

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – FEBRUARY 21, 2017

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on February 21, 2017.
Mr. Bamburak called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board: Paul Bamburak, Chairman
 Jerry Gruen, Vice Chairman
 Anthony Zamparelli, Secretary
 James McCartney, Member
 Michael Tritt, Alternate Member

Others: Steve Ware, Keystone Municipal Services
 Mark Eisold, Township Engineer
 Randall Flager, Zoning Hearing Board Solicitor
 John Lewis, Supervisor Liaison

Absent: Keith DosSantos, Zoning Hearing Board Member

APPEAL #16-1766 – KEITH YANTES

Mr. Bamburak stated this is a Continuance of Appeal #16-1766. Mr. Flager marked the Minutes approving the Continuance as Exhibit B-4. He marked as Exhibit B-5 a letter from Mr. Eisold, Township engineer dealing with impervious surface.

Mr. Keith Yantes and Mr. Tom Schreiber, K.S. Greenday, Contractor were sworn in.

Mr. Bamburak stated they had previously requested a Continuance so that they could work on some more details. Mr. Bamburak noted the letter from the Township engineer, and Mr. Schreiber stated he just received it. Mr. Schreiber stated he had done a re-design which is not on the Plan to try to help with getting some space freed up; and when he did the math, he realized that there was a mistake that had been made by TLC, the survey company. Mr. Bamburak asked Mr. Schreiber if he agrees with the three points raised by Mr. Eisold in the letter, and Mr. Schreiber stated he does.

Mr. Schreiber stated they were looking for a way to condense some of the space, and he showed on the Plan an area in the middle where there is nothing shown; however, he stated there is a large tree that the Applicant does not want to remove

so there is nothing they can do there. He showed a different area on the Plan which shows a “proposed patio,” which is shown to be 1,350 square feet. Mr. Schreiber showed on the Plan checkered area which is an existing deck, and the straight lines around that was going to be a patio made out of pavers. He stated the deck would not be covered under pervious but the pavers would. Mr. Schreiber was asked to approach the Board to review several items on the Plan. Mr. Schreiber stated they could do a re-design and upgrade the deck but take away the patio so that they could take that out of the impervious they were asking for.

Mr. Bamburak stated they were asking for 24.3% which he feels some people were objecting to; however, they are now down to 21.5% just by the calculations being done correctly.

Mr. Gruen asked if they take out the patio which is 1,300 square feet, where would he be percentage wise. Mr. Eisold stated the deck may be considered as pervious unless there is a concrete slab underneath. Mr. McCartney stated they are now talking about removing the patio that was going to be around the existing deck, and Mr. Schreiber agreed. Mr. McCartney stated the 21.5% would include the proposed patio, and if they do not include it, it will be less than 21.5%; and Mr. Schreiber agreed. Mr. Eisold stated if they take out the proposed patio, they would be at 19% impervious surface. Mr. Eisold stated if they expand the underground infiltration trench, it would accommodate the 21.5% which would mitigate it down to an effective 18%. Mr. Bamburak stated they would therefore not have to change anything provided they put in a bigger infiltration trench which should not be a problem since they will already have the equipment there, and Mr. Schreiber agreed they could do that. Mr. Eisold stated it would be an effective 18% with the larger trench and the leaving the design as is.

There was further discussion about the deck, and Mr. Eisold stated they are taking the deck down because it is failing. Mr. Bamburak stated they are going to replace it with pavers, and it will be 21.5% with the effective of 18% with the larger pit.

There was no one present in the audience wishing to speak on this Application, and Testimony was closed.

Mr. McCartney moved, Mr. Gruen seconded and it was unanimously carried to approve the Variance of 21.5% impervious surface with an effective impervious surface of 18% after the water mitigation that was suggested by the Township engineer.

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

Respectfully Submitted

Anthony Zamparelli, Secretary