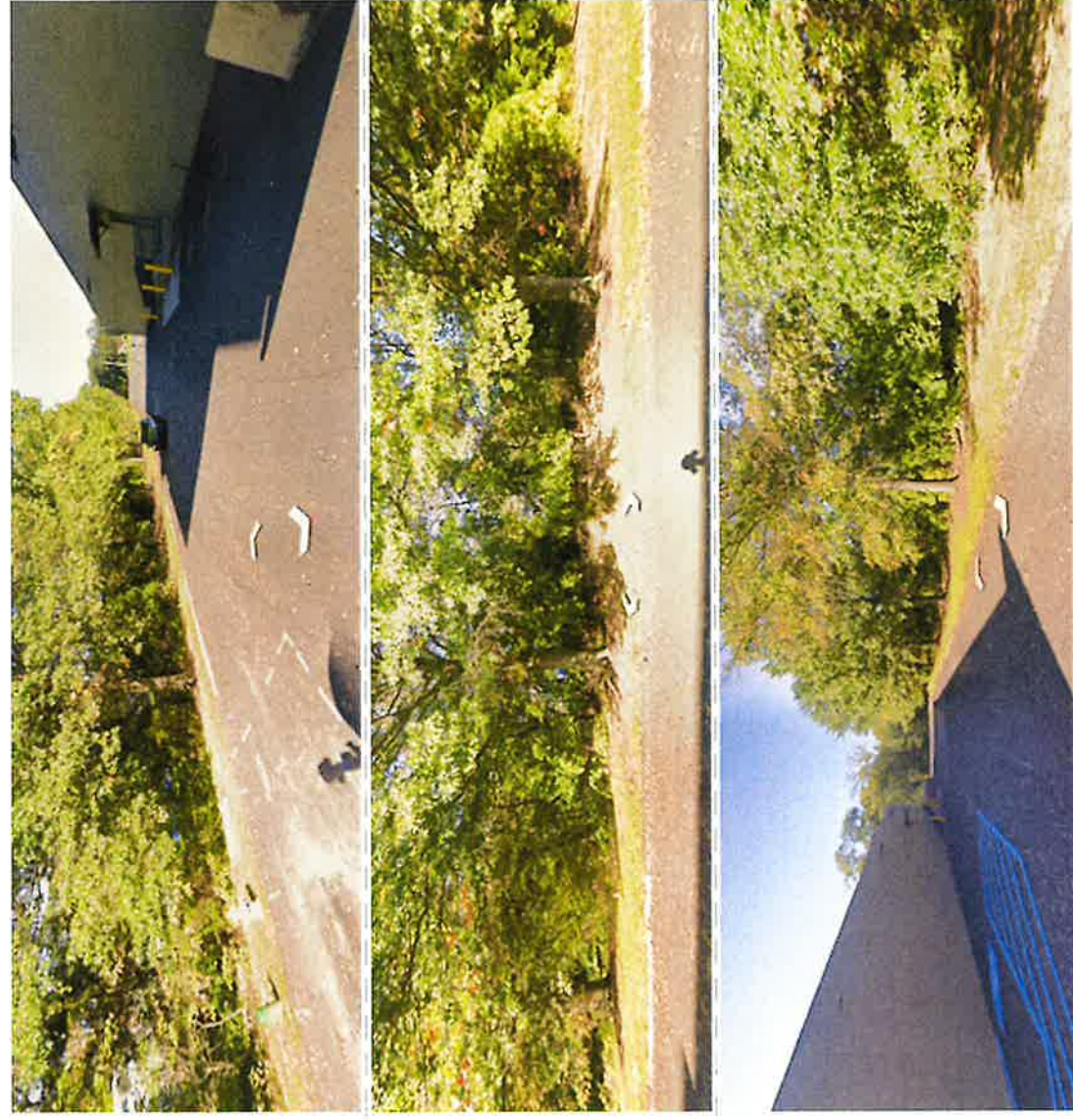
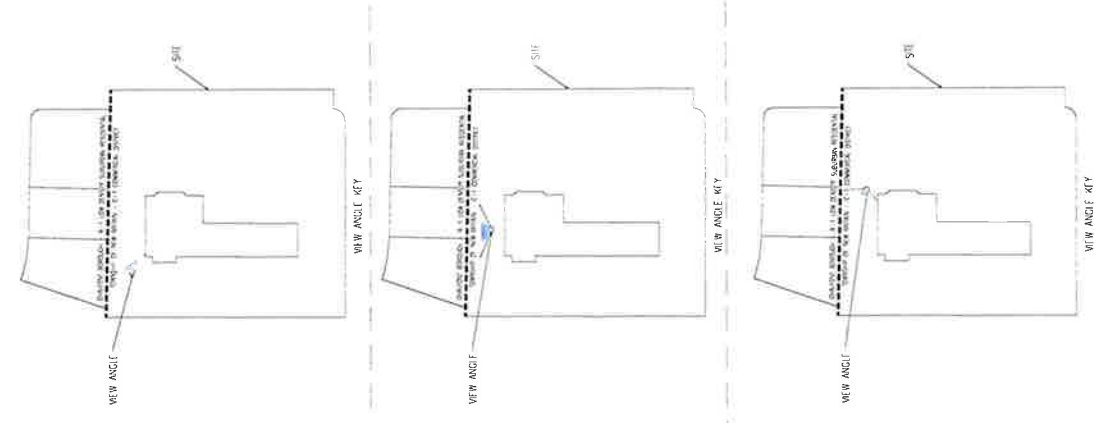
TRIBUTARY OF WEST
BRANCH NESHAMINY CREEK

