

WARWICK TOWNSHIP  
1733 TOWNSHIP GREENE  
JAMISON, PA 18929

**ZONING HEARING BOARD**  
**January 2, 2018**  
**7:00 PM**

**1. Re-organization**

- 2. ZHB 17-08 York Road-Bladco, LP** regarding Tax Parcel Nos. 51-003-089 located at 2059 York Road and 51-003-089-002 located at 2029 York Road in the C3, Commercial/Multifamily Zoning District of Warwick Township. The applicant proposes a 78 townhouse residential development pursuant to the Performance Standard Development requirements of the Warwick Township Zoning Ordinance and requests the following variances in order to do so as proposed: (1) from §195-16.B.3.g.1.c, to permit a building coverage on an individual townhouse lot in excess of the permitted 50%; (2) from §195-16.B.3.k.1, to provide less than the required 5 acres of open active space; (3) from §195-16.B.3.k.2.f.i and §195-16.B.3.k.2.f.ii, to permit an impervious surface coverage ratio, prior to occupancy, of greater than 65% and, after occupancy, of greater than 75%; (4) from §195-16.B.3.l, to permit less than the required mix of 2 dwelling types within the proposed Performance Standard Development; (5) from §195-60.D.2, to permit disturbance of greater than 20% of woodlands which are not located in environmentally sensitive areas; (6) from §195-60.C.1, to permit disturbance of greater than 40% of 8-15% steep slopes; (7) from §195-60.C.2, to permit disturbance of greater than 30% of 15-25% steep slopes; and (8) §195-60.C.3, to permit disturbance of greater than 15% of 25% or more steep slopes.