

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – FEBRUARY 2, 2021

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held remotely on February 2, 2021. Mr. Zamparelli called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board: Anthony Zamparelli, Chair
 Matthew Connors, Vice Chair
 Peter Solor, Member
 Brian Kealey, Alternate Member

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

Absent: Pamela VanBlunk, ZHB Vice Chair
 Michael Tritt, ZHB Member

Mr. Zamparelli announced that since there are only four members present this evening a tie would result in a Denial, and the Applicants have the option to Continue their Appeals until there is a full Board.

APPEAL #21-1893 – VINCENT REPERTORIO
Tax Parcel #20-057-008 – 528 VISCOUNT ROAD, YARDLEY, PA

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 Impervious Surface sheet 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. Vincent Repertorio was sworn in. He stated he is seeking approval to increase the impervious surface to accommodate a pool, patio, and pool house they are planning to put in.

Mr. Zamparelli asked the current impervious surface, and Mr. Repertorio stated he believes it is 23.2%. Mr. Zamparelli asked if there is a plan to mitigate the additional impervious surface; and Mr. Repertorio stated they is, and it is outlined on the Sketch that they submitted. He stated there is a drain that will go into the seepage bed designed by his engineer that should account for the additional impervious.

Mr. Zamparelli asked Mr. Majewski if the numbers submitted were correct. Mr. Majewski stated he did review them, and there is a slight error in their calculations in favor of a lower number. He stated their total existing impervious surface is 22%, and the increase will take it up to a proposed impervious surface ratio of 30.2%. Mr. Majewski stated he reviewed their stormwater management calculations, and the seepage bed they have proposed handles all of the run-off that is being generated by this project.

Mr. Zamparelli asked Mr. Repertorio if he has added anything since he lived in the property, and Mr. Repertorio stated he has not.

It was noted that the Township is not participating in this matter.

Mr. Solor stated the fence is up against the property line, and he asked if there are any Easements associated with this property. Mr. Repertorio stated he did not believe so. Mr. Majewski stated there were not that they know of. Mr. Connors stated there is a telephone pedestal there.

Mr. Connors stated the pool house is at 13.5 feet, and he asked Mr. Majewski if this falls under sheds or accessory building. Mr. Majewski stated a shed is an accessory building as is a pool house.

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

Mr. Connors moved, Mr. Solor seconded and it was unanimously carried to approve the Appeal subject to impervious surface being 30.2%.

APPEAL #21-1894 – JOHN & DEBORAH PERRY

Tax Parcel #20-040-079 – TWIN CIRCLE COURT, YARDLEY, PA

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 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. John Perry and Ms. Deborah Perry were sworn in.

Mr. Perry stated they want to install an in-ground, fiberglass pool which will increase the impervious surface from 24.3% to 26.4%. The maximum allowed is 18%.

Mr. Zamparelli stated the Application showed mitigation efforts to bring it back to the existing impervious surface. Mr. Zamparelli asked Mr. Majewski if he checked the calculations; and Mr. Majewski stated he has, and they are acceptable.

Mr. Zamparelli asked Mr. Perry if he has had anything to the property since he has been there which may have increased the impervious surface, and Mr. Perry stated they have not.

It was noted that the Township is not participating in this matter.

Mr. Kealey asked if the shed is existing, and Mr. Perry stated it is. Mr. Solor stated there is a Note indicating equipment between the shed and the property line, and Mr. Perry stated that is where the equipment for the pool such as the filter will be located. Mr. Solor asked if there is a concern with this as far as the rear yard setback. Mr. Majewski stated the pool equipment would need to be a minimum of 5' from the property line; and if it does not meet that dimension, it will need to be re-located. Mr. Perry agreed to move it the required distance.

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

Mr. Solor moved, Mr. Kealey seconded and it was unanimously carried to approve the Appeal for impervious surface of 26.4%.

There being no further business, Mr. Connors moved, Mr. Solor seconded and it was unanimously carried to adjourn the meeting at 7:50 p.m.

Respectfully Submitted,

Matthew Connors, Secretary