REGULATORY FLOODWAY
(ZONE-AE)

5'-0" WIDE FLOOD
HAZARD AREA
(ZONE-A1)

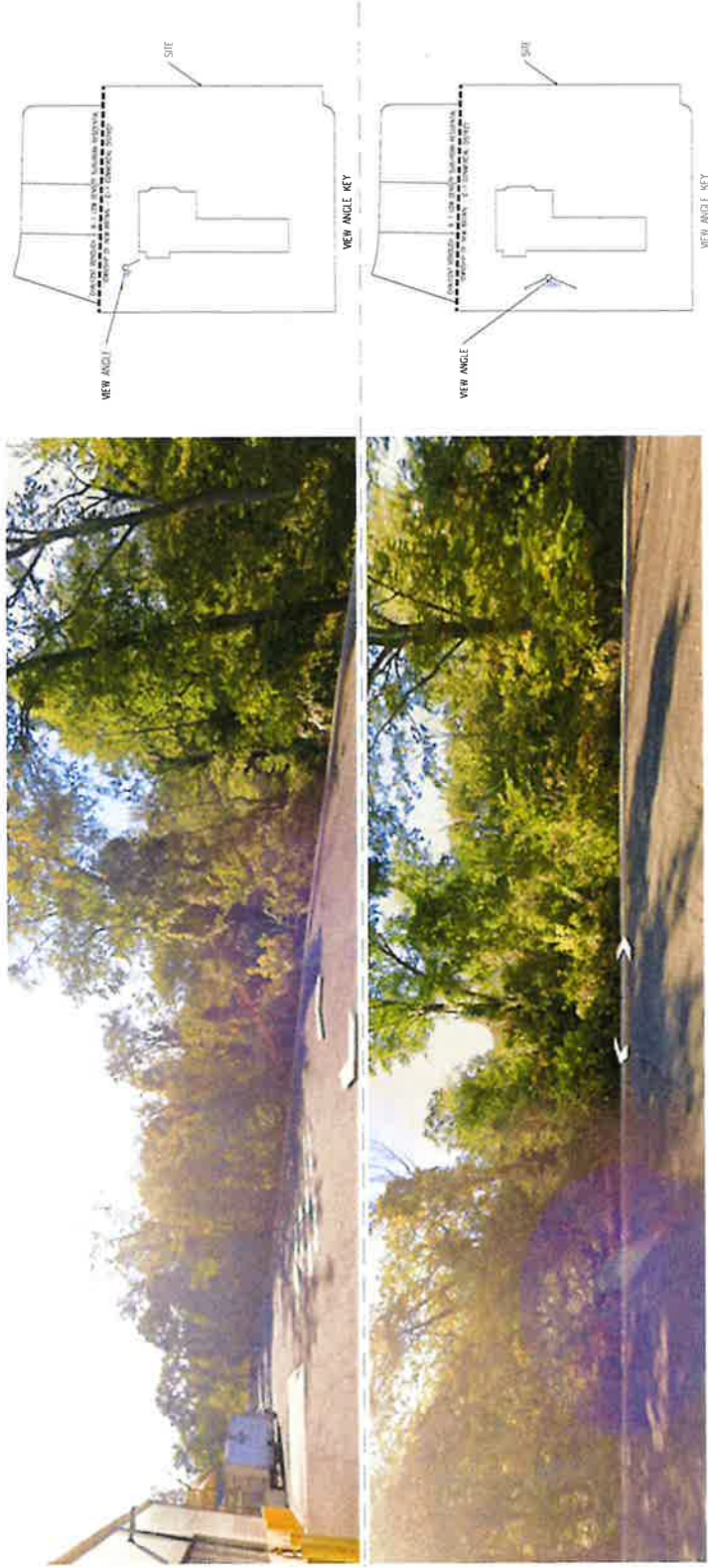
UND GPS

TREE BARRIER EXHIBIT
 CONDITIONAL USE



TREE BARRIER EXHIBIT

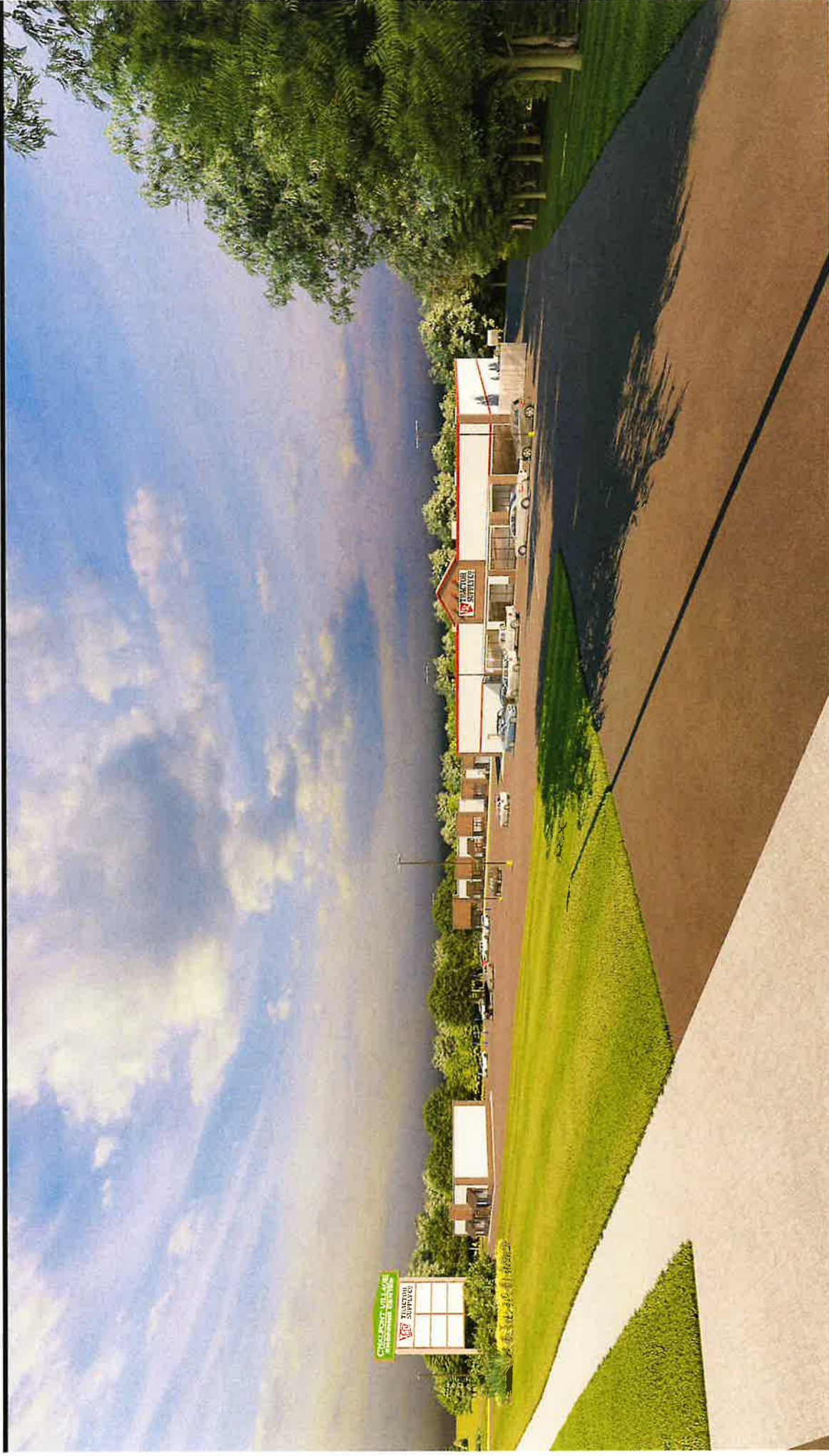
REF: PING, IMAGES USED FROM GOOGLE MAPS DATED OCT. 2023



TREE BARRIER EXHIBIT

REFERENCE IMAGES USED FROM GOOGLE MAPS DATED OCT. 2023







OXFORD
ARCHITECTURE

TSC - CHALFONT, PA
06-13-2025



OXFORD
ARCHITECTURE

TSC - CHALFONT, PA
06-13-2025



OXFORD
ARCHITECTURE

TSC - CHALFONT, PA
06-13-2025



OXFORD
ARCHITECTURE



TSC - CHALFONT, PA
06-13-2025

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. *Comment: §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.*

Howell Response: 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. *Comment: §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 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).

