

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**October 9, 2013**

Vice-Chairman Scott Goldman convened the October 9, 2013 meeting of the Warwick Township Zoning Hearing Board at 6:35 p.m. Present were Board Members Scott Goldman, Dane St. Clair, Mark Will, and Brent Schrock. Also present were Zoning Officer Thomas Zorbaugh, Zoning Hearing Solicitor Neil Albert, Attorney Caroline Hoffer, Joe Waters, Kevin Lahn, and Joyce Gerhart.

**POSTING, PROOF OF PUBLICATION AND NOTICE:** The Zoning Hearing Board Solicitor stated that this meeting was a continuation from September's meeting and that the properties did not need to be re-advertised or posted for tonight's meeting.

**CASE #799, WARWICK DEVCO - SPECIAL EXCEPTION/VARIANCE:** For the benefit of those present, the Zoning Hearing Solicitor explained that the Zoning Hearing Board had met in executive session prior to this meeting to discuss the case. The Solicitor stated for the record that there was no new evidence to be presented at tonight's meeting and that Attorney Hoffer, representing the applicant agreed. There are no new parties to this hearing so the Zoning Hearing Board could proceed without a Court Reporter present.

On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to approve Case #799 as requested. A Special Exception of Section 340-17.C.(2), to allow an automotive filling station in the Community Commercial Zoning District; and a Variance of Section 340-51.(G) to allow the two existing 25' access drives (Access Drive D and Access Drive B) to remain instead of the 30' foot width required. The Zoning Hearing Board also recognizes a new access driveway connecting to Access Drive B but deferred a decision on the issue to the Township's Planning Commission and Supervisors.

**MINUTES APPROVAL:** On a motion by Goldman, seconded by St. Clair, the Board voted unanimously to approve the minutes of the September 11, 2013 meeting as submitted.

**ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Thomas Zorbaugh  
Zoning Officer