

# **UPPER MAKEFIELD TOWNSHIP**

## **ZONING HEARING BOARD MEETING**

**MAY 27, 2025**

**I. Call Meeting to Order**

**II. Roll Call**

**III. First Hearing – Continued to July 29, 2025 – Brian and Molly Brzezinski  
Tax Parcel No. 47-017-014-011  
868 Dolington Acres Road  
CM – Conservation Management Zoning District**

The applicant proposes to demolish the existing single-family detached dwelling and associated improvements located on the property and to construct a new single-family dwelling with a detached garage, swimming pool, patio, asphalt driveway and walkway. In order to do so, the applicant requests a variance from Section 903.B.1 of the Joint Municipal Zoning Ordinance to permit a disturbance of 14.1% of floodplain soils where no disturbance of floodplain soils is permitted.

**IV. Hearing - Continuation from April 22, 2025 – 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.

**V. Hearing – Continuation from April 22, 2025 - 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. 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 5.59% 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.

The Application has been amended to also request an interpretation that Applicant's plan does not require zoning relief from Sections 400.D.4.a, 400.D.4.b, 903.B.5.a, or 903.B.6.c of the JMZO pertaining to woodlands coverage because: a) Applicant's plan, as revised, proposes woodlands disturbance of 13.12% where 15% is the maximum permitted; b) Applicant's plan does not propose the removal of trees from the proposed septic area or reserve septic area; and c) the installation of Applicant's proposed septic system does not constitute the developing, regrading or clearing of vegetation as set forth in Section 903.B.5.a of the JMZO. Alternatively, Applicant requests variances from Sections 400.D.4.a, 400.D.4.b, 903.B.5.a, and 903.B.6.c of the JMZO to permit woodlands disturbance of up to 16.79% where 15% is the maximum permitted.

**VI. Old/New Business**

**VII. Adjournment**