

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

Docket No. 21-10

Applicants: CNKA, LP, Mike Whalen
5 Cooper Leaf Court
Ivyland, PA 18974

Owner: Same

Subject Property: Tax Parcel Nos. 51-013-010-023 and 51-013-010-024 which are known as Lot 22 and Lot 23 of the Warwick Business Campus and are located on Campus Drive.

Requested Relief: The Applicant received zoning relief through a Decision dated January 5, 2022 and reissued on March 1, 2022. 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 March 17, 2023. The hearing was held on May 2, 2023 at the Warwick Township Administration Building.

Appearances: Andrew Stoll, Esquire
Fox Rothschild, LLP
2700 Kelly Road, Suite 300
Warrington, PA 18976

Parties: None.

Mailing Date: June 6, 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 May 2, 2023 hearing:

Board Exhibits:

B-1 Application in the form of a letter from Carrie Nase-Poust dated March 17, 2023

B-2 Proof of Publication from the Intelligencer for advertising notice on April 16, 2023 and April 23, 2023. Public Notice advertising hearing scheduled for May 2, 2023 at 7:00 pm and confirmation from the Intelligencer

B-3 Letter dated April 10, 2023 to Carrie Nase-Poust from Vicki L. Kushto, Esquire advising of the hearing date

B-4 Resident mailing certification dated April 14, 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 April 14, 2023

Applicant Exhibits:

None.

4. The Subject Property is located in the LI Limited Industrial Zoning District. The Subject Property consists of 2.0426 acres which includes Tax Parcel Nos. 51-013-010-023 and 51-013-010-024 which are known as Lot 22 and Lot 23 in the Warwick Business Campus. The lots are currently vacant. Applicant intends to consolidate the two lots, construct a 21,600 square foot building that will include 8 units to be used as Flex Space and 68 parking spaces.

5. Andrew Stoll, Esquire provided a history of the Subject Property leading up to the current Application:

Applicant has been proceeding through the land development process and received conditional approval from the Board of Supervisors in July of 2022. The Applicant has engaged

an architect and a site contractor. A construction cost estimate was prepared and submitted to the Township Engineer for approval. Applicant hopes to begin construction in September 2023.

6. No residents appeared at the hearing or requested party status.

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 January 5, 2022, revised and reissued on March 14, 2022. As such, the March 14, 2022 Decision does not lapse, under §195-117.C of the Warwick Township Zoning Ordinance, until one year from March 14, 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-Ballasv
Lorraine Sciuto-Ballasv

/s/ David Mullen
David Mullen

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.