

UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
AUGUST 4, 2025

- I. Call Meeting to Order**
- II. Roll Call**
- III. Hearing – Continuation from May 27, 2025 and July 29, 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.

- IV. Old/New Business**
- V. Adjournment**