

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

Docket No. 21-04

Applicants: Kampus Klothes, Inc.
164 Railroad Drive
Ivyland, PA 18974

Owner: Same.

Subject Property: Tax Parcel Nos. 51-13-10-16 and 51-13-10-17, which are known as Lots 15 and 16, Campus Drive, Warminster, PA 18974

Requested Relief: The Applicant received zoning relief through a Decision circulated May 6, 2021. The Applicant seeks an 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 June 6, 2022. The hearing was held on July 12, 2022 at the Warwick Township Administration Building.

Appearances: Applicant by: Andrew Stoll, Esquire
Fox Rothschild LLP
Stone Manor Corporate Center
2800 Kelly Road, Suite 200
Warrington, PA 18976

Parties: None

Mailing Date: August 3, 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 July 12, 2022 hearing:

Board Exhibits:

B-1 Letter from Daniel Lyons, Esquire with attachments received by Warwick Township on June 16, 2022

B-2 Proof of Publication from the Intelligencer for advertising notice on June 26, 2022 and July 3, 2022. Public Notice advertising hearing scheduled July 12, 2022 at 8:00 pm and confirmation from the Intelligencer

B-3 Letter dated June 20, 2022 to Daniel Lyons, Esquire from Vicki L. Kushto, Esquire advising of the hearing date

B-4 Resident mailing certification dated June 24, 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 June 24, 2022

Applicant Exhibits:

None

4. The Subject Property is located in the LI Limited Industrial Zoning District.

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

The Zoning Hearing Board granted variances for the Subject Property in its initial Decision dated May 6, 2021. Since the Decision, the Applicant has proceeded through the land development process. The Applicant is currently in the process of negotiating and executing the land development agreements required by the Township. The Applicant has received all required permits.

Although Applicant originally requested a six month extension, a twelve month extension may be more realistic. In addition, the Applicant requested that the extension be made retroactive to May 6, 2022.

6. No members of the public were present for the Application and no one requested party status.

7. The Township did not take a position regarding the Application.

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 May 6, 2021, retroactive to May 6, 2022 so that the relief granted does not lapse, under §195-117.C of the Warwick Township Zoning Ordinance, until May 6, 2023, unless additional extensions are requested and received.

ZONING HEARING BOARD OF
WARWICK TOWNSHIP

By:


Kevin Wolf, Chairman


David Mullen


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.