

WARWICK TOWNSHIP  
1733 TOWNSHIP GREENE  
JAMISON, PA 18929

**ZONING HEARING BOARD**  
**March 3, 2020**  
**7:00 PM**

- 1. ZHB 20-01 Cornell Industrial Construction, LP -\*WITHDRAWN\*** regarding Tax Parcel No. 51-013-010-019 which is located at Lot 18, Warwick Business Campus, on Campus Drive, in the LI, Limited Industrial Zoning District of Warwick Township. Applicant seeks to construct a 12,000 sf building, together with ancillary parking on the subject lot. §195-16.H(13)(c)[2][a][iii] of the Warwick Township Zoning Ordinance prohibits construction of a commercial building in an industrial park less than 500 feet from an existing residential use or residential district. The building, as proposed, is less than 500 feet from an existing residential use or residential district. Applicant seeks a variance from section 195-16.H(13)(c)[2][a][iii] of the Warwick Township Zoning Ordinance, accordingly.
- 2. ZHB 20-02 Warwick TVC-ARC, LP** - regarding Tax Parcel Nos. 51-003-090 and 51-003-089-003 which are collectively located on York Road (Route 263), Meetinghouse Road, and Meyer Way, Jamison, PA a/k/a Warwick Village Commons, 1939 York Road, in the VC 2, Village Center Zoning District of Warwick Township. Applicant proposes to construct a 38,133 square foot Tractor Supply Company store on the subject property. In conjunction with the construction, applicant seeks to construct a two sided monument sign of forty (40) square feet, rather than the permitted maximum of twelve (12) square feet, and two projecting wall signs of 125 square feet each, rather than the maximum permitted 10 square feet each. Applicant requests variances from §195-97.B(4)(b)[2] and §195-97.B(4)(b)[3], of the Warwick Township Zoning Ordinance to permit the additional signage.