

**UPPER MAKEFIELD TOWNSHIP
ZONING HEARING BOARD MEETING
MARCH 24, 2026**

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 James and Kathryn Vanek
Tax Parcel No. 007-054-006
106 Cedar Glen Drive
CM – Conservation Management Zoning District

The applicant proposes an addition to their single family residence. In order to do so, the applicant requests a variance from § 903.B.1 of the Joint Municipal Zoning Ordinance to allow a building addition on the rear of the residence, disturbing an area of AIA floodplain soils, whereas no such disturbance is otherwise permitted.

VI. Hearing – Application of John and Frieda Tydings
Tax Parcel No. 47-034-073
81 Beidler Drive
R2 – Residential Zoning District

The applicant proposes to install an emergency power generator. In order to do so, the applicant requests a variance from § 405.B of the Joint Municipal Zoning Ordinance to allow an emergency generator to be installed 3 feet, 11 inches from the side yard whereas a setback of no less than 5 feet otherwise would be required.

VII. Old/New Business

VIII. Adjournment