

**UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
JANUARY 27, 2026**

I. Call Meeting to Order

II. Roll Call

III. Reorganization for 2026 Board Members

IV. Designation of Alternate(s) eligible to vote

V. Hearing – Application of ADR Investments, LLC – continued from 11.25.25

Tax Parcel No. 47-009-022-003

No assigned mailing address

CM – Conservation Management Zoning District

The applicant proposes to construct 1 single-family dwelling on the property. In order to do so, the applicant requests a variance from: § 903.B(1) of the Joint Municipal Zoning Ordinance to permit a 0.96 AC disturbance of floodplain soils whereas no disturbance would otherwise be permitted; § 903.B.4.a.(1) of the Joint Municipal Zoning Ordinance to permit a 0.073 AC disturbance of sleep slopes (15-25%) whereas a maximum of 0.02 disturbance would otherwise be permitted; § 903.B.4.a.(2) of the Joint Municipal Zoning Ordinance to permit a 0.142 AC disturbance of sleep slopes (25% or more) whereas a maximum of 0.03 AC disturbance would otherwise be permitted; § 903.B.5.a. of the Joint Municipal Zoning Ordinance to permit a 0.46 AC disturbance of woodlands whereas a maximum of 0.28 AC disturbance would otherwise be permitted; and § 903.B.7 of the Joint Municipal Zoning Ordinance to permit a 0.96 AC disturbance of agricultural soils whereas a maximum of 0.56 AC disturbance would otherwise be permitted.

VI. Hearing – Application of ADR Investments, LLC – continued from 11.25.25

Tax Parcel No. 47-009-022-004

No assigned mailing address

CM – Conservation Management Zoning District

The applicant requests variances from: § 903.B(1) of the Joint Municipal Zoning Ordinance to permit a 0.92 AC disturbance of floodplain soils whereas no disturbance would otherwise be permitted; § 903.B.4.a.(1) of the Joint Municipal Zoning Ordinance to permit a 0.05 AC disturbance of steep slopes (15-25%) whereas a maximum of 0.02 AC disturbance would otherwise be permitted; § 903.B.4.a.(2) of the Joint Municipal Zoning Ordinance to permit a 0.076 AC disturbance of steep slopes (25% or more) whereas a maximum of 0.03 AC disturbance would otherwise be permitted; § 903.B.5.a. of the Joint Municipal Zoning Ordinance to permit a 0.92 AC disturbance of woodlands whereas a maximum of 0.38 AC disturbance would otherwise be permitted; and § 903.B.7 of the Joint Municipal Zoning Ordinance to permit a 0.92 AC disturbance of agricultural soils whereas a maximum of 0.64 AC disturbance would otherwise be permitted.

VII. Hearing – Application of Patricia Patterson
Tax Parcel No. 47-001-010
2943 Windy Bush Road
Newtown, PA 18940
CM – Conservation Management Zoning District

The applicant proposes to construct a retaining safety fence, with a height of 4 to 6 feet, on the property. In order to do so, the applicant requests a variance from § 803.H-3.1 of the Joint Municipal Zoning Ordinance to allow portions of the fence in the front yard to exceed four (4) feet in height, with no provision of landscaping.

VIII. Hearing – Application of Brenda Ortega-Chacon
Tax Parcel No. 47-015-071
1140 Taylorsville Road
Washington Crossing, PA 18977
CR-1 – Country Residential Zoning District

The applicant proposes to install an emergency generator in one of two proposed locations. In order to do so, the applicant requests a variance from § 402.C of the Joint Municipal Zoning Ordinance to allow the generator to be placed 5 feet from the side property line whereas a minimum side yard setback of 40 feet is required. Alternatively, the applicant requests a variance from § 402.C of the Joint Municipal Zoning Ordinance to allow the generator to be placed 2 feet from the side property line whereas a minimum side yard setback of 40 feet is required, and to allow the generator to be placed 23 feet from the rear property line whereas a minimum rear yard setback of 50 feet is required. Applicant also challenges the validity of the inclusion of the property in the CR-1 Country Residential Zoning District and of the property being subject to the restrictions of the Zoning District pursuant to the Joint Municipal Zoning Ordinance.

IX. Hearing – Application of Edward D. and Lynn B. Breen
Tax Parcel No. 47-034-149
20 Dillon Way
Washington Crossing, PA 18977
R-2 Residential High-Density Zoning District

The property is improved with a single-family detached village house in an elderly housing community. The applicants are appealing the Decision by the Township to deny their application to install an emergency power generator 4 feet from the side property line. In the alternative, the applicants request a variance from § 405.C of the Joint Municipal Zoning Ordinance to allow the generator to be placed 4 feet from the side property line whereas a side yard setback of 5 feet is required.

**X. Hearing – Application of Dwight Ely
Tax Parcel No. 47-009-016
401 Woodhill Road
Newtown, PA 18940
A-1 – Agriculture and Horticulture Zoning District**

The applicant requests variances from §§ 803.A-1.2 and 401.C of the Joint Municipal Zoning Ordinance to allow an animal shed, manure storage, or like use to be built 70 feet from the rear property line whereas a setback of no less than 100 feet otherwise would be required.

XI. Old/New Business

XII. Adjournment