



**Warrington Township**  
 852 Easton Road • Warrington, Pa 18976  
 Phone: 215-343-9350 • Fax: 215-343-5944

**Zoning Hearing Board Application**  
*for Non-Residential Zoning Districts, Including PRD*



**Directions:** Submit nine (9) copies of this application, including all plans and drawings, must be submitted to the Zoning Officer with the application fee.

Date of Request: 3 JAN 2022 FILE NUMBER (completed by Zoning Officer) WT ZHB 22-01

1. The undersigned hereby:  Requests a variance  Requests a special exception  
 Appeals the action of Zoning Officer  Challenges the validity of the Zoning Ordinance or the Zoning Map

2. Name/Address of the Owner: **Spring Rooster Associates, L.P.**

Last Name:	First Name:	Phone:
Street: 120 E Lancaster Ave	City/State/Zip: Ardmore, PA 19003	
Cell Phone:	Fax Number:	Email:

3. Name/Address of the Applicant: **Commonwealth Cookies LLC d/b/a Crumbl Cookies**

Last Name:	First Name:	Phone:
Street: 211 Easton Rd	City/State/Zip: Warrington, PA 18976	
Cell Phone:	Fax Number:	Email:

4. Name/Address of the Attorney/Agent

Last Name: Blackburn	First Name: Joseph	Phone: (215) 579-5995
Street: 301 N. Sycamore Street	City/State/Zip: Newtown, PA 18940	
Cell Phone:	Fax Number:	Email: jblackburn@wispearl.com

5. Attach copy of deed, agreement of sale or lease.  
 6. If applicant is not the owner, state applicant's authority to title interest to submit this application.  
Applicant is lessee.

7. Address of premises: 211 Easton Road, Warrington Township, Bucks County, Pennsylvania  
 Description of the premises involved. (Attach plan of the lot and the improvements both erected and proposed.)

- a. Plot plan property prepared by a registered engineer or land surveyor.
- b. Nine (9) copies of the plat plan, drawn to scale, of the real estate affected.
  - 1) Indicating location and size of improvements now erected or proposed to be erected thereon.
    - a. Location of property showing nearest intersection, street and distance in feet and decimal parts thereof of property there from together with North Point.
    - b. Dimensions, bearing a lot numbers as a plan or record.
    - c. Lot area in square feet to be shown on plot plan.
    - d. Building area in square feet to be shown on plot plan.
    - e. All easements, restrictions, utility structures, existing structures, land features and surrounding properties shall be identified on the plot plan.
    - f. Topographical site information, at a contour interval of no less than 2' shall be provided.
    - g. Type of zoning to be marked on a plot plan such as indicated by the applicable zoning ordinance, or any other township zoning now or hereafter established.
    - h. Proper zoning restriction lines to be marked on plan indicating front yard, side yards, and rear yard on a corner lot, the property front yard setback will be shown as provided by zoning ordinance.
    - i. Street, right-of-way, etc. shall be properly marked with dimensions according to the plans of record.
    - j. Building envelope shall be drawn and marked on plot plan.
    - k. Plot plans shall have indicated thereon the proposed method for discharge of rainwater's and surface waters from the premises, including proposed grading.
    - l. Plot plan shall show proposed basement, garage and first floor elevations.

9. Tax Parcel Number: 50-031-030
10. Present Zoning Classification: CBD Central Business District
11. Present Use: Commercial Retail Shopping Center
12. Nature of Improvements: SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
- a. Present: SEE OUTLINE ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
- b. Proposed: SEE OUTLINE ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
- c. Size of Lot: 20.036 acres
- d. % of lot area occupied by existing building(s): \_\_\_\_\_
- e. % of lot area to be occupied by proposed building(s): \_\_\_\_\_
- f. Date work will commence: \_\_\_\_\_
13. Attach photographs of premises to application.
14. If you are appealing from the action of the zoning officer complete the following:
- a. The action taken was: \_\_\_\_\_
- b. The date the action as taken: \_\_\_\_\_
- c. The foregoing action was in error because: \_\_\_\_\_
15. If you are challenging the validity of a zoning ordinance or map, complete the following:
- a. The ordinance or map challenged is as follows: \_\_\_\_\_
- b. The challenge is ripe for decision because \_\_\_\_\_
- c. The ordinance challenged is invalid because \_\_\_\_\_
16. If you are requesting a Special Exception, complete the following.
- a. Nature of Special Exception sought is: \_\_\_\_\_
- b. The Special Exception is allowed under Article \_\_\_\_ Section \_\_\_\_ Subsection \_\_\_\_\_  
Of the Warrington Township Zoning Ordinance. (If more than one exception is requested, list ordinance references on separate page.)
- c. The nature of the unique circumstance and the unnecessary hardship justifying this request for a Variance is: \_\_\_\_\_

