



WARWICK TOWNSHIP
Zoning Hearing Board Meeting Agenda
May 7, 2024 7:00 P.M.

A. Call to Order:

B. Agenda Items- 7:00pm

Application of Gary Bulicki, member of Real Renovations, LLC (ZHB 24-03) for property known as Bridge Street, in the Township (TMP No. 51-012-026) in the RR Restricted Residential Zoning District. The Application requests the following variances from Section 195-16.B(1)(a)(2) of the Zoning Ordinance: to allow a residential dwelling to be built on a lot that is 8,999 square feet where 20,000 square feet is required; to allow a lot width of 80 feet where 100 feet is required; to allow a 27.5 foot front yard setback where 40 feet is required; and to allow a 23 foot rear yard setback where 25 feet is required.

Application of Gary Bulicki, member of Homes to Be, LLC (ZHB 24-04) for property known as Bridge Street, in the Township (TMP No. 51-012-028) in the RR Restricted Residential Zoning District. The Application requests the following variances from Section 195-16.B(1)(a)(2) of the Zoning Ordinance: to allow a residential dwelling to be built on a lot that is 9,504 square feet where 20,000 square feet is required; to allow a lot width of 91 feet where 100 feet is required; to allow a 27.5 foot front yard setback where 40 feet is required; and to allow a 15 foot rear yard setback where 25 feet is required.

Application of Stoneworx on behalf of James and Colleen Keiser (ZHB 24-05) for property known as 1529 Spruce Court, in the Township (TMP No. 51-006-125) in the RA Residential Agricultural Zoning District. The Application requests the following variances from the Zoning Ordinance: from Section 195-16.B(2)(e)[3][a][vi] to allow an 18.1 foot rear yard setback where 30 feet is required; from Section 195-16.B(2)(e)[3][c][i] to allow impervious coverage of 26.3% where the maximum permitted is 25%; and from Section 195-16.B(2)(e)[3][c][iii] to allow 17.1% building coverage where 15% is permitted.

C. Adjournment:

