

**UPPER MAKEFIELD TOWNSHIP**  
**ZONING HEARING BOARD MEETING**  
**MARCH 3, 2025**

- I. Call Meeting to Order**
- II. Roll Call**
- III. Reorganization for 2025 Board Members**
- IV. Designation of alternate(s) eligible to vote**
- V. Hearing - Variance Application of 3rd Construction, Inc.**  
**(Continued until 3.25.25)**  
**Tax Parcel No. 47-022-064**  
**1107 General Hamilton Road**  
**VR-1 – Village Residential/Low Density Zoning District**

The applicant proposes to construct a single-family detached dwelling on the property. In order to do so, the applicant requests a variance from §905.D of the Joint Municipal Zoning Ordinance to permit construction in the floodplain.

- VI. Hearing – Application of Kyle Dudley**  
**Tax Parcel No. 47-004-074-001**  
**1051 Eagle Road**  
**CM – Conservation Management Zoning District**

The applicant is requesting relief to allow two (2) existing residential accessory dwelling units on the property to be rented to tenants. In order to do so, the applicant requests: 1) a variance from Section 803.A.A-1.1.7(c) of the Joint Municipal Zoning Ordinance to allow for more than one farm unit dwelling unit per full time employee or family member; and 2) a variance from Section 803.H-3.4 of the Joint Municipal Zoning Ordinance to permit two (2) residential accessory apartment units to be rental units for general occupancy where no greater than one (1) residential accessory apartment is permitted, specifically for domestic servants, caretakers employed on the premises, occasional gratuitous guests, or for permanent residence of family members.

- VII. Hearing – Application of Stampfl Associates on behalf of Jay Joseph and Ashley Lynn Collins**  
**Tax Parcel No. 47-001-035**  
**318 Pineville Road**  
**CM – Conservation Management Zoning District**

The applicants are requesting relief for a previously-installed seven-foot-high post and wire fence existing in the front yard of their property (along Pineville Road) and extending southward to enclose the western side of property; and to allow for the installation of an additional seven-foot-high post and wire fence in the front yard of the property, also along Pineville Road and extending southward to enclose the eastern side

of property. In order to do so, the applicants request a variance from Section 803.H-3.1.a of the Joint Municipal Zoning Ordinance to permit a seven-foot-high post and wire fence in their front yard where only a four-foot-high fence is permitted.

**VIII. Hearing - Variance Application of Joshua Fenwick**

**Tax Parcel No. 47-001-043**

**106 Buckmanville Road**

**JM – Jericho Mountain Zoning District**

The applicant is requesting relief to allow for the demolition of the existing residence on the property and construction of a new single-family detached dwelling with detached garage, cabana, pool and patio. In order to do so, the applicant requests: 1) a variance from Sections 400.B and C of the Joint Municipal Zoning Ordinance to permit impervious surface coverage of 8.9% where a maximum of 5% is permitted; 2) a variance from Section 903.B.1 of the Joint Municipal Zoning Ordinance to permit structures (culvert and driveway), filling, disturbance and stormwater systems within floodplain soils; and 3) a variance from Section 903.B.2.a of the Joint Municipal Zoning Ordinance to permit disturbance within wetlands.

**IX. Old/New Business**

**X. Adjournment**