TOWNSHIP OF LOWER MAKEFIELD

ZONING HEARING BOARD

MINUTES – FEBRUARY 4, 2025

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield

was held in the Municipal Building on February 4, 2025. Mr. Dougherty called the

meeting to order at 7:30 p.m. He noted that since there are only four members

present, it would require three votes in favor for an Appeal to be approved; and if

the vote is two to two, the Appeal would be denied. Both Applicants indicated that

they wished to proceed at this time.

Those present:

Zoning Hearing Board: James Dougherty, Chair

 Peter Solor, Vice Chair

 Christian Schwartz, Secretary

 Judi Reiss, Member

Others: Dan McLoone, Planner

 Adam Flager, Zoning Hearing Board Solicitor

 Suzanne Blundi, Supervisor Liaison

Absent: Mike McVan, Zoning Hearing Board Member

APPEAL #-25-1 – MILLER/BASIL

Tax Parcel #20-065-038

245 ASPEN ROAD, YARDLEY, PA 19067

Mr. Eric Basil and Ms. Tracy Miller, architect, 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 the

neighbors was marked as Exhibit B-3.

Ms. Miller stated they are looking to do an addition to the home as the home

does not have a basement. The homeowners have two growing children and

would like to have more space. The addition would be on the rear of the house

which would be an enlarged living area and a playroom upstairs. Ms. Miller

stated the property does not currently exceed the impervious cover limit as they

are at 24.7% and 26% is permitted; however, with the addition, it would be 27.7%.

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Mr. Solor stated part of the house is currently set back thirteen six and a half, and

he asked Mr. McLoone if that is something that needs to be dealt with.

Mr. McLoone stated the Township would consider that an existing non-conformity.

Mr. Solor stated while there is a trench shown, there is no Grading Plan. He asked

about the grading on the property. Ms. Miller stated the lot is pretty flat so that

it will have to be re-graded to allow the trench to work, and there is nothing that

would impede that from happening.

Mr. Dougherty asked if there are plans to tie in a rain leader into the trench, and

Ms. Miller agreed. She added that they were planning on anything from the new

construction or anything at that end of the house would go into the trench.

Ms. Reiss stated she questions how it will be graded since it is flat. Ms. Miller

stated the water they were attempting to capture is from the building and not

from the lot. She stated she does not feel that there is typically any water that

runs off the lot.

Mr. McLoone stated they will bring it back down to the existing impervious

which is below the allowable so he feels the stormwater is fine. Mr. Solor

stated they are to mitigate for all new construction, and Mr. McLoone stated

they are doing that and mitigating the 407 square feet of proposed impervious.

Mr. Dougherty stated they will be going back to an effective 24.7%, and

Mr. McLoone agreed.

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

Mr. Solor asked if they spoke to the neighbors about the addition even though

it is not a setback issue, and Mr. Basil stated the neighbors are aware of it.

Mr. Basil stated they have a close relationship with their neighbors and have

talked to them about it.

Ms. Reiss moved, Mr. Schwartz seconded and it was unanimously carried to

approve the Appeal as presented subject to the Township engineer approving

the construction of the infiltration system.

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APPEAL #Z-25-2 – MILLER/STICKLEY

Tax Parcel #20-019-108

10 OLIVIA DRIVE, YARDLEY, PA 19067

Mr. Eugene Stickley and Ms. Tracy Miller were sworn in.

Mr. Flager marked the Exhibits as follows: The Application was marked as Exhibit

A-1. The one-sheet Plan which was labeled as ST-1 was marked as Exhibit A-2.

The two-sheet Building Plan was marked as Exhibit A-3. The Impervious Surface

Breakdown and Stormwater Management Small Project Volume Control were

collectively marked as Exhibit A-4. 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. Dougherty stated he is friends with Mr. Stickley so he will recuse himself

from this matter.

Mr. Stickley stated they purchased the house in 2014, and it did not have a

garage. He stated they want to put in a two-car garage which is similar to

some of the other homes in the neighborhood.

Ms. Miller stated a 15’ side setback is required, and the addition would put

them at 9’2”. She stated currently they are at 19.2% impervious surface

which is under the 24% permitted, but the addition will put them at 25.3%

Ms. Reiss asked Mr. Stickley if he has discussed the setback with his neighbors,

and Mr. Stickley stated they are very friendly with the neighbors on that side.

He added that those neighbors asked if they needed to attend the meeting this

evening, and he had advised that they should attend if they had a problem with

it; and they indicated that they did not have a problem.

Mr. Solor stated there is no grading shown on the Plan provided. Mr. Stickley

stated the lot slopes down toward Olivia Drive from the back of the property.

Ms. Miller noted the aerial photo which shows that most of the homes were

built with either a one or a two-car garage. She stated the original Plot Plan

that Mr. McLoone had provided her did have a one-car garage on it; however,

it was never built for some reason.

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Mr. Schwartz asked if they will have downspouts from the new addition going to

the trench, and Ms. Miller agreed. Mr. Schwartz asked what will the new

effective percentage of impervious surface be once completed, and Ms. Miller

stated it will go back down to the 19.2%.

Mr. Solor asked if they considered pulling the garage forward to be in line with

the house, and Mr. Stickley stated they did. Mr. Stickley added that the houses

were built as “splits,” and there is a basement and a first-floor which is considered

below grade. He stated they have a window which faces the neighbors, and they

did not want to block that window as it provides light to the room; and that is why

they designed it with the setback.

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 granting both the side yard setback Variance as well as the

impervious surface as approved by the Township engineer. Mr. Dougherty did

not vote on this matter.

CANCEL FEBRUARY 18, 2025 MEETING

Ms. Reiss moved, Mr. Schwartz seconded and it was unanimously carried to

cancel the February 18, 2025 meeting due to lack of an Agenda.

There being no further business, Ms. Reiss moved, Mr. Schwartz seconded and

it was unanimously carried to adjourn the meeting at 7:50 p.m.

 Respectfully Submitted,

 Christian Schwartz, Secretary