

**TOWNSHIP OF LOWER MAKEFIELD  
ZONING HEARING BOARD  
MINUTES – DECEMBER 2, 2025**

The regular meeting of the Zoning Hearing Board of the Township of Lower Makefield was held in the Municipal Building on December 2, 2025. Mr. Dougherty called the meeting to order at 7:30 p.m.

Those present:

Zoning Hearing Board:                   James Dougherty, Chair  
   Peter Solor, Vice Chair  
   Christian Schwartz, Secretary  
   Mike McVan, Member  
   Masood Sial, Alternate Member

Others:                                   Dan McLoone, Planner  
   Adam Flager, Zoning Hearing Board Solicitor  
   Suzanne Blundi, Supervisor Liaison

Absent:                                   Judi Reiss, Zoning Hearing Board Member

APPEAL #Z-25-26 – MURPHY PINCHUK  
Tax Parcel 320-028-068  
194 RIVER ROAD, WASHINGTON CROSSING, PA 18977  
(Continuance Requested to 1/20/26)

Mr. Dougherty stated the Applicants have requested a Continuance to January 20, 2026.

Mr. Schwartz moved, Mr. Solor seconded and it was unanimously carried to grant a Continuance to January 20, 2026 for Appeal #Z-25-26.

APPEAL #Z-25-43 – MANGAS  
Tax Parcel #20-042-355  
383 S MILTON DRIVE, YARDLEY, PA 19067

Mr. Joel Petty, architect, and Ms. Barbara Mangas 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. Mr. 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. Petty stated the owners are proposing to remove existing features of the back yard and install a covered, open patio to the rear of the property. He stated the house was built in 1984 before the 1987 contingency of a 28% lot coverage so it is restricted under Section 200-23.B only allowing 18% lot coverage. He stated the existing was already a non-conformity. In review of the matter with the Township it was determined that the existing features in the back yard – the patios, the deck, and other items were built without a Permit so there was no elimination one-for-one offset in any of that.

Mr. Petty stated it is now proposed that the increase in impervious is as it would sit as a new project on the back of the house adding 309 square feet of new impervious, were that not there it would be 800 new impervious if starting at the 18%. He stated part of the proposal is to add stormwater management to the property to offset the new impervious proposed.

Mr. Dougherty asked if they are planning to take it back to 18%, and Mr. Petty stated they are.

Mr. Dougherty stated there is a 20' wide Drainage Easement which looks like it straddles the property line where some is in the Applicant's property and some is in the neighbor's property in the back. Mr. Dougherty asked if there is 20' on the Applicant's side or is the Drainage Easement 40' or 20' in total. Mr. McLoone stated it is 10' on each side so in total it is a 20' wide Drainage Easement.

Mr. Solor stated he appreciates the effort of doing offset and trying to approach it holistically. He asked how they will direct water to the proposed seepage bed location. Mr. Petty stated it will be piped underground from the leaders of the addition. He showed on the Plan how the water will be piped underground to the seepage bed.

Mr. Dougherty stated the shed appears to be in the Drainage Easement and closer than 10' to the rear property line. He asked Ms. Mangas if there was a Variance for the shed location. Ms. Mangas stated the shed and everything that is there was there when they bought the house, and they have not added anything. Mr. Dougherty asked if the shed is affixed to the ground, and Ms. Mangas stated it sits on a concrete pad.

Mr. Dougherty stated the shed is an existing non-conformity, and it required a Variance when the prior owner put it in. Mr. Dougherty asked what would be the best way to proceed. Mr. McLoone stated the only Permits that were pulled were for the new home and the deck. Mr. Dougherty asked if the shed could be moved, and Mr. Petty stated it could. Mr. Dougherty asked Ms. Mangas if her preference would be to keep the shed where it is and make a second Application and come back before the Board at a future date for a Variance to keep the shed where it is, or would she prefer moving the shed and the pad out of the Drainage Easement, and that would be included in the Decision made tonight. He stated she could move the shed and the pad out of the Drainage Easement and at least 10' from the rear property line.

Ms. Blundi advised Mr. Mangas that she would have to pay another Application Fee to come back again. Mr. Dougherty stated they would have to re-advertise.

Ms. Mangas stated they would agree to re-locate it or remove it.

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

Mr. Solor moved, Mr. Schwartz seconded and it was unanimously carried to approve the Appeal subject to reduction of the effective impervious to 18% to the approval of the Township engineer and including connection of the tributary area from the building to the drainage seepage bed; additionally the existing non-conforming shed and pad is to be removed or re-located to be conforming.

#### OTHER BUSINESS

It was noted that the December 16, 2025 meeting had already been canceled. Mr. McLoone stated currently there are three matters scheduled to be heard on January 6, 2025, and there could be some more. He stated that at this time the only one scheduled for the January 20, 2026 meeting was the matter Continued this evening at 194 River Road.

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

Respectfully Submitted,

Christian Schwartz, Secretary

