



WARWICK TOWNSHIP
Zoning Hearing Board Meeting Agenda
August 4, 2020
7 p.m.

A. CALL TO ORDER

B. AGENDA ITEMS:

7:00 P.M.

ZHB 20-06: American Cremation Services, Inc - tax parcel No. 51-013-009-014, which is located at 1859 Stout Drive, in the LI, Limited Industrial Zoning District of Warwick Township. Applicant presently operates a crematory and wholesale funeral supply use at the subject site as a permitted use. Applicant seeks to further use the subject property as a funeral home limited to a direct cremation service model. Applicant seeks the Zoning Hearing Board's interpretation that the proposed use is a permitted accessory use to a crematory and is therefore permitted by right under §195-15 Use G8 Funeral Home or Mortuary of the Warwick Township Zoning Ordinance. In the alternative, Applicant seeks a variance from section 195-15 to allow the proposed additional use as a use G8 Funeral Home or Mortuary.

7:30 P.M.

ZHB 20-08 Shihadeh Contracting, LLC - tax parcel Nos. 51-003-062 and 51-003-072-001, which are located on an empty lot at 1549 Stony Road, in the RR, Restricted Residential Zoning District of Warwick Township. Applicant seeks to construct 13 (thirteen) B-1 single family custom homes on the subject site. The site is currently comprised of two separate parcels with a combined total site area of 20.40 acres. In order to facilitate the project as proposed, applicant seeks the following variances from the Warwick Township Zoning Ordinance ("Ordinance"): (1) from Article III, § 195-16.B(1)(a)[4][a][i], to permit a variance from the requirement of active open space for subdivisions of 10 or more B1 Single Family Dwelling lots; (2) from Article VIII, § 195-31.B, to permit the C9 Municipal use (proposed pump station) to be constructed on a lot containing 0.48 acres, or 20,875 sq. ft., where the minimum lot size requirement is 1.0 acre, to permit a lot width of 130 feet where the minimum lot width requirement is 150 feet, to permit a front yard setback of 35 feet where 50 feet is required, and to permit a rear yard setback of 35 feet where 50 feet is required; (3) from Article XIX, § 195-60.C.(1), C.(2), and C.(3), to permit disturbance of: more than 40% of the 8%-15% steep slopes on the property, more than 30% of the 15%-25% steep slopes on the property, and more than 15% of the steep slopes greater than 25% on the property; (4) from Article XIX, § 195-60.D.(1), to disturb more than 10% of the "woodlands located in environmentally sensitive areas" on the property, than permitted by the Ordinance; (5) from Article XIX, § 195-60.D.(2), to disturb more than 20% of "other woodlands areas" on the property, than permitted by the Ordinance; (6) from Article XIX, § 195-61.A(1), to permit the minimum individual lot buildable area to encroach into natural resources areas to a greater extent than would be allowed by § 195-60, if variances (3), (4), and (5) above were not granted, or, in the alternative, to confirm that § 195-61.A.(1) does not impose any natural resource protection standards applicable to individual lots as distinguished from the site as a whole; (7) from Article XIX, § 195-62.B(1)(a), to permit common open space to include more than 70% natural resource protection areas; (8) from Article XIX, § 195-62.B(2)(a), to permit a variance from the requirement of active open space where the Ordinance requires that active open space be generally flat, dry and clear of any trees or other





vegetation; (9) from Article XIX, §195-62.B(3)(c), to permit private ownership of open space that is not used for agriculture.

8:00 P.M.

ZHB 20-09 Norman Coryell & Richard McEvoy - tax parcel No. 51-010-024-011, which is located at 21 Pettits Bridge Road, in the O, Office Zoning District of Warwick Township. Applicants seek to construct a deck to the rear of the subject single-family dwelling. Portions of the proposed deck encroach upon the 50 foot riparian buffer, zone 2, as required by §195-60.K(4)(b)[1] of the Warwick Township Zoning Ordinance. Applicants seek a variance accordingly.

C. ADJOURNEMENT:

