

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES  
Warwick Township Municipal Office  
September 11, 2019

Chairman Tom Matteson convened the September 11, 2019 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Tom Matteson, Mark Will, Brent Schrock, Dane St. Clair and Dana Clark. Also present were Zoning Officer Tom Zorbaugh, Board Solicitor Neil Albert, Court Reporter Alan Blank, Dennis & Lisa Spencer, Mark Sensenig, Kristine Nichols, Caroline Hoffer, Bill Fredericks, Joe DePascale, Barry Todd, Spencer Todd, Mary Ann Hartzell, Julie Otter and Mark James.

**MINUTES APPROVAL:** On a motion by Matteson, seconded by St. Clair, the Board voted unanimously to approve the minutes from the August 14, 2019 meeting with a modification on a 5-0 vote.

**POSTINGS, PROOFS OF PUBLICATION AND NOTICE:** Tom Zorbaugh, Zoning and Coding Officer, confirmed that the new cases were properly posted.

**HEARING PROCEDURES:** For the benefit of those present, Neil Albert, the Zoning Hearing Board's Solicitor, explained the procedure to be followed for the evening's hearings.

**Tom Matteson explained, for the benefit of the audience, that Case #885 had requested a continuation until the October 9<sup>th</sup> meeting, this case would not be heard this evening. The Board would take action to continue this the case when it comes up in the order as it is listed.**

**CASE #882 - KRISTINE NICHOLS - VARIANCE:** Kristine Nichols was sworn in. The property in question is located at 70 Winding Way and is zoned R2 residential. The applicant was requesting a Variance to allow an existing shed to be only 8' from both side property lines instead of the required 10'.

On a motion by Matteson and seconded by St. Clair, the Board approved the applicants request, 5-0.

**CASE #883 - DENNIS & LISA SPENCER - VARIANCE:** Mark Sensenig and Dennis & Lisa Spencer were sworn in. The property in question is located at 322 Knightsbridge Way and is zoned R1. The applicant was requesting a Variance to allow a detached garage to be built 5' from the side property line instead of the required 10'.

On a motion by Clark and seconded by Will, the Board denied the applicants request, 3-2.

**CASE #884 - BARRY TODD - VARIANCE:** Barry & Spencer Todd were sworn in. The property in question is located at 313 E. Lexington Road and is zoned CC. The applicant was requesting a Variance to allow a pole building to be built 10' from the side and rear property lines instead of the required 25'. The applicant agreed to continue this application until the October meeting to provide additional information.

On a motion by Matteson and seconded by Will, the Board approved the applicants request to continue until the October 9<sup>th</sup> meeting, 5-0.

**CASE #885 - STEPHEN FISHER - SPECIAL EXCEPTION:** A letter had been submitted to the Township requesting a continuation until the October 9<sup>th</sup> meeting.

On a motion by Matteson and seconded by Will, the Board approved the applicants request to continue until the October 9<sup>th</sup> meeting, 5-0.

**CASE #886 - SUMMERWOOD CORPORATION - VARIANCE:** Bill Fredericks & Joe DePascale were sworn in. Caroline Hoffer presented the case. The property in question is located at 2 Trolley Run Road and is zoned LC. The applicant was requesting a Variance to allow a new fast food restaurant to be situated on the property and needs relief of the minimum and maximum setbacks and they were also requesting an extension of time to start and complete the project.

On a motion by Matteson and seconded by Will, the Board approved the applicants request on a vote of 5-0, for the setback modification and to extended the timing to start to the project to 18 months and to complete the project within 36 months.

With no other business to come before the Board, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Tom Zorbaugh  
Zoning and Coding Officer