17. If you are requesting a Variance complete the following.
- Nature of Variance sought is: SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
  - The Variance is from Article \_\_\_\_\_, Section \_\_\_\_\_, subsection \_\_\_\_\_  
The nature of the unique circumstance and the unnecessary hardship justifying this request for a
  - Variance is:  
SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
18. Use in case of change in nonconforming use.
- Present use: \_\_\_\_\_
  - When established: \_\_\_\_\_
  - Number of building devoted to use: \_\_\_\_\_
  - Square footage devoted to use: \_\_\_\_\_
  - Proposed change in terms of items mentioned above in A - D:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
19. If there has been previous Zoning Hearing Board action regarding the property, indicate the date and attach copy of decision whether granted or denied.
20. In addition to any other application fees, in all cases relating to the Flood Plain Ordinance, the applicant or appellant shall pay all expenses incurred by the Township with regard to the provisions of the ordinance and map; including, but not limited to costs for an engineer and expert testimony. These costs shall be due and payable to the Township within thirty (30) days after submission of a cost statement to the appellant or applicant.

 Attorney for Applicant  
Applicant

\_\_\_\_\_  
Applicant



\_\_\_\_\_  
Zoning Officer

03 January 2022

\_\_\_\_\_  
Date

NOTARIZATION IS REQUIRED FOR ANY APPLICANT OTHER THAN OWNER  
The undersigned, being duly sworn according to law, deposes and says that he is the above named applicant, that he is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

*[Handwritten Signature]*  
Esq. Attorney for Applicant  
\_\_\_\_\_  
APPLICANT

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
:

COUNTY OF BUCKS

SWORN TO AND SUBSCRIBED BEFORE  
ME THIS January  
DAY OF Brd, YEAR OF 22

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Margaret M. McGinley, Notary Public  
Bucks County  
My commission expires May 31, 2023  
Commission number 1107668  
Member, Pennsylvania Association of Notaries

**Directions:** The following is a list of the names and addresses of all persons owning property, which is located, adjacent to or across the roadway from the premises involved.

Name and Address of Owner(s) of Property	Tax map Number of Property
1. <u>SPRING ROOSTER ASSOCIATES, L.P.</u> <u>120 E LANCASTER AVE, ARDMORE, PA 19003</u>	<u>50-031-030-009, 50-031-030-008</u>
2. <u>WAL-MART REAL EST BUS TRUST</u> <u>2001 SE 10TH ST, BENTONVILLE, AR 72716</u>	<u>50-031-030-005</u>
3. <u>SMG WARRINGTON LLC</u> <u>121 DREW DR, LANGHORNE, PA 19053</u>	<u>50-031-030-006</u>
4. <u>WARRINGTON POINTE COMMUNITY ASSN</u> <u>PO BOX 1017, BLUE BELL, PA 19422</u>	<u>50-031-030-007</u>
5. <u>HAMPTON GREENS COND ASSN</u> <u>975 EASTON RD, SUITE 202, WARRINGTON, PA 18976</u>	<u>50-035-187</u>
6. <u>WARRINGTON REAL ESTATE LTD, PART</u> <u>636 OLD YORK RD FLOOR 2, JENKINTOWN, PA 19046</u>	<u>50-031-022</u>
7. <u>EASTON RD RETAIL L P</u> <u>C/O BJ'S WHOLESALE CLUB INC, 25 RESEARCH DR, WESTBOROUGH, MA 01581</u>	<u>50-031-021</u>
8. <u>EASTON RD OUTPARCEL L P</u> <u>PO BOX 695019, ORLANDO, FL 32869</u>	<u>50-031-021-001</u>
9. _____ _____	_____
10. _____ _____	_____
11. _____ _____	_____
12. _____ _____	_____
13. _____ _____	_____
14. _____ _____	_____
15. _____ _____	_____

**OUTLINE OF RELIEF REQUESTED AND  
REASONS JUSTIFYING GRANT THEREOF**

1. Applicant is the lessee of that certain 3,240 square foot storefront retail unit located at 211 Easton Road, Warrington Township, Bucks County, Pennsylvania (hereinafter the “Premises”), which Premises is situated within Valley Gate Shopping Center, more particularly identified as Bucks County Tax Map Parcel No. 50-031-030 (hereinafter the “Property”). See Lease Agreement dated July 7, 2021, attached hereto as Exhibit “A” and incorporated by reference herein.

