

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – JULY 1, 2025

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on July 1, 2025. Mr. Solor called the meeting to order at 7:30 p.m. He stated that since there are only four Board members present this evening in order for an Appeal to be approved, three votes in favor are required; and Applicants can ask for a Continuance until there is a full Board present.

Those present:

Zoning Hearing Board: Peter Solor, Vice Chair
 Christian Schwartz, Secretary
 Mike McVan, Member
 Judi Reiss, Member

Others: Dan McLoone, Planner
 Maureen Burke-Carlton, Township Solicitor
 Adam Flager, Zoning Hearing Board Solicitor
 Suzanne Blundi, Supervisor Liaison

Absent: James Dougherty, Zoning Hearing Board Chair

APPEAL #Z-25-24 – MEGINNISS/KNESSET HASEFER
Tax Parcel #20-016-073-001
1237 EDGEWOOD ROAD, YARDLEY, PA 19067

Mr. Schwartz stated the Board has been advised that the Applicants have requested a Continuance to August 19.

Mr. Schwartz moved, Ms. Reiss seconded and it was unanimously carried to grant a Continuance to August 19, 2025.

APPEAL #Z-25-28 – BENNFORS
Tax Parcel #20-035-006-007
1124 CAMBRTIDGE COURT, YARDLEY, PA 19067

Mr. Flager marked the Exhibits as follows: The Application was marked as Exhibit A-1. The seven-sheet Plans which include the Existing View Site Plans and Proposed

Plans were collectively 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.

Ms. Ann Marie Bennfors and Mr. Ulf Peter Dundas Bennfors were sworn in.

Ms. Bennfors stated they are requesting a de minimus Variance of approximately 1' 3" for a one-story extension to their four-bedroom house. She stated they want to extend the house so that they can stay in their home through the end of their lives. She stated the extension is to enlarge the primary suite, the bathroom which needs to be larger in case of problems with ill health into older age, and they want to also make sure that there is a sunroom/living space on the ground floor that could be used in case of ill health and the inability to go outside but to feel as if one is outside.

Ms. Bennfors stated they have spoken to all of their neighbors and have copies of e-mail exchanges with them. She stated the neighbors directly affected by this are the Cahills at 1128 Cambridge Court, and they have indicated that they have no difficulties with this proposal. She added that they are on exceptionally good terms with them. She stated the side of the Cahills home that would be in view of this is the side of their garage so it is not their living space, and this minimal Variance is de minimum and would not "impede any problems for them."

Mr. Schwartz stated looking at the dimensions of the property, the left side of the house is exactly parallel to the left side of the property, but the right side narrowly angles in a little bit. He stated by looking at the floor plan, he sees that it would not be very easy to "chop off" the 1' 3" without disturbing the flow of that space. He stated he does not have a problem with the request.

Mr. Solor asked if there is any issue with the impervious, and Mr. McLoone stated there is not. Mr. McLoone stated proposed would be 27.7%, and 33% is allowable for the St. Ignatius/Sandy Run Subdivision.

Ms. Carlton stated the Township is not participating in this matter.

Mr. Bennfors provided e-mails from neighbors in support of the Application: the Cahills at 1128 Cambridge Court, the Bottis at 1120 Cambridge Court, the Lanciottis at 1132 Cambridge Court, the Gills at 1136 Cambridge Court, the Bhallas at 1140 Cambridge Court, the Schmidts at 1144 Cambridge Court, and

the McClintocks at 770 Sandy Run Road, members of the HOA. These were marked collectively as Exhibit A-3. Mr. Bennfors showed the locations of those homes on the aerial.

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

Mr. Schwartz moved, Ms. Reiss seconded and it was unanimously carried to approve the Appeal to allow the side yard setback of 13'9" where 15' is required by Code.

There being no further business, Mr. Schwartz moved, Ms. Reiss seconded and it was unanimously carried to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,

Christian Schwartz, Secretary