

**UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
JULY 28, 2026**

- I. Call Meeting to Order**
- II. Roll Call**
- III. New Business**

Application of ADR Investments, LLC – case withdrawn, no hearing
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 steep 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 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 0.46 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.

Application of ADR Investments, LLC – case withdrawn, no hearing
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.

**Hearing – Application of Marrazzo’s North River Landscaping & Hardscaping –
Amended Application**

Tax Parcel No. 47-015-166

27 Terrell Drive

CM – Conservation Management Zoning District

The applicant proposes to replace their current patio and pergola with a new concrete paver patio and covered A-Frame structure in their backyard. In order to do so, the applicant requests a variance from § 402(C) of the Joint Municipal Zoning Ordinance to allow a covered pavilion to be 9 ft, 3 inches from the rear yard property line, whereas a minimum setback of 50 ft would otherwise be required. In addition, applicant is seeking (1) interpretation that reconstruction of the existing patio and gazebo structure is permitted pursuant to the Joint Municipal Zoning Ordinance § 1209(A)-(B); (2) interpretation that an expansion of the non-conforming structure is permitted pursuant to Joint Municipal Zoning Ordinance § 1208(B); and/or (3) a Special Exception to modify a non-conforming structure pursuant to Joint Municipal Zoning Ordinance § § 1201-1209, 1207(A)(2), and 1507(B) and (C).

**Hearing – Application of Brian C. & Jessica Grant –
Amended Application**

Tax Parcel No. 47-010-066

2 London Court

CM – Conservation Management Zoning District

The applicants propose to replace their current patio and pergola with a new concrete paver patio and covered A-Frame structure in their backyard. In order to do so, the applicant requests a variance from § 401(C) of the Joint Municipal Zoning Ordinance to allow a covered pavilion to be 11 ft, 5 inches from the side yard property line, whereas a minimum setback of 20 ft would otherwise be required, and 37 ft, 3 inches from the rear yard property line, whereas a minimum setback of 50 ft would otherwise be required. The applicant also requests a variance from § 401(C) of the Joint Municipal Zoning Ordinance to allow a covered pavilion to be 36 feet, 7 inches from the neighboring dwelling, whereas 40 feet would otherwise be permitted, and 34 feet, 4 inches from the neighboring deck, whereas 40 feet would otherwise be permitted.

Hearing – Application of Ronald A. and Catherine A. Pepin

Tax Parcel No. 47-007-027-022

1 Knowles Creek Road

R – Residential Zoning District

The applicants propose to build an eight-foot deer fence at least 85 feet from Great Hills Road. In order to do so, the applicants request a variance from § 803.H-3 of the Joint Municipal Zoning Ordinance to allow an eight-foot fence to be built, whereas a maximum of seven-feet would otherwise be allowed.

- IV. Old Business– review updated Zoning Hearing Board Application for consideration and approval**
- V. Adjournment**