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. *Comment: §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. *Comment: §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.*

Howell Response: 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. *Comment: §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.*

Howell Response: 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. *Comment: §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. *Comment: §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.*

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

8. *Comment: §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. Comment: §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 I 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.*

Howell Response: 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

A handwritten signature in black ink that reads "Denny Howell III". The signature is written in a cursive, flowing style with a horizontal line extending from the end.

Denny L Howell III EIT

June 13, 2025

Doreen Curtin, Zoning Officer
New Britain Township
207 Park Avenue
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. *Comment: §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. §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.

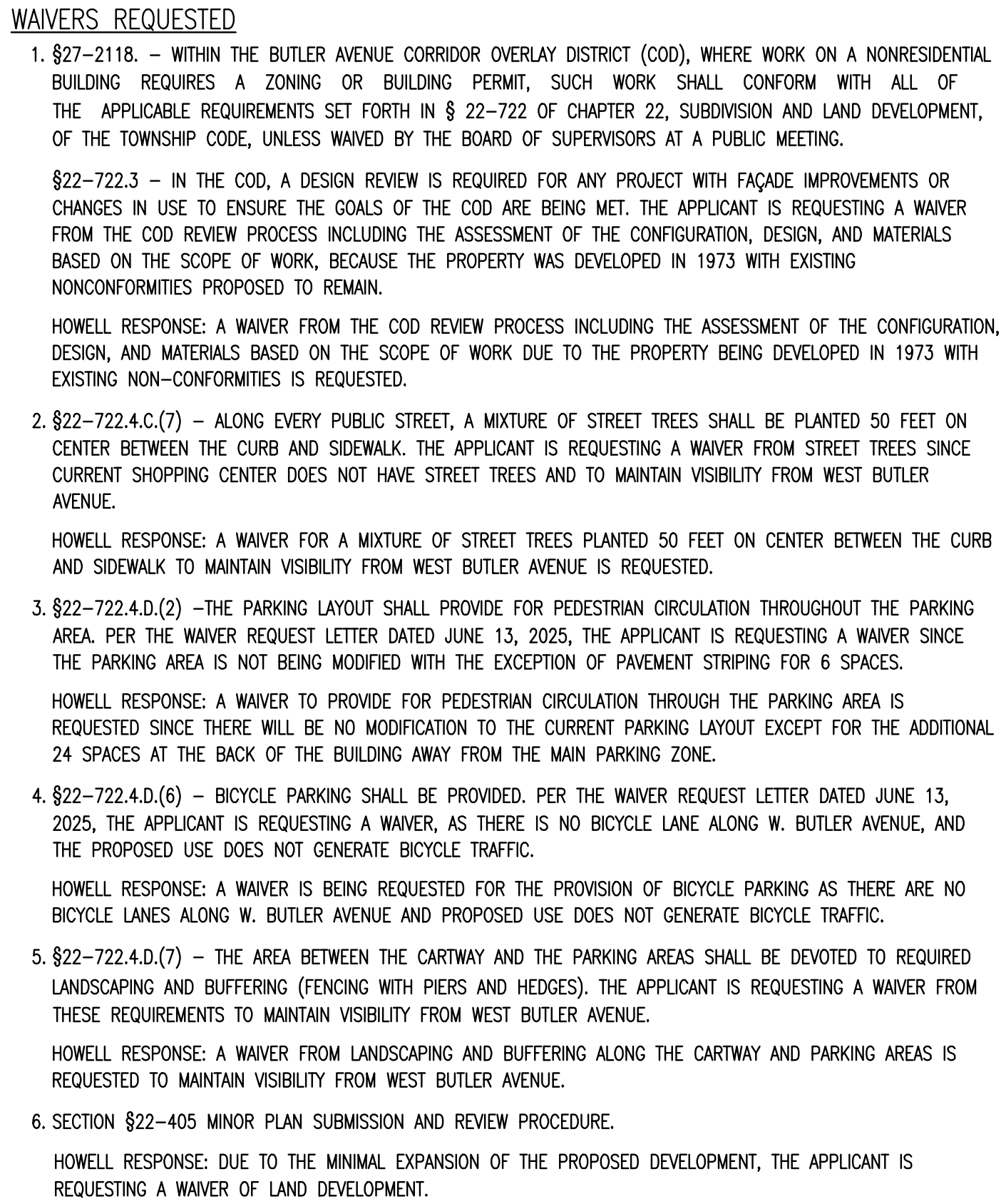
We trust that the information provided above is sufficient to justify the need for relief from the Subdivision and Land Development section of the New Britain Township. If you have any questions or require any additional information, please contact me directly.

