



# Township of Lower Makefield

## Planning Commission

### 2020 Annual Report

Planning Commission Members