

**UPPER MAKEFIELD TOWNSHIP**  
**ZONING HEARING BOARD MEETING**  
**MARCH 25, 2025**

**I. Call Meeting to Order**

**II. Roll Call**

**III. Decision – 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 eight-and-a-half-foot-high (8½ foot) post and wire deer 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 eight-and-a-half-foot-high (8½ foot) post and wire deer 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 an eight-and-a-half-foot-high (8½ foot) post and wire fence in their front yard where a maximum four-foot-high fence is permitted.

**IV. Decision - 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 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 6.04% 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; 3) a variance from Section 903.B.2.a of the Joint Municipal Zoning Ordinance to permit disturbance within wetlands; and 4) a variance from Section 903.B.2.b(2) of the Joint Municipal Zoning Ordinance to permit disturbance of a wetland transition area.

**V. Hearing - Variance Application of 3rd Construction, Inc.**

**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. Old/New Business**

**VII. Adjournment**