

**ZONING HEARING BOARD OF WARWICK TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Docket No. 17-08

Applicants: York Road-Bladco, LP
c/o Paul Aschkensay
300 West Conshohocken State Road
West Conshohocken, PA 19428

Owner: Same.

Subject Property: Tax Parcel No. 51-003-089, which is located at 2059 York Road, and 51-003-089-002, located at 2029 York Road, in Warwick Township

Requested Relief: The Applicant received zoning relief through a Decision circulated February 9, 2018. That relief was clarified and extended by Decision issued February 27, 2019. The relief was further extended by Decisions issued February 4, 2020 and March 30, 2021. The Applicant again seeks a one year extension of the relief granted to avoid lapse of the relief under §195-117.C of the Warwick Township Zoning Ordinance (“Ordinance”)

Hearing History: The application was filed in Warwick Township on February 4, 2022. The hearing was held on March 1, 2022 at the Warwick Township Administration Building.

Appearances: Applicant by: Julie Von Spreckelsen, Esquire
Eastburn and Gray, PC
60 East Court Street
P.O. Box 1389
Doylestown, PA 18901

Parties: None

Mailing Date: March 24, 2022

DECISION

FINDINGS OF FACT:

1. The Zoning Hearing Board of Warwick Township met the requirements of the Zoning Ordinance, the Municipalities Planning Code, and other relevant statutes as to legal notice of the hearing held.

2. The Applicant is the Owner of the Subject Property and therefore possessed of the requisite standing to make application to this Board.

3. The following exhibits were marked and admitted during the March 1, 2022 hearing:

Board Exhibits:

B-1 Letter from Julie Von Spreckelsen, Esquire with attachments received by Warwick Township on February 4, 2022

B-2 Proof of Publication from the Intelligencer for advertising notice on February 14, 2022 and February 21, 2022. Public Notice advertising hearing scheduled for March 1, 2022 at 7:30 pm and confirmation from the Intelligencer

B-3 Letter dated February 7, 2022 to Julie Von Spreckelsen, Esquire from Vicki L. Kushto, Esquire advising of the hearing date

B-4 Resident mailing certification dated February 15, 2022 sent by Kristen Beach, Warwick Township Zoning Officer and copy of list of property owners.

B-5 Property Posting Certification by Kristen Beach, Zoning Officer dated February 15, 2022

Applicant Exhibits:

None

4. The Subject Property is located in the C3 Commercial/Multifamily Zoning District.

5. On behalf of the Applicant, Julie Von Spreckelsen, Esquire provided a history of the Subject Property leading up to the Zoning Hearing Board Application.

The Zoning Hearing Board granted 9 variances for the Subject Property in its initial Decision dated February 9, 2018. The Board has granted 3 subsequent extensions. Since the last extension was granted, the Applicant has been working on complying with the conditions

imposed by the Board of Supervisors as part of the final land development approval. Applicant is still waiting on outside agency approvals before applying for the appropriate permits.

6. Matthew Braud, a resident of Buckingham Township, inquired during the public comment period about the Applicant's intentions for the existing greenhouses on the Property. Ms. Von Spreckelsen agreed to connect Mr. Braud with the appropriate representative of the Applicant to further discuss the greenhouses.

CONCLUSIONS OF LAW:

1. The credible evidence presented by the Applicant indicates that the Applicant has been diligently pursuing land development approval for the Subject Property with the Board of Supervisors.

2. Accordingly, the Warwick Township Zoning Hearing Board determined, unanimously, to grant the Applicant's request for relief.

ORDER

Upon consideration and after hearing, the Zoning Hearing Board of Warwick Township hereby GRANTS a one year extension of the relief granted and memorialized through Decision and Order dated February 9, 2018, clarified and extended for an additional year through Decision and Order dated February 27, 2019 for an additional year through Decision and Order dated February 4, 2020 and for an additional year through the Decision and Order dated March 30, 2021. As such, the February 9, 2018 Decision, as clarified and extended through the February 27, 2019 Decision, and extended through the March 30, 2021 Decision, does not lapse, under §195-117.C of the Warwick Township Zoning Ordinance, until one year from February 4, 2022, unless additional extensions are requested and received.

ZONING HEARING BOARD OF
WARWICK TOWNSHIP

By: /s/ Kevin Wolf
Kevin Wolf, Chairman

/s/ David Mullen
David Mullen

/s/ Lorraine Sciuto-Ballasy
Lorraine Sciuto-Ballasy

NOTICE TO APPLICANT

You have the right to appeal this Decision to the Court of Common Pleas of Bucks County. Such an appeal must be taken within thirty (30) days of the date the Decision was issued and mailed to you as stated above.