Sincerely,

HOWELL ENGINEERING

A handwritten signature in black ink that reads "Denny Howell III". The signature is written in a cursive style with a horizontal line underlining the name.

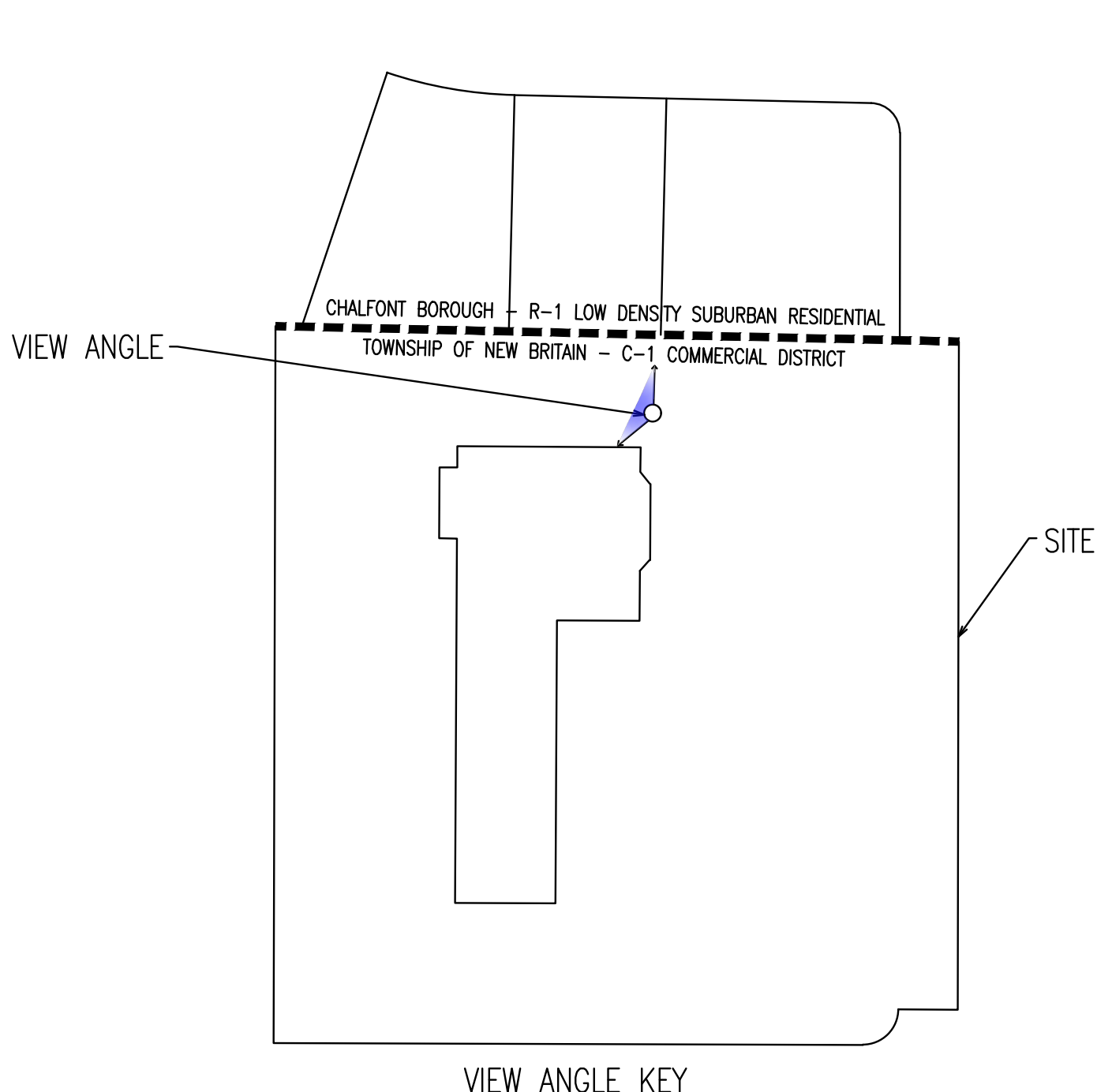
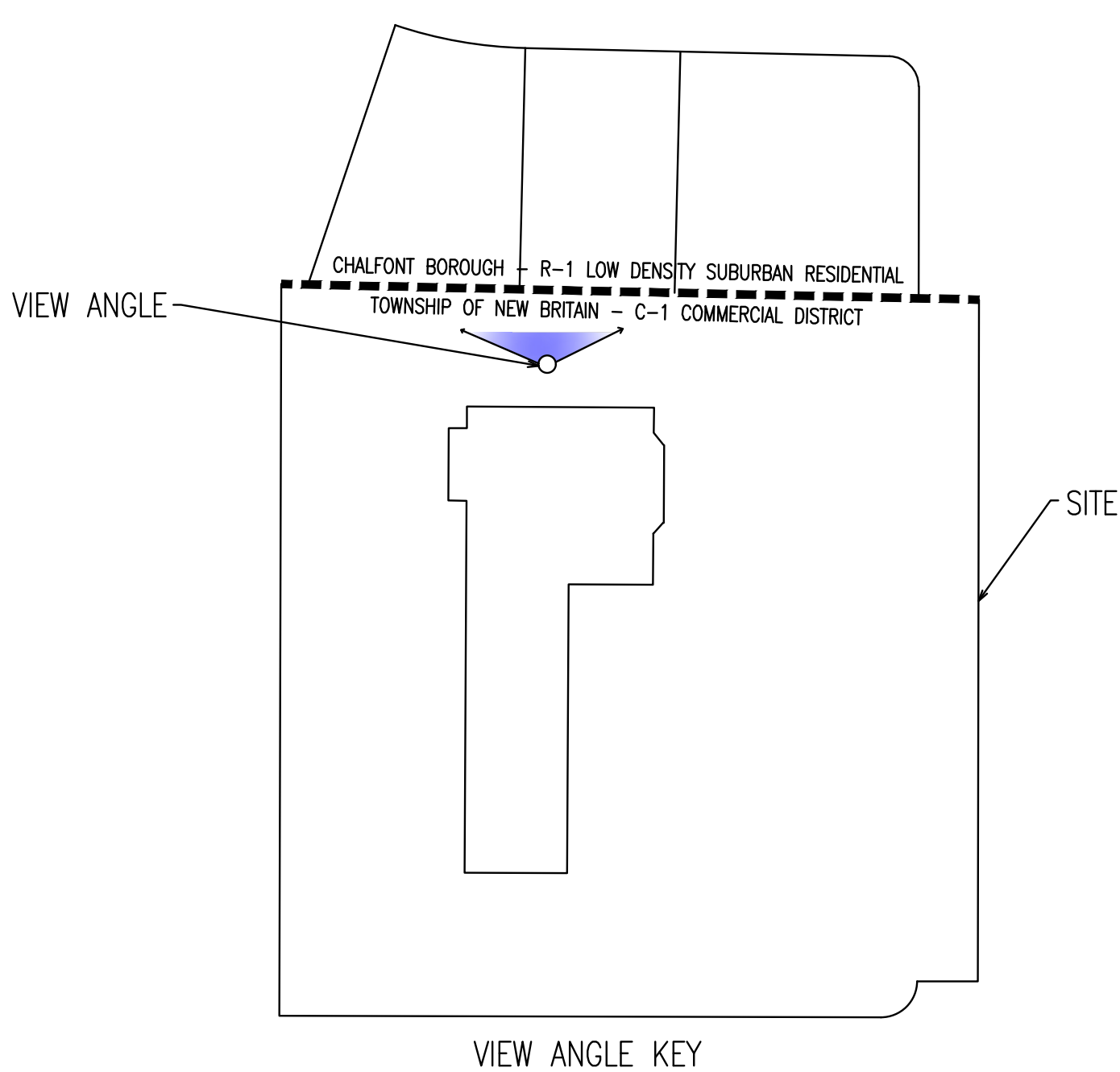
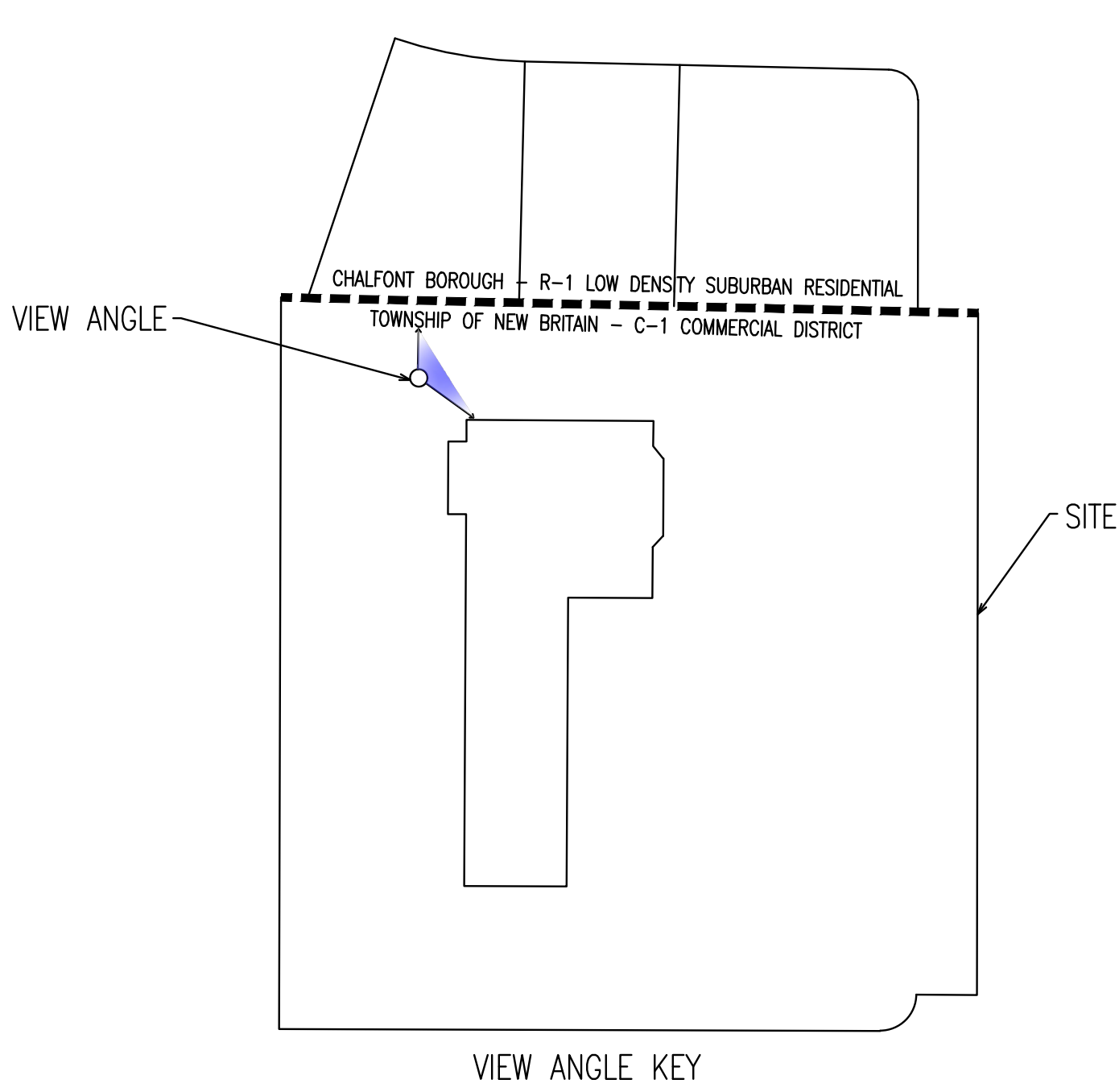
Denny L Howell III EIT





