

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

I. Call Meeting to Order

II. Roll Call

III. Hearing – Application of ADR Investments, LLC – **continued**

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.

IV. Hearing – Application of ADR Investments, LLC – **continued**

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.

V. Hearing – Application of Kaniewski Ranch, LLC
Tax Parcel No. 47-001-003-009
7 Marzanna Court
CM – Conservation Management Zoning District

The applicant proposes to construct a residential development consisting of 7 single-family building lots on the property. In order to do so, the applicant requests variances from § 401.C of the Joint Municipal Zoning Ordinance to allow a front yard setback of 54.8 feet whereas a minimum front yard setback of 100 feet is required; and § 903.B(7) of the Joint Municipal Zoning Ordinance to permit a 34% disturbance of Agricultural Soils whereas a maximum of 25% disturbance would otherwise be permitted.

VI. Hearing – Application of Kaniewski Ranch, LLC
Tax Parcel No. 47-001-003-008
8 Marzanna Court
CM – Conservation Management Zoning District

The applicant proposes to construct a residential development consisting of 7 single-family building lots on the property. In order to do so, the applicant requests a variance from §§ 401.C and 903.B(7) of the Joint Municipal Zoning Ordinance to permit a 34% disturbance of Agricultural Soils whereas a maximum of 25% disturbance would otherwise be permitted.

VII. Old/New Business

VIII. Adjournment