

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

Docket No. 25-08

Applicants: Global CF Holdings, LLC  
2015 Stout Drive  
Warminster, PA 18974

Owner: Same

Subject Property: Tax Parcel No. 51-013-009-023 for property known as 2015 Stout Drive

Requested Relief: The Applicant is seeking the following variances from the Warwick Township Zoning Ordinance (“Ordinance”): §195-16(H)(1)(b) to allow 31 parking spaces where 74 parking spaces are required; §195-16(H)(13)(c)[2][iii] to allow parking in front of the building; §195-79D to allow the proposed parking without complying with the requirements of §195-16(H)(1) and §195-16(H)(13); §195-79(K)(1) to allow 1 loading berth where 2 are required; and §195-86A to allow the extension of a non-conforming structure without complying with all of the requirements of Chapter 195.

Hearing History: An Application was filed in Warwick Township on November 26, 2025. The hearing was held on February 3, 2026 at the Warwick Township Administration Building.

Appearances: Gavin Laboski, Esquire  
314 West Board Street, Suite 124  
Quakertown, PA 18951

Parties: None.

Mailing Date: March 3, 2026

## 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. The 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 February 3, 2026 hearing:

#### Board Exhibits:

- B-1 Application with attachments received by Warwick Township on November 26, 2025.
- B-2 Proof of Publication from the Intelligencer for advertising notice on January 20, 2026 and January 27, 2026. Public Notice advertising hearing scheduled for February 3, 2026 at 7:00 pm and confirmation from the Intelligencer
- B-3 Letter dated January 13, 2026 to Applicant's attorney, Gavin Laboski, Esquire from Vicki L. Kushto, Esquire advising of the hearing date
- B-4 Resident mailing certification dated January 15, 2026 sent by Tom Jones, Warwick Township Zoning Officer and copy of list of property owners notified
- B-5 Property Posting Certification by Tom Jones, Zoning Officer dated January 16, 2026

#### Applicant Exhibits:

- A-1 Application
- A-2 Jason Korczak CV
- A-3 Site Plan Submitted with Application
- A-4 1987 Plan
- A-5 1994 Plan
- A-6 Board of Assessment Property Printout
- A-7 Aerial Photographs (2)

A-8 Interior Photographs (2)

A-9 Exterior Photographs (2)

A-10 Product Photographs (2)

4. The Subject Property is located in the LI Limited Industrial Zoning District. The Subject Property consists of approximately 3.452 acres and currently includes an industrial building.

5. Mr. Laboski presented a summary of the Application and the testimony as follows:

A summary was provided of Exhibits A-1 through A-6. Exhibit A-7 is an aerial photo of the Industrial Park showing that a number of the existing buildings have parking in front of them. Exhibit A-8 contains interior photos of the space which demonstrate that the office quarters are tight. Exhibit A-9 contains exterior pictures of the building. A-10 shows the products that the Applicant manufactures at the Subject Property.

Mr. Bill Herbert is the principal of Applicant and property owner. The Applicant makes products for industrial uses that are assembled on site. Customers now want the products to arrive already assembled. When assembled, the products are the size of a shipping container. Current products are taken out the side door that is shown on Exhibit A-9. The building addition will allow flatbed tractor trailers to back into a completely enclosed space where a crane will lift the product onto the flatbed. This also requires a higher door to accommodate the height of the flatbed tractor trailers. The addition will also include additional office space, a kitchen, break room and a meeting room.

All of the relief being requested relates to parking and loading. Currently, first shift for the office workers is 8 am to 4 pm and for the shop workers, is 7 am to 3:30 pm and there are a total of 23 employees. Second shift is from 4 pm to 12 am and there is 1 supervisor and 1 employee. Only the supervisors overlap. It is possible that 2 more employees could be added to the second shift. There are no company vehicles. Except for employees arriving and leaving, there is little to no passenger vehicle traffic.

Applicant will receive Amazon and FedEx deliveries. Materials are delivered in a box truck and there are additional deliveries in tractor trailers approximately twice a week. Tractor trailers will back into the Subject Property from Stout Drive. There will be no outdoor storage of materials or products.

Currently there are 18 parking spaces and 47 are required. That is 38% of what is required. They don't currently have any issues with parking. Applicant is proposing 31 parking spaces and 74 are required. This is 41% of what is required. The parking will be more than enough given the employees' needs.

Jason Korczak of Holmes Cunningham Engineering was accepted as an expert in civil engineering. He prepared the plan that was submitted with the Application. The Subject Property is 3.45 acres but 2.2 acres of that is deed restricted and cannot be used. The proposed

addition is 7,900 square feet which includes 5,800 square feet for the garage and 2,100 square feet for the office. The garage portion will be constructed over current impervious coverage. The office addition will be new impervious. The proposed addition will be 4 feet taller to accommodate the taller garage door. The existing delivery door will remain, but a thermal fuse will be installed so if there is a fire the door will come down and close off that area.

The Subject Property is oddly shaped and deep. In addition, it is burdened by the Deed Restricted Area. It also has frontage on two streets although it only has access to one street. The proposed variances are the least intrusive option. This will not leave room for any further development. Applicants have utilized this space since 2011 and they have not had any issues with parking.

6. There was no public comment.
7. The Board of Supervisors did not express a position regarding the Application.

### **CONCLUSIONS OF LAW:**

1. Section 910.2 of the Pennsylvania Municipalities Planning Code requires that an applicant demonstrate all of the following in order to be entitled to a variance: (1) there are unique physical circumstances or conditions peculiar to the Property that impose an unnecessary hardship; (2) because of such unique physical circumstances or conditions, there is no possibility that the Property can be developed in strict conformity with the Zoning Ordinance and that the variance is therefore necessary to enable the reasonable use of the Property; (3) such unnecessary hardship has not been created by applicant; (4) the variance will not alter the essential character of the neighborhood; and (5) the variance represents the minimum variance that will afford relief. (53 P.S. §10910.2).

2. The burden on the applicant seeking a variance is a heavy one, and the reasons for granting the variance must be substantial, serious, and compelling. *Pequea Township v. ZHB of Pequea Township*, 180 A.3d 500 (Pa. Cmwlth. 2018) (citations and internal quotations omitted).

3. The hardship must relate to the property and not the person. *Id.*

4. The Subject Property is within the LI Limited Industrial Zoning District. The current use of the Subject Property is as a H1 Manufacturing Use and a H13 Industrial Park.

5. A H1 Manufacturing use is a permitted use within the LI Limited Industrial Zoning District.

6. The Board concludes that the Subject Property contains unique physical characteristics including the Deed restricted open space, the shape of the lot, how deep the lot is and the two street frontages.

7. The Board concludes that because of these unique physical conditions, the Subject Property cannot be developed in strict conformity with the Zoning Ordinance and the variances requested are necessary to enable the reasonable use of the Subject Property.



**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.