REFERENCE IMAGES USED FROM GOOGLE MAPS DATED OCT, 2023

TREE BARRIER EXHIBIT



REV	DATE	DESCRIPTION
1	06/13/2025	REVISIONS PER CLIENT DESIGN CHANGES.
2		
3		
4		
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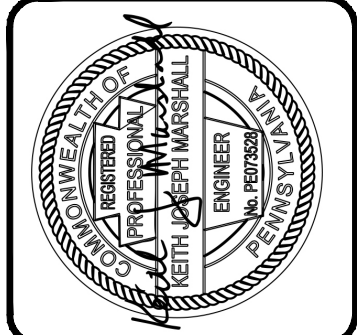
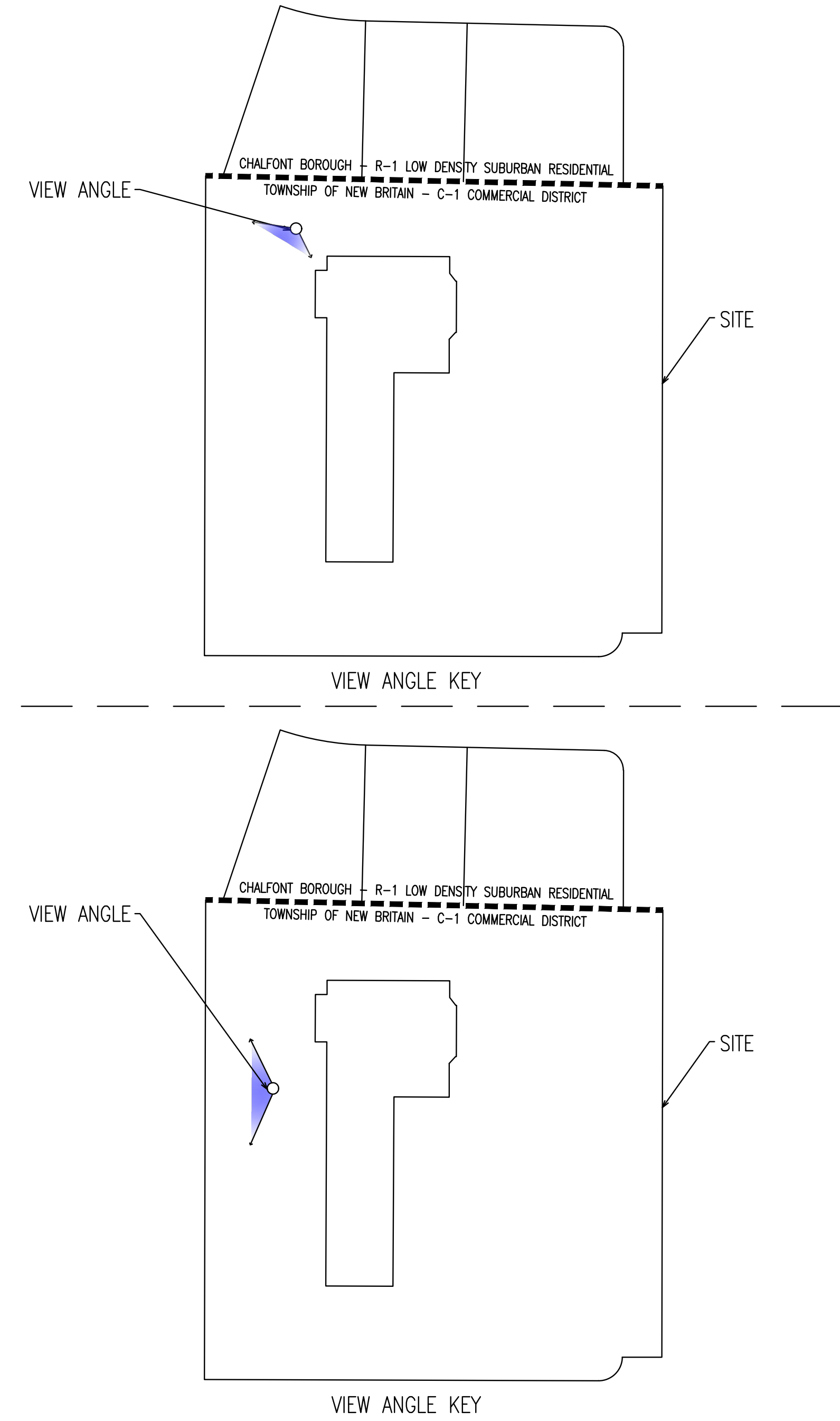
CLIENT: CELEK CHALFONT, LLC PROJECT: 237 W. BUTLER PIKE LOCATION: 237 W. BUTLER PIKE NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA.	CONDITIONAL USE TREE BARRIER EXHIBIT
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DRAWN BY: DAU/DHS	DATE: 04/16/2025
CHECKED BY: ALS	SCALE: N.T.S.
PROJECT NO: 5194	
CAD FILE: TREE BARRIER EXHIBIT.dwg	
PLOTTED: 06/13/2025	
DRAWING NO: C03.1	
SHEET 03 OF 05	



REFERENCE IMAGES USED FROM GOOGLE MAPS DATED OCT, 2023

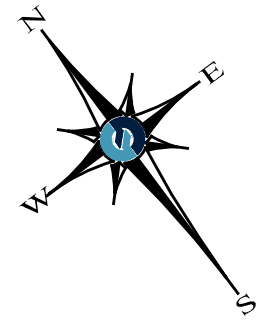
TREE BARRIER EXHIBIT



REV	DATE	DESCRIPTION
1	06/13/2025	REVISIONS PER CLIENT DESIGN CHANGES.
2		
3		
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8		

CLIENT: CELEK CHALFONT, LLC PROJECT: 237 W. BUTLER PIKE CONDITIONAL USE LOCATION: 237 W. BUTLER PIKE NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA.

DATE: 04/16/2025
SCALE: N.T.S.
DRAWN BY: DAU/DHS
CHECKED BY: ALS
PROJECT NO.: 5194
CAD FILE: TREE BARRIER EXHIBIT.dwg
PLOTTED: 06/13/2025
DRAWING NO.: C03.2
SHEET 04 OF 05



SURROUNDING FEATURES PLAN
SCALE: 1" = 60'
0 30 60 120
GRAPHIC SCALE
1 inch = 60 feet

REV	DATE	DESCRIPTION
1	06/13/2025	REVISIONS PER CLIENT DESIGN CHANGES.
2		
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