

NOTICE

The Zoning Hearing Board of Upper Makefield Township, Bucks County, PA, will hold a public hearing on Tuesday, November 25, 2025 at 7:00 PM at the Upper Makefield Township Building, 1076 Eagle Road, Newtown, PA 18940, to consider the application of Kaniewski Ranch, LLC regarding Tax Parcel No. 47-001-003-008, which is located at 8 Marzanna Court, in the CM – Conservation Management Zoning District of Upper Makefield Township. 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.

Materials regarding this application may be examined during business hours at the Township Building or on the date, time and place of the hearing.

ZONING HEARING BOARD OF UPPER MAKEFIELD TOWNSHIP

John Pidgeon, Chairman
Ron Smolow, Vice Chairman
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Lawrence Fineburg (Alternate Member)
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