2. The Property is located within the CBD Central Business District (hereinafter the “Zoning District”), consists of approximately 20.036 +/- acres, and maintains frontage on Route 611/Easton Road, Pinnacle Drive, Beacon Lane, and Valley Gate Drive.

3. The portion of the Property wherein the Premises is located is presently improved with an approximately 30,600 square foot multi-unit commercial retail building.

4. The Premises maintains 34.167 linear feet of storefront within said multi-unit commercial retail building, and is the new site of Crumbl Cookies, a specialty cookie bakery.

5. The Premises has undergone a fit out for said use and Applicant now proposes to install signage and decoration to identify and distinguish its storefront consisting of the following: (1) a 48 square foot internally illuminated wall sign; (2) a 2.84 square foot incidental window sign displaying the business’s hours of operation

and delivery; (3) a neon “open” sign; and (4) two graphic window signs measuring 11.8 square feet and 41.59 square feet, respectively, all as more particularly depicted in the Design Plans attached hereto as Exhibit “B” and incorporated by reference herein.

6. The proposed signs would be proportional in size and similar in character to existing signs located at other businesses within the multi-unit commercial retail building on the Property, all as more particularly depicted in the Neighboring Signage Exhibits, attached hereto as Exhibit “C” and incorporated by reference herein.

7. In order to permit the above-described sign installation, Applicant respectfully requests the Warrington Township Zoning Hearing Board consider the following grant of relief from the Warrington Township Zoning Ordinance (hereinafter the “Zoning Ordinance”):

- a. A variance from the provisions of Section 370-708.A(4) to permit a wall sign containing 48 square feet on a building with multiple tenants, whereas a maximum 6 square foot wall sign is otherwise permitted;
- b. A variance from the provisions of Section 370-709.H(1)(m)(i)(b) to permit a wall sign containing 48 square feet in the Zoning District, whereas a maximum 12 square foot wall sign is otherwise permitted;
- c. A variance from the provisions of 370-703.A(15) to permit an incidental window sign containing 2.84 square feet, whereas a maximum 1.5 square foot incidental window sign is otherwise permitted; and

d. A variance from the provisions of Section 370-709.H(1)(m)(i) to permit one (1) wall sign and two (2) window signs on the Property, whereas either a wall sign or a window sign is otherwise permitted.

8. The relief, if authorized, will neither alter the essential character of the neighborhood nor zoning district in which the Property is located, nor substantially nor permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare.

9. The variances, if authorized, represent the minimum that will afford relief to Applicant and represent the least modification possible to the regulations at issue.



EXHIBIT A  
Lease Agreement dated July 7, 2021

## LEASE AGREEMENT

This Lease Agreement (the "**Lease**") is made this 7 day of July, 2021, by and between Spring Rooster Associates, L.P. a Pennsylvania Limited Partnership ("**Landlord**"), and Commonwealth Cookies LLC d/b/a Crumbl Cookies (hereinafter "**Tenant**").

### WITNESSETH:

In consideration of the mutual covenants contained herein, the parties hereto, intending to be legally bound, agree as follows:

