

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

Docket No. 22-02

Applicants: Gail and Steven Ostroff  
3745 Midvale Lane  
Huntingdon Valley, PA 19006

Owner: Same

Subject Property: Tax Parcel No. 51-003-088-010 which is located at 1908 York Road,  
Jamison, PA 18929

Requested Relief: The Applicant received zoning relief through a Decision circulated March  
24, 2022. The Applicant again seeks a two 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 1, 2023.  
The hearing was held on March 7, 2023 at the Warwick Township  
Administration Building.

Mailing Date: April 3, 2023

## 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. Applicant is the owner of the Subject Property and is therefore possessed of the requisite standing to make application to this Board.

3. The following exhibits were marked and admitted during the March 7, 2023 hearing:

#### Board Exhibits:

B-1 Application with attachments received by Warwick Township on February 1, 2023

B-2 Proof of Publication from the Intelligencer for advertising notice on February 19, 2023 and February 26, 2023. Public Notice advertising hearing scheduled for March 7, 2023 at 7:00 pm and confirmation from the Intelligencer

B-3 Letter dated February 14, 2023 to Julie Von Spreckelsen from Vicki L. Kushto, Esquire advising of the hearing date

B-4 Resident mailing certification dated February 17, 2023 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 17, 2023

#### Applicant Exhibits:

None.

4. The Subject Property is located in the O Office Zoning District. The Subject Property consists of 6.99 acres and contains an existing single-family dwelling and accessory structures. Applicant proposes to subdivide the Subject Property into five (5) lots and to develop Lot 1 with a G2 Day Care Center use.

5. Kristen Holmes, P.E. from Cunningham Engineers provided a history of the Subject Property leading up to the current Application:

Applicant has been proceeding through the land development process and has received conditional preliminary plan approval. The Applicant is continuing to work through the process with the Township, its professionals and staff.

6. A few residents appeared at the hearing and expressed an interest in obtaining an update on the status of the project. In response to some questions, Applicant indicated that all of the structures are remaining on the Subject Property and all traffic will exit onto Meyer Way.

7. Mr. Kelly Knight of 1507 Sweetbriar Drive provided public comment relating to traffic issues and expressed a general desire for the Application and the underlying project to be denied.

8. Ms. Bridgette Kelly also asked questions regarding the status of the project and the approval process.

9. In response to both Mr. Knight and Ms. Kelly, the Board explained that the Zoning Hearing Board granted the relief required for this project a year ago. The project is now in the hands of the Board of Supervisors. Plans are presented first to the Planning Commission and then to the Board of Supervisors for approval. Questions regarding traffic and general concerns regarding the project should be expressed to the Planning Commission and the Board of Supervisors.

10. All individuals who were present at the hearing were given the opportunity to provide public comment.

#### **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 two year extension of the relief granted and memorialized through Decision and Order dated March 24, 2022. As such, the March 24, 2022 Decision does not lapse, under §195-117.C of the Warwick Township Zoning Ordinance, until two years from March 24, 2023, unless additional extensions are requested and approved.

The relief contained herein granted is subject to compliance with all other applicable governmental ordinances and regulations, including obtaining the proper permits.

ZONING HEARING BOARD OF  
WARWICK TOWNSHIP

By: /s/ Kevin Wolf  
Kevin Wolf, Chairman

/s/ Lorraine Sciuto-Ballasy  
Lorraine Sciuto-Ballasy

/s/ Kiel Sigafos  
Kiel Sigafos

**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.