

**UPPER MAKEFIELD TOWNSHIP  
ZONING HEARING BOARD MEETING  
MAY 26, 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 Donald and Jeanne Marcus**  
**Tax Parcel No. 47-001-023-002**  
**2960 Windy Bush Road**  
**CM – Conservation Management Zoning District**

The applicant proposes to construct a privacy fence on the perimeter of their property. In order to do so, the applicant requests a variance from § 803.H.H-3.1.a of the Joint Municipal Zoning Ordinance to allow the maintenance of a fence in the front yard that exceeds 4’, whereas a maximum height of 4’ in the front yard would otherwise be permitted.

**VI. Hearing – Application of Inna Osovets**  
**Tax Parcel No. 47-020-137**  
**912 River Road**  
**CM – Conservation Management Zoning District**

The applicant proposes to construct a dwelling addition and balconies on the subject property. In order to do so, the applicant requests a special exception under § 903.B.13.e.1 to allow construction within the Riparian Buffer Overlay Zone. The applicant also requests a variance from § 401.C of the Joint Municipal Zoning Ordinance to allow a 10-foot rear yard setback, whereas a minimum setback of 60 feet would otherwise be required; variances from § 903.B.1. to allow construction in the floodplain and floodplain soils, whereas construction in the floodplain and on floodplain soils would not otherwise be permitted; and a variance from Chapter 8, § 8-123 to allow substantial improvements in a floodplain area, whereas substantial improvements in a floodplain area would not otherwise be permitted.

**VII. Old/New Business**

**VIII. Adjournment**