### PART I. BASIC SUBJECT MATTER OF THE LEASE

#### 1.1 Leased Premises.

(a) In consideration of the rents hereinafter reserved and of the covenants, agreements and conditions hereinafter contained on the part of the Tenant to be paid, observed and performed, the Landlord does hereby demise and lease to the Tenant and Tenant does hereby accept and lease from Landlord the following premises (hereinafter called the "**Leased Premises**") located in the Commonwealth of Pennsylvania and more particularly described as that portion of Building D (hereinafter called the "**Building**") as shown on Exhibit "A", being approximately 3240 leasable square feet, located in Valley Gate Shopping Center, 211 Easton Rd (Route 611), Warrington, Pa. located on the real estate legally described in Exhibit "B" attached hereto and made a part hereof subject to liens, covenants, easements, agreements and restrictions of record (such real estate is hereinafter called the "**Land**"; the Building and the Land are hereinafter collectively called the "**Property**"; and the Building, the Land and the other improvements situated on the Land are hereinafter called the "**Center**"). The Shopping Center consists of (a) The Wall Mart Section, (b) The Retail Section, (c) The Hotel Section, and (d) The Residential Section all as depicted on Exhibit A. Landlord hereby gives and grants unto Tenant a nonexclusive easement over, on, and through the Common Areas of the Shopping Center for ingress and egress to and from the Leased Property and for free parking, the same to be used and enjoyed by Tenant, its invitees, customers, and the general public, together with and subject to the rights granted from time to time by Landlord to other tenant and occupants of the Shopping Center, subject to the reasonable rules and regulations imposed by Landlord and uniformly applied by Landlord from time to time with respect to the Common Areas. It is understood and agreed that the Tenant's use of the Common Areas shall be in common with the tenants of other stores in the Shopping Center.

(b) Exhibit "A-1" shows the approximate location of the Leased Premises on the property for ease of reference and Exhibit A-2 shows the Retail portion of the Center; Exhibit "A" is not drawn to scale and shall not create or grant to Tenant any rights or benefits not otherwise created or granted under the terms of this Lease. Landlord shall not be obligated to construct or provide any other improvements shown on Exhibit "A" unless otherwise expressly provided in this Lease. Landlord hereby reserves the right at any time and from time to time to make changes or revisions to Exhibit "A", including, but not limited to, additions to, subtractions from, and/or relocations or rearrangements of, the buildings, parking areas, and other Common Areas (as defined hereinafter) shown on "Exhibit "A"; provided only that the location of the Leased Premises shall not be altered except as otherwise herein provided, and reasonable access thereto,

