

TOWNSHIP OF LOWER MAKEFIELD
ZONING HEARING BOARD
MINUTES – MAY 3, 2022

The regular meeting of the Zoning Hearing Board of the Township Lower Makefield was held in the Municipal Building on May 3, 2022. Mr. Solor called the meeting to order at 7:35 p.m.

Those present:

Zoning Hearing Board: Peter Solor, Vice Chair
Matthew Connors, Secretary
Judi Reiss, Member
Mike McVan, Member

Others: James Majewski, Community Development Director
Adam Flager, Zoning Hearing Board Solicitor
Fredric K. Weiss, Supervisor Liaison

APPEAL #22-1960 – JESSICA & LUKAS RAMS
Tax Parcel #20-025-002
879 SANDY RUN ROAD, YARDLEY, PA 19067

Mr. Flager stated he was contacted by the attorney for Jessica and Lukas Rams requesting a Continuance until the second meeting in June. The Township was going to oppose the Appeal; however, they do not oppose the Continuance request.

The Applicants' attorney has indicated that they wish to discuss some of the issues with the Township to see if they can work through and resolve some of the issues. Mr. Flager stated they have waived any of the time restraints under the MPC.

Mr. Connors moved, Ms. Reiss seconded and it was unanimously carried to Continue the matter to June 21, 2022.

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

APPEAL #22-1959 – MATT & ANNE MOYER
Tax Parcel #20-059-028
1428 REVERE ROAD, YARDLEY, PA 19067

Mr. Matt Moyer was 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. Renderings of the proposed location of the shed labeled 1 through 3 were 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. Moyer stated they had previously been before the Board in February for a Variance which was approved to build a pool. He stated at that time he had not correctly submitted the Variance request for the pre-existing shed. He stated they had remediated the impervious surface below what the starting point was, and they have now come back for a Variance request for the location of the shed. He stated the request is that the shed be located 5' off of the property line versus the required 10' setback and that it be in the back half versus the back quarter of the property.

A current aerial of the property was shown. Mr. Moyer stated the shed had been in the far right back corner, and they had to move it because of the installation of the pool. Mr. Majewski showed on the aerial where the shed is proposed to be located, and Mr. Moyer stated it will be at the top of his driveway.

Mr. Solor asked Mr. Moyer if he has discussed this with his neighbors, and Mr. Moyer stated he did speak to the neighbor on the left-hand side who provided a letter of support which was submitted to the Township, and they are the neighbors closest to the shed.

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

Mr. Connors moved, Mr. McVan seconded and it was unanimously carried to approve Appeal #22-1959 as submitted.

OTHER BUSINESS

Mr. Flager reminded the Board that the next meeting will be held on Monday, May 16 since the regularly-scheduled meeting on Tuesday, May 17 is the Primary.

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There being no further business, Ms. Reiss moved, Mr. Connors seconded and it was unanimously carried to adjourn the meeting at 7:46 p.m.

Respectfully Submitted,

Matthew Connors, Secretary