

TOWNSHIP OF LOWER MAKEFIELD  
ZONING HEARING BOARD  
MINUTES – APRIL 3, 2018

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on April 3, 2018. Mr. Gruen called the meeting to order at 7:40 p.m.

Those present:

Zoning Hearing Board: Jerry Gruen, Chairman  
Anthony Zamparelli, Vice Chairman  
Keith DosSantos, Secretary

Others: Jim Majewski, Director Planning and Zoning  
Adam Flager, Zoning Hearing Board Solicitor

Absent: Pamela Lee, Zoning Hearing Board Member  
James McCartney, Zoning Hearing Board Member  
John B. Lewis, Supervisor Liaison

APPEAL #18-1795 – CHARLES & MICHELLE BILL

Mr. Gruen noted that there are only three members present from the five-person Board, and he asked the Applicants if they wish to postpone until there is a full Board; however, the Applicant indicated they wished to proceed.

Ms. Michelle Bill and Mr. Rob Wagner were sworn in.

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 neighbors was marked as Exhibit B-3.

Mr. Wagner stated they are going to build two covered porches. He stated the property has two front yards with one on the main front yard of the house, and the other one is at the side although it is considered a front yard. He stated the porch cover on the front of the house is being built over top of a porch and steps that are there. He stated they are rebuilding that and increasing the size of it slightly. It was noted that is the one facing S. Crescent. Mr. Wagner stated the porch that is facing Central Drive will be a new porch with a covered roof on that side. He stated that porch is adjacent to the existing dining room where they will install new doors to access that porch. Mr. Wagner stated they have a hardship because they have two front yards. Mr. Wagner stated they do not have an issue with impervious surface. He stated they are looking for these two front yard setbacks on both streets.

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Mr. Gruen asked Mr. Majewski if he had checked the impervious surface; and Mr. Majewski stated while he has not, just looking at, it appears that they are under. Mr. Wagner stated they are allowed 28%, and with the additions, they are at approximately 18 ½.

Mr. Gruen stated if you look at the house, there is a screened porch on the left hand side of the house; and Ms. Bill agreed that porch is existing, and they are keeping that porch.

Mr. Gruen asked what they are requesting, and Mr. Wagner stated for the one facing Central they are looking for 4'4" and 2'6" on the one facing S. Crescent.

Mr. Zamparelli stated he has no issues with the request, and Mr. DosSantos agreed.

There was no one present in the audience to speak on this matter.

Mr. Zamparelli moved, Mr. DosSantos seconded and it was unanimously carried to approve the Variance for two front yard setbacks, the front yard setback on S. Crescent Boulevard will be reduced by 2' 6" to 37' 6", and the other yard setback on Central Drive will be reduced by 4' 4" to 35' 8".

There being no further business, Mr. DosSantos moved, Mr. Zamparelli seconded, and it unanimously carried to adjourn the meeting at 7:55 p.m.

Respectfully Submitted,

Keith DosSantos, Secretary