**EXHIBIT "A1"**

**Leased Premises**

Exhibit A-1

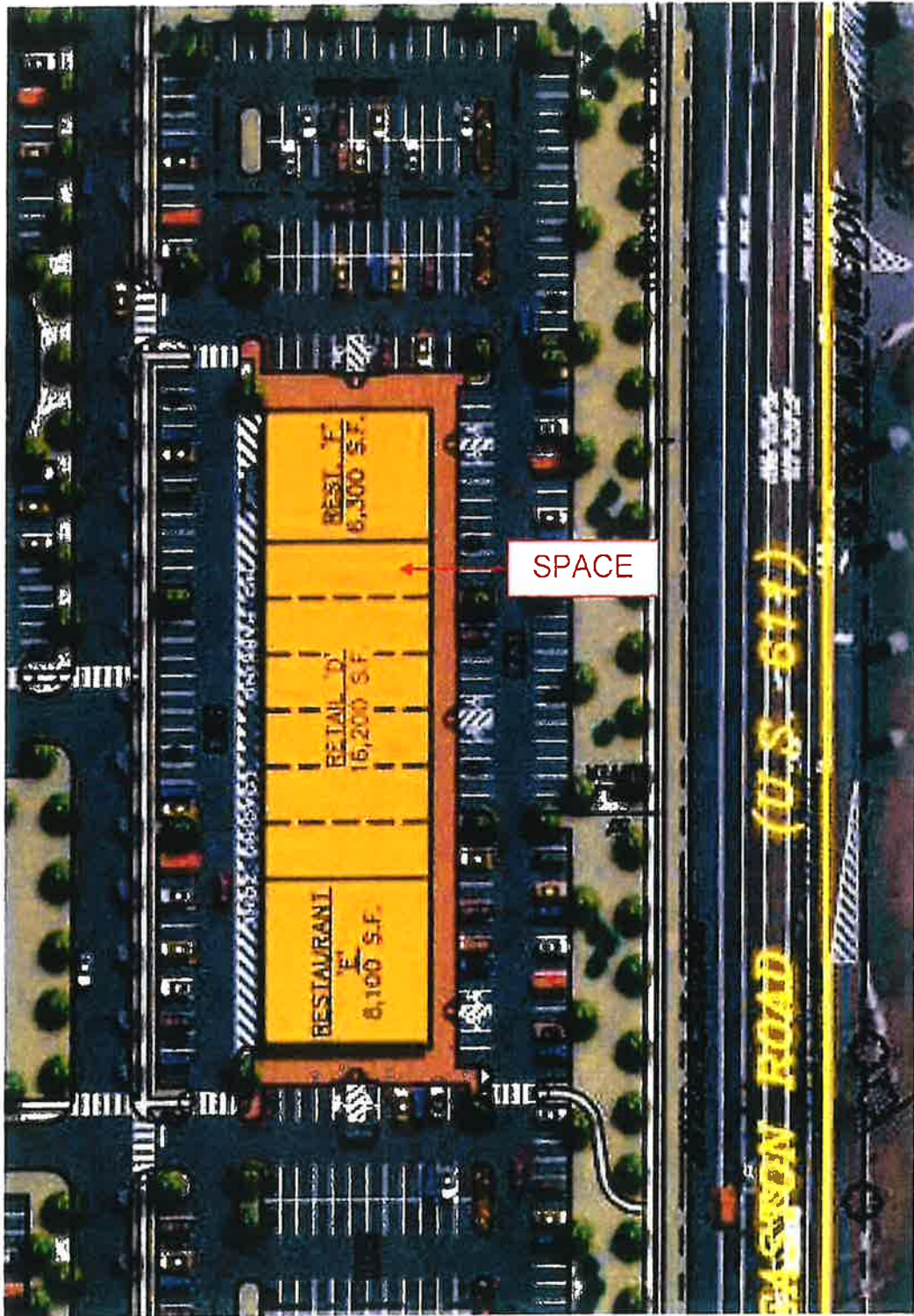


EXHIBIT B  
Design Plans

144"



Front Lit Channel Letters on Background

Scale: 1/2" = 1'-0"

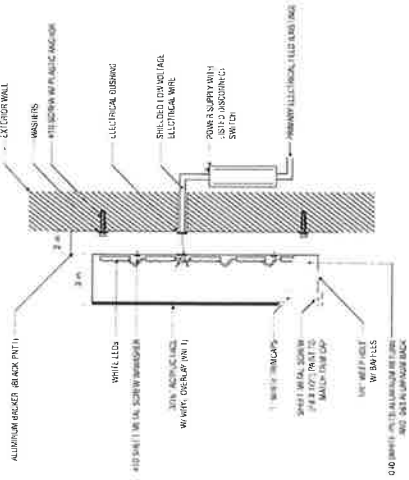
ALL ELECTRICAL REQUIREMENTS PROVIDED BY OTHERS. EACH SIGN WILL REQUIRE ITS OWN INDICATED CURRENT PROVIDED BY OTHERS WITHIN 6' OF THE SIGN AREA AND ON A TIMER AND/OR PHOTOCELL DEPENDING ON LOCAL SIGN REQUIREMENTS. IF NO ELECTRICALS PRESENT AT TIME OF INSTALLATION, A WHIP WILL BE LEFT FOR OTHERS TO "HOOK UP".

COLOR SCHEDULE

- MATTHEWS BLACK (PNT1)
- VINYL - 3M OPAQUE BLACK (VNL1)
- MATTHEWS WHITE (PNT3)

Q: 0493: 3" THICK FRONT LIT CHANNEL LETTER (PNT3) WITH VINYL OVERLAYS (VNL1) ON ALUMINUM BACKER (PNT1) WITH TRIM CAPS (PNT3) AND ALUMINUM WHITE RETURNS (0493 ALUMINUM BACKS (PNT3) WHITE LEDS. SIGN SIZE: 48.50 FT

ALL COMPONENTS UL LISTED



\*\* ALL BOLTS AND SCREWS ARE STAINLESS STEEL \*\*

1.2 Mounting Detail Scale: 1:NTS

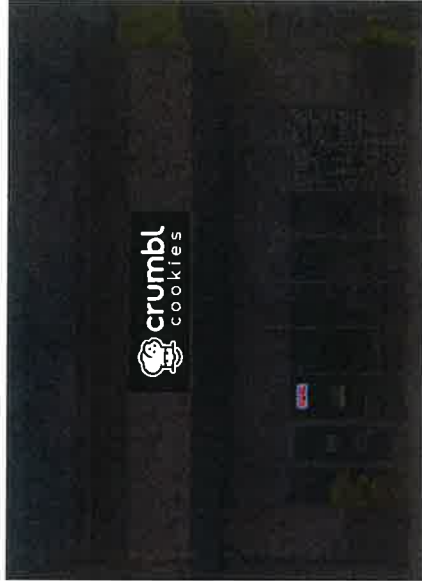


Channel Letter Color Reference



Front Elevation

Scale: 3/16" = 1'-0"



