



WARWICK TOWNSHIP
Zoning Hearing Board Meeting Agenda
July 9, 2024 7:00 P.M.

A. Call to Order:

B. Agenda Items- 7:00pm

Continuance – 2583 State Road Realty Associates, LLC (ZHB 24-08) for property known as 1707 Stout Drive, in the Township (TMP No. 51-013-009-004) in the LI Limited Industrial Zoning District. The Application requests the following variance from the Zoning Ordinance: from Section 195-16H(3)(c) to allow for 30 existing parking spaces to be permitted where an H3 Wholesale Business, Wholesale Storage, Warehousing use would require 55 parking spaces.

Application of Steve and Janet Allen (ZHB 24-10) for property known as 2323 Iris Court, in the Township (TMP No. 51-009-101) 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][c][i] to permit impervious coverage of 27% where 25% is permitted for an inground swimming pool.

Application of Edward and Christine Yeakel (ZHB 24-11) for property known as 2741-2751 York Road, in the Township (TMP No. 51-010-021-001 and 51-010-021) in the O Office Zoning District. The Application requests a modification of the Decision dated January 9, 2023 to allow an H5 contracting use on both properties, after consolidation, and to be operated out of the existing pole barn and accessory buildings. In addition, Applicant requests the following variances from the Zoning Ordinance: from Section 195-19 to permit more than one principal use on a parcel, specifically to maintain a B1 single family dwelling and H5 contractor use on the consolidated property.

Application of Steve Martin of Keystone Custom Deck and Pools on behalf of Yousseff Khan for property known as 2011 Carmel Drive, in the Township (TMP No. 51-020-116) in the R1 Residential Zoning District. The Application requests the following variances from the Zoning Ordinance: from Section 195-16.B(2)(d)[3][a][vii] to allow impervious coverage of 31.5% where 25% is permitted; from Section 195-16.B(2)(d)[3][a][ix] to allow building coverage of 17.4% where 15% is permitted to permit a covered deck, in-ground pool, hot tub and patio.

Application of TE Construction (Edward J. Hilbert, Jr.) (ZHB 22-05) * Extension for property known as 1547-1549 Campus Drive in the Warwick Business Campus, in the Township (TMP No. 51-13-10-20 and 51-13-10-22) in the LI Limited Industrial Zoning District. The Application requests a variance from Section 195-117.C to permit an additional one year extension of the relief granted by the Zoning Hearing Board in the Decision and Order dated March 24, 2022.

C. Adjournment:

*The Warwick Township Zoning Hearing Board next regular Public Meeting is Tuesday, August 6, 2024. *

