

TOWNSHIP OF LOWER MAKEFIELD  
ZONING HEARING BOARD  
MINUTES – OCTOBER 19, 2021

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on October 19, 2021. Mr. Zamparelli called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board:       Anthony Zamparelli, Chair  
                                      Pamela VanBlunk, Vice Chair  
                                      Matthew Connors, Secretary  
                                      James Dougherty, Member  
                                      Peter Solor, Member

Others:                         James Majewski, Director Planning & Zoning  
                                      Adam Flager, Zoning Hearing Board Solicitor  
                                      Frederic K. Weiss, Supervisor Liaison

APPEAL #21-1934 – DONALD & DIANE DARLING  
Tax Parcel #20-041-062  
2 Patrick Lane, Morrisville, PA 19067

Mr. Flager marked the Exhibits as follows. The Application was marked as Exhibit A-1. The Site Plan was marked as Exhibit A-2. The Stormwater/Impervious Worksheet was marked as Exhibit A-3. The Proof of Publication was marked as Exhibit B-1. The Proof of Posting was marked as Exhibit B-2. The Notice to the neighbors was marked as Exhibit B-3.

Mr. Zamparelli stated he understands that the impervious surface figures have changed a bit, and they are going from 24.6% to 29%.

Mr. Donald Darling and Ms. Diane Darling were sworn in.

Mr. Majewski stated the Appellant's engineer had included the existing deck as impervious surface area; however, in discussions with the Appellants, they confirmed that the area beneath the deck is not underlain with impervious surface and therefore it should not have been counted in the Application. He stated the existing impervious surface area is 24.6%, and the proposed impervious surface area is 29%. He added that the increase in the impervious surface is the same amount which is 586 square feet.

Ms. Darling stated they want to put in an in-ground pool with a 3' walkway around it and a patio at one end.

Mr. Zamparelli stated the Board requires some kind of mitigation, and he asked what they are proposing since he did not see it on the drawing. Ms. Darling stated the plan is to plant ten evergreen trees along the back fence. She stated their engineer indicated that he had done the calculation, and that would cover the 100 cubic feet of run-off. Mr. Zamparelli stated if it is a 1% or less increase, the Board does allow trees, but otherwise they do not allow them since they cannot count on the trees surviving or that new homeowners would not come in and cut them down so they look for something more permanent. Mr. Darling stated they did have a discussion with the engineer about a submerged trench, and he asked if that would be acceptable as a mitigating measure. Mr. Zamparelli stated it would. He added that the design of it would have to be approved by the Township engineer.

Mr. Darling asked if they could get approval conditioned on a re-design that the Township would accept, and Mr. Zamparelli stated that would be acceptable provided the mitigation gives relief back to the 24.6% and is approved by the Township engineer.

There was no one from the public wishing to speak on this matter.

Mr. Solor moved, Mr. Connors seconded and it was unanimously carried to approve the Variance for increase in impervious surface to 29% to be mitigated back to the 24.6% existing utilizing stormwater infiltration to the acceptance of the Township.

#### APPEAL #21-1906 – DECK APPEAL

Mr. Flager stated the Board needs to set the date of a Special Meeting for the Deck Appeal which was Continued.

Mr. Connors moved, Mr. Solor seconded and it was unanimously carried to Continue Appeal #21-1906, the Deck Appeal, to Tuesday, November 30, 2021 at 7:30 p.m. This is a Special Meeting.

October 19, 2021

Zoning Hearing Board – page 3 of 3

NEXT MEETING

Mr. Majewski stated the next meeting is Monday, November 1, 2021 because Election Day is Tuesday, November 2. Mr. Zamparelli and Ms. VanBlunk will not be available. The other three members indicated they are available.

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Matthew Connors, Secretary