Night Simulation



Project Management | Signage  
www.signdesign.com | info@signdesign.com | 717  
(888) 735-7446

COMPANY & LOCATION

Crumb Cookies  
21 E. 8th St  
Warrington, PA 18976

OVERVIEW

External Signs  
DATE: 11/19/21  
PROJECT #: S0UP1248  
DESIGNER: JA

REVISIONS

APPROVAL

- APPROVED WITH NO CHANGES
- APPROVED WITH CHANGES AS NOTED
- REVISE AS NOTED AND RESUBMIT

Agreement

Date:

DESIGN

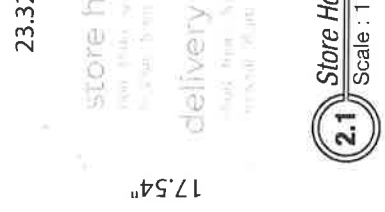
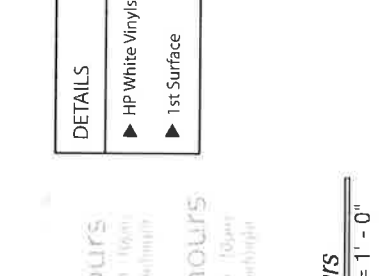
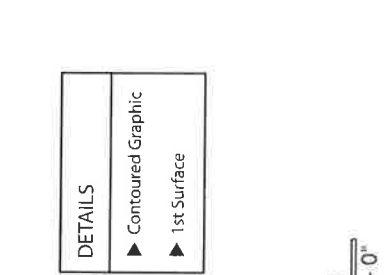
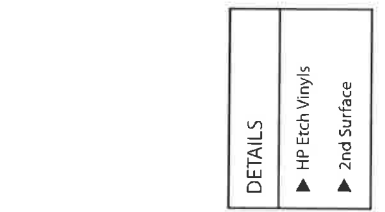
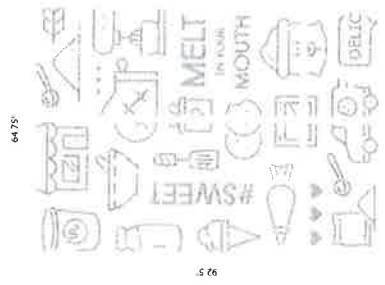
B03

SHEET

01 of 03

All external signs, drawings, and signage include the property of Sign Design LLC and shall not be reproduced or used in any other project without the written consent of Sign Design LLC.

Colors and designs are representation of the final product. This signage color and finish will be based on specifications noted on final proofs and/or mockups.



64.75"

95.5"

28"

60.7"

23.32"

17.54"

**DETAILS**  
▶ Contoured Graphic  
▶ 1st Surface

**DETAILS**  
▶ HP White Vinyls  
▶ 1st Surface

**DETAILS**  
▶ HP Etch Vinyls  
▶ 2nd Surface

**2.2** **Cookie Graphic**  
Scale : 5/8" = 1' - 0"

**2.1** **Store Hours**  
Scale : 1" = 1' - 0"

**2.3** **Etched Vinyl**  
Scale : 3/8" = 1' - 0"



**INSTALL NOTE**  
Taste Weekly and Now Hiring graphics are provided by others.

**2.4** **Proposed Layout**  
Scale : 3/4" = 1' - 0"

**2.5** **Photo Rendering**  
Scale : NTS



**PROJECT INFORMATION**

**COMPANY & LOCATION**  
 Crumpl Cookies  
 211 Easton Pk  
 Warrington, PA 18976

**OVERVIEW**  
 Exterior Signs

**PROJECT #**  
 SCLP 348

**DATE**  
 11/19/21

**DESIGNER**  
 JA

**REVISIONS**

NO.	DATE	DESCRIPTION

**APPROVAL**

APPROVED WITH NO CHANGES

APPROVED WITH CHANGES AS NOTED

REVIS AS NOTED AND RESUBMIT

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DESIGN**

**B03**

**SHEET**

**03 of 03**

All original ideas, designs and signage remain the property of Signal Design Co. until paid in full.

Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or mockups.



**Sign Location  
 Front Elevation**



**3.1** Site Map  
 Scale : NTS



EXHIBIT C  
Neighboring Signage

LS

SalonCentric

The window display features several promotional posters:

- What's HOT in Hair Care:** A poster with a blue and white color scheme, featuring a smartphone and the text "What's HOT in Hair Care".
- OUR BIGGEST HAIRCARE KITS:** A poster with a red and white color scheme, featuring a woman's hair and the text "OUR BIGGEST HAIRCARE KITS".
- matrix Care & Styling Kit:** A poster with a yellow and black color scheme, featuring a group of people and the text "matrix Care & Styling Kit".
- SalonCentric Care Anywhere:** A poster with a dark background and white text, featuring the SalonCentric logo and the text "Care Anywhere".

# GNC

RESERVED  
PARKING



VAN  
ACCESSIBLE

VIOLATORS  
SUBJECT  
TO FINE  
AND TOWING  
MIN. FINE \$50  
MAX. FINE \$200



# Darianna Bridal & Tuxedo

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Bridal & Tuxedo  
Monday - Thursday  
12:00pm - 8:00pm  
12:00pm - 8:00pm  
12:00pm - 8:00pm  
12:00pm - 8:00pm  
215-397-8500  
[www.dariannabridal.com](http://www.dariannabridal.com)



 Visionworks

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FAST  
FRESH  
WRAP  
WE  
DELIVER

Visionworks

37  
PICINEL



# Luxury NAILS



261

WAXING

Luxury NAILS  
335-443-2009

Pedicure  
Manicure Gel  
White Tip

SALES

Salon Centre  
Star Party  
8000  
LUXURY NAILS (261) 261-2611





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WILD  
WINGS**

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OUT**

**WE'RE  
HIRING**

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# Red Robin

GOURMET  
BURGERS  
AND BREWS

RESERVED  
PARKING

NO OTHER  
VEHICLES  
TO PARK  
IN THIS ZONE  
MAX FINE \$200

3  
CURBSIDE  
PICKUP  
215-284-8800

YUMMIN' 2 GO  
PARKING

4  
CURBSIDE  
PICKUP  
215-284-8800

281



**Hair cuttery**

**Luxury**

271



Post Office Box 1186  
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[www.wislerpearlstine.com](http://www.wislerpearlstine.com)



Joseph M. Blackburn, Esquire  
[jblackburn@wispearl.com](mailto:jblackburn@wispearl.com)

January 3, 2022

## **HAND DELIVERED**

Mr. Roy W. Rieder, P.E.  
Zoning Officer  
Warrington Township  
852 Easton Road  
Warrington, PA 18976

**RE: Application of Commonwealth Cookies LLC d/b/a Crumbl  
Cookies to the Warrington Township Zoning Hearing  
Board**

Dear Roy:

Please be advised this office represents the above referenced Applicant. To that end I am pleased to enclose herewith the requisite nine (9) copies of the completed notarized application of my client to the Warrington Township Zoning Hearing Board. Also enclosed are two checks made payable to Warrington Township in the amounts of \$1,500.00 and \$1,000.00, which I understand represent the applicable filing fee and escrow fee, respectively, for applications of this type.

I will look forward to confirmation of scheduling of this matter for consideration by the various Township boards and bodies. Please let me know if you should require anything additional. Thank you in advance for your consideration and courtesies.

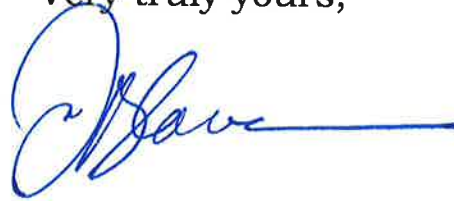
{02515914 }

ATTORNEYS AT LAW

Blue Bell Office:  
Blue Bell Executive Campus ♦ 460 Norristown Road, Suite 110 ♦ Blue Bell, Pennsylvania 19422-2323 ♦ 610.825.8400 ♦ Fax 610.828.4887

Mr. Roy Rieder  
January 3, 2022  
Page 2

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. Blackburn", with a long horizontal line extending to the right.

Joseph M. Blackburn

Enclosure

CC: Daniel Daniel  
TJ Butler