



**WARWICK TOWNSHIP**  
**Zoning Hearing Board Meeting Agenda**  
**May 5, 2026 7:00 P.M.**

**A. Call to Order:**

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

**Application of Hallmark Building Group, Inc. (ZHB 26-04)** for property known as 1908 York Road, in the Township (TMP No. 51-003-088-010) in the Office Zoning District. The Application requests the following relief from the Warwick Township Zoning Ordinance: a variance from Section 195-16.B(1)(a)[4][a][ii] to not provide 1.5 acres of active open space and to not provide a fee-in-lieu of active open space; a variance from Section 195-16.B(1)(a)[4][b][ii] to permit 0.79 acres of common open space rather than the minimum required common open space of 1.393 acres, and to not provide a fee-in-lieu of common open space; a variance from Section 195-60.C(1), (2) and (3) to permit more than 15% disturbance of 25% slopes, more than 70% disturbance of 15-25% slopes, and more than 60% disturbance of 8-15% slopes, all of which are man-made; a variance from Section 195-60.D(2) to permit 64% of disturbance of woodlands where 20% disturbance is permitted when 80% of the existing trees are dead, dying or in poor condition; a variance from Section 195-117.C to permit applicant 24 months from the date of authorization of the zoning relief to obtain a building permit where 12 months is permitted.

**C. Adjournment:**

