

TOWNSHIP OF LOWER MAKEFIELD  
ZONING HEARING BOARD  
MINUTES - MARCH 5, 2024

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on March 5, 2024. Mr. Solor called the meeting to order.

Those present:

Zoning Hearing Board: Peter Solor, Chair  
James Dougherty, Vice Chair  
Judi Reiss, Secretary  
Matthew Connors, Member

Others: Dan McLoone, Planner  
Nathaniel Costa, Township Solicitor  
Adam Flager, Zoning Hearing Board Solicitor

Absent: Mike McVan, Zoning Hearing Board Member

APPEAL #Z-23-2016 – MEGINNISS/HARRIS  
Tax Parcel #20-034-130  
0 EDGEWOOD ROAD, YARDLEY, PA 19067

Mr. Solor stated it was announced earlier that they are withdrawing this Appeal; and while it might be back in the future, it would have to be re-advertised.

APPEAL #Z-24-3 – MRG STONY HILL LP/FENNINGHAM  
Tax Parcel #20-016-036-001  
748 STONY HILL ROAD, YARDLEY, PA 19067

Mr. Flager stated the Applicants are requesting a Continuance in order to meet with and work with the Township on some of the issues. He stated when they feel it is ready, they will request a Hearing date. There may need to be some re-advertisement, and the Township will let them know about the Fees involved with that. He added that applicable deadlines under the MPC have been waived.

Mr. Dougherty moved, Ms. Reiss seconded and it was unanimously carried to Continue Appeal #Z-24-3.

APPEAL #Z-24-5 – JOLLY  
Tax Parcel #20-054-063  
6 OAK AVENUE, YARDLEY, PA 19067  
(continued from 2/20/24)

Mr. Flager marked the Exhibits as follows: The Application was marked as Exhibit A-1. The Site Plans (three-sheet set) were marked as Exhibit A-2. The Impervious Surface Breakdown Calculations and Stormwater Management Small Project Volume Control Sheet was collectively 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. John Buchler, contractor, was sworn in.

Mr. Buchler stated as shown on the Plan, the proposal is for a rectangular pool in the area of 12 by 30. He stated there will be some pavers around the pool, and they have been included in the impervious calculations. He stated they will be over the impervious permitted in the Township, and they propose to install an infiltration bed which will take all the excess water in the back area of the pool into the pit using a conventional basin along with gravel, geo-textile fabric, and by directing the grading to that location for the purpose of conforming with the regulations.

Mr. Solor asked Mr. McLoone what will be the effect of the proposed infiltration system for water management. Mr. McLoone stated it looks like they are doing it more than twice the amount of the volume control run-off. Mr. Solor stated they are therefore accommodating for the 3.9% over the 18%, and Mr. McLoone agreed. Mr. McLoone stated there is 87 cubic feet of required control volume, and they are proposing 180 which will bring it done to an effective 18%. He added they are more than doubling what is required.

Mr. Dougherty asked Mr. McLoone if he checked the math on this, and Mr. McLoone stated he spoke to Mr. Majewski about it today.

Mr. Costa stated the Township is participating, but not necessarily opposing the Application. He stated the concern was that this property was already above the 18% requirements and going to 21.9%, but the Township is satisfied.

Mr. Dougherty asked why the Applicant had previously requested a Continuance. Mr. Buchler stated while he was out of town at that time, they wanted to show the Board all the proper measurements and calculations.

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Mr. McLoone stated he spoke to someone from Mr. Buchler's office previously, and it was the first time that she had done a Zoning Hearing, and she wanted to get more information about the Variance process.

Mr. Solor stated it seems that the existing garage is within the 10' setback. Mr. McLoone at the aerial, he seems that it is conforming.

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

Mr. Dougherty moved, Ms. Reiss seconded and it was unanimously carried to approve the Appeal as presented wherein the existing impervious is at 20%, they are taking it up to 21.9%, but mitigating it back to an effective 18% subject to approval of the Township engineer.

Mr. Solor stated he appreciates that they are putting up a berm to divert water so that it does not go onto the neighbor's property.

#### OTHER BUSINESS

Mr. Dougherty stated he knows that there is a new process, but they need to improve on how information is getting delivered to the Board. He stated we were told we would have larger plans at the meeting, but that did not happen. He stated the current process is taking more time, and he has to print out more information. Mr. Solor stated he would also like information be communicated in a timely manner. Ms. Reiss she agrees that the Board needs the information sooner. Mr. Connors stated he is in favor of the SharePoint although the information was provided a little slower.

Mr. Solor stated he has no problem with it being electronic, and he and other Board members are bringing their laptops to the meeting. He stated he agreed that the Board was promised larger Plans which were not provided this evening and those would help. Mr. McLoone stated there is a learning curve and the larger Plans will be provided at the next meeting.

There being no further business, Mr. Solor moved, Mr. Connors seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Judi Reiss, Secretary