

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – OCTOBER 19, 2010

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on October 19, 2010. Chairman Malinowski called the meeting to order at 7:10 p.m.

Those present:

Zoning Hearing Board: David Malinowski, Chairman
 Paul Bamburak, Vice Chairman
 Jerry Gruen, Member
 Anthony Zamparelli, Member

Others: Robert Habgood, Code Enforcement Officer
 James Esposito, Township Solicitor (left meeting in
 progress)
 James Majewski, Township Engineer
 Allen Toadvine, Zoning Hearing Board Solicitor

Absent: Gregory J. Smith, Zoning Hearing Board Solicitor
 Matt Maloney, Supervisor Liaison

APPEAL #10-1565 – CAMERON C. & OLGA JEAN TROILO

Mr. Edward Murphy, attorney, was present.

Mr. Bamburak moved and Mr. Zamparelli seconded that the fourteen Variances be granted as requested.

Mr. Gruen stated he felt that they were going to discuss each Variance. He stated he feels they should vote on each one separately. Mr. Malinowski stated they were all submitted as one Appeal. He stated he feels if they were to divide them it would change the Appeal into a different Appeal, and it would not be in order. Mr. Bamburak stated he would vote in favor of all fourteen Variances, and this is why he made the Motion as he did. Mr. Gruen stated he has no problem with 95% of them, but there are a few he would not be in favor of.

Motion carried with Mr. Gruen opposed.

Mr. Esposito left the meeting at this time.

APPEAL #10-1570 – RUTH BROWN AND RONALD ANGOVE

Ms. Ruth Brown and Mr. Ronald Angove were present and were sworn in.

The Application submitted was marked as Exhibit A-1. Accompanying the Application were two drawings. The 8 1/2” by 11” drawing of the property entitled “Current Plan” was marked as Exhibit A-2. The 8 1/2” by 11” drawing entitled, “Proposed Plan” was marked as Exhibit A-3.

Mr. Angove stated their Permit was rejected because the garage they plan on building was not in the furthest corner of the lot from the abutting street which would have put it in the back yard close to where the shed is shown on the plan. He stated this would not work for them as a garage. He stated they feel they have a hardship because of the pie-shaped lot. He stated the part of the property where they plan on building the garage is quite a large piece of ground, and is also the most logical place to put the garage for parking cars.

Mr. Toadvine stated the area which would be in the furthest corner of the lot from the abutting street would be in the area of the shed. Mr. Angove stated he does not feel that area is big enough to put the garage. Mr. Habgood stated they would have to have a minimum setback of 40’ from the property line.

Mr. Gruen stated if the garage were attached, they could put it right next to the house, and Mr. Habgood stated they would then have to meet the minimum setbacks. Mr. Angove stated he does not feel they could meet the rear setback in that location. Mr. Gruen asked why they are not building the garage attached to the house; and Mr. Angove stated their architect prepared a number of different drawings, and they feel what they have proposed is the best location. Ms. Brown stated they do not want to change the style of the house for a garage, and she feels it will look better if it were detached.

Mr. Bamburak asked if any of their neighbors had commented on their plans, and Mr. Angove stated their neighbors did not indicate they had a problem.

Mr. Malinowski asked if there are any impervious surface issues, and Mr. Habgood stated there are not. He added that they are not requesting a height Variance, and they would have to meet the height requirement. Mr. Angove stated originally they were proposing it to be 16’ high; but when Mr. Habgood indicated that the limit was 15’, they agreed to change it.

The Township did not participate in this matter.

October 19, 2010

Zoning Hearing Board – page 3 of 3

There were no members of the public present, and the Public Testimony was closed.

Mr. Bamburak moved, Mr. Zamparelli seconded and it was unanimously carried to approve the Variance as requested to build a detached garage with the garage to be built in accordance with Exhibit A-3.

There being no further business, Mr. Bamburak moved, Mr. Zamparelli seconded and it was unanimously carried to adjourn the meeting at 7:20 p.m.

Respectfully Submitted,

David Malinowski, Chairman