



**WARWICK TOWNSHIP**  
**Zoning Hearing Board Meeting Agenda**  
**November 14, 2023 7:00 P.M.**

**A. Call to Order:**

**B. Agenda Items- 7:00pm**

**Application of Mega Supply Store, LLC (ZHB 23-05)** for property known as Lots 2 & 3 in the Stover Industrial Park, in the Township (TMP No. 51-13-8 & 51-13-8-3) in the LI Limited Industrial Zoning District. The Application requests the following variances from the Zoning Ordinance: from Section 195-16.H(3)(c) to permit 75 parking spaces and 24 reserve parking spaces where 217 off-street parking spaces are required; Section 195-16.H(13)(c)[3] to permit no open space where 20% minimum open space is required; Section 195-16.H(13)(c)[2][a](iii) to permit parking within the front of the building; an interpretation that the side yard setback is 125 feet in accordance with the Record Plan or a variance from Section 195-57.C to permit a side yard setback of 125 feet where 200 feet is required when an industrial building is proposed adjacent to a residential district; Section 195.60.C to permit more disturbance of steep slopes than permitted; and Section 195.60.D to permit more disturbance of woodlands than permitted.

**Application of Jean Paul Gulle (ZHB 23-10)** for property known as 2546 Candytuft Drive, in the Township (TMP No. 51-26-5) in the RA Residential Agricultural Zoning District. The Application requests the following variance from the Zoning Ordinance: from Section 195-16.B(2)(e)[3][c][i] to permit an on-lot impervious coverage of 41.5% where only 25% is permitted.

**Application of Ronald and Susan Martin (ZHB 23-11)** for property known as 1753 Old York Road, in the Township (TMP No. 51-3-127) in the RA Residential Agricultural Zoning District. The Application requests the following variance from the Zoning Ordinance: from Section 195-86.B to permit the extension of a nonconforming structure beyond the allowable 25%.

**Application of Pavel Hudzen (ZHB 23-12)** for property known as 2603 Heron Point, in the Township (TMP No. 51-33-35) in the RA Residential Agricultural Zoning District. The Application requests the following variance from the Zoning Ordinance: from Section 195-16.B(2)(e)[3][c][i] to permit a maximum impervious coverage of 25.6% where 25% is permitted.

**C. Adjournment:**

