

WARWICK TOWNSHIP ZONING HEARING BOARD MINUTES

June 9, 2021

6:30 p.m.

Chairman Tom Matteson convened the June 9, 2021 meeting of the Warwick Township Zoning Hearing Board to order at 6:30 p.m. In attendance were Board Members Tom Matteson, Dane St. Clair, Mark Will, Dana Clark, and Jeremy Strathmeyer. Absent was Board Member Brett Nolt. Also in attendance were Tom Zorbaugh, Code and Zoning Officer; Alen Blank, Court Reporter; Jennifer Lobo and Steph Armstrong.

APPROVAL OF MINUTES: On a motion by T. Matteson, seconded by J. Strathmeyer, the Board unanimously approved the February 10, 2021 minutes as submitted.

CASE #909-JENNIFER LOBO-SPECIAL EXCEPTION: Jennifer Lobo was sworn in. J. Lobo testified that she was relocating to Brusen Drive and is a voice instructor. She would like to be able to give voice lessons from the property as a home occupation. M. Will asked if there were any other employees; Lobo stated it was only her. D. St. Clair asked if there was any amplification; Lobo stated no. T. Matteson asked if there would be any products sold; Lobo stated no. M. Will asked for the location of the studio; Lobo stated that there was an outside entrance into what was the old garage now currently a family room, which is where she will hold her lessons. T. Matteson asked about a sign; Lobo stated no free-standing sign with only a small sign on the entrance door. M. Will asked about parking and overlapping, Lobo stated that there is enough room in the garage for her vehicles and at least 4 spaces in the driveway. D. St. Clair asked about hours; Lobo stated her proposed hours are: Monday — Friday, 11:00am — 8:15pm; Saturday, 10:00am — 4:00pm and Sunday, 1:00pm — 3:00pm.

On a motion by T. Matteson, seconded by D. St. Clair, the Board by a vote of 5-0, approved Case #909 to allow a voice studio as a home occupation with the following conditions:

1. Having the hours as stated in the application.
2. All parking for clients must park within the driveway.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Thomas Zorbaugh
Code and Zoning Officer