



WARWICK TOWNSHIP
Zoning Hearing Board Meeting Agenda
March 1, 2022 7:00 P.M.

A. Call to Order:

B. Agenda Items:

7:00 Application of Steven and Gail Ostroff for property known as 1908 York Road, Proposed Lot 1, in the Township (TMP No. 51-003-088-010) in the O Office Zoning District. The Application requests the following relief from the Zoning Ordinance: a special exception from Section 195-53.C to permit a G2 Day-Care Center use in the O Office Zoning District.

7:30 Application of Quality Landscapes (Philip McCusker) for property known as 363 W. Bristol Road, in the Township (TMP No. 51-013-057) in the LI Limited Industrial Zoning District. The Application appeals the determination of the Zoning Officer dated November 3, 2021 denying a commercial use and occupancy certificate for the operation of an H5 Contracting Use on the property and in the alternative requests a variance from Section 195-10 to permit more than one principal use on the property including a single family home and an H5 Contracting Use.

8:00 Application of Edward J. Hilbert, Jr. for property known as 1547-1549 Campus Drive, in the Township (TMP No. 51-013-010-020 and 51-013-010-022) in the LI Limited Industrial Zoning District. The Application requests the following variances from the Warwick Township Zoning Ordinance: from Section 195-81 to permit the eastern access drive of the site to be 131.11 feet away from the intersection of Campus Drive where 200 feet is required; from Section 195-16.H(13)(c)[2][a][iii] to permit parking in the front of the eastern face of the building; Section 195-16.H(16)(c) to permit 72 parking spaces where 81 are required; and from Section 195-63.D(3) to permit a 40 foot buffer yard where 50 feet is required.

8:30 Application of York Road-Bladco, LP for property known as 2029 and 2059 York Road, in the Township (TMP No. 51-003-089 and 51-003-089-002) in the C3 Commercial/Multifamily Zoning District. The Application requests a variance from Section 195-117.C to permit an additional one year extension of the relief granted by the Zoning Hearing Board in the Decision and Order dated February 9, 2018 which was previously extended by Decision and Orders dated February 27, 2019, February 26, 2020 and March 30, 2021.

9:00 (Added to agenda during the meeting)-Discussion regarding a request to amend the Decision issued for Docket 21-10 Application of CNKA, LP, Mike Whalen for property known as Lots 22 and 23 of the Warwick Business Campus (TMP 51-013-010-023 and 51-013-010-024).

C. Adjournment:

*The Warwick Township Zoning Hearing Board next regular Public Meeting is Tuesday, April 5, 2022. *

