

**WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES**  
**Warwick Township Municipal Office**  
**September 9, 2020**

Chairman Tom Matteson convened the September 9, 2020 meeting of the Warwick Township Zoning Hearing Board at 6:30 p.m. Present were Board Members Dane St. Clair, Dana Clark, Jeremy Strahmeyer, Tom Matteson, and Brent Schrock. Absent was Board Member Mark Will. Also present were Tom Zorbaugh, Code and Zoning Officer; Neil Albert, Solicitor; Alan Blank, Court Reporter; Ty & Marisa Flowers, 11 Snyder Hill Road; James Thomas, 28 Penn Square; Gary Gassert, 300 W. Lemon Street and Alex Piehl, RGS Associates.

**MINUTES APPROVAL:** On a motion by T. Matteson, seconded by D. St Clair, the Board unanimously approved the August 12, 2020 minutes as submitted.

**MEETING PROCEDURE:** For the benefit of those present, the Solicitor explained the procedure to be followed for this evening's hearing.

**POSTINGS, PROOFS OF PUBLICATION AND NOTICES:** Tom Zorbaugh, Code and Zoning Officer, confirmed that tonight's case was properly posted.

**CASE #902-MARISA & TY FLOWERS, 11 SNYDER HILL ROAD-SPECIAL EXCEPTION/VARIANCE:** Ty & Marisa Flowers were sworn in. The applicants were seeking a Special Exception of Section 340-14.C(1) to allow a beauty salon as a Home Occupation and a Variance of Section 340-78.F to sell products used within the business within the R1 Zoning District. M. Flowers shared their business plan and revised hours of operation to Monday – Friday, 9:00am – 8:00pm. T. Flowers shared the dimensions of the current residence, 2400sf, the new addition for the shop will be 400sf, below the 25% maximum.

On a motion by D. St Clair, seconded by B. Schrock, the board unanimously approved the request.

**CASE #904-MORAVIAN MANOR, 300 W. LEMON STREET-VARIANCE:** Alex Piehl of RGS Associates was sworn in. Moravian Manor, owners of the properties located at northwest corner of Woodcrest Avenue and Sixth Street, were requesting a Variance of Section 340-14.E to reduce the minimum lot width of the proposed six (6) lots and Section 340-120.K(1) for an extension of time within the R1 Zoning District. Attorney James Thomas represented Moravian Manor and asking questions of A. Piehl on the project. J. Thomas presented that the Board could look at this as a minimal dimensional request and not a hardship.

The Board took an executive session with their solicitor.

On returning, a motion to deny was issued by T. Matteson, seconded by D. Clark, the board unanimously denied the request

**ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 7:45 p.m..

Respectfully submitted,

Thomas Zorbaugh  
Code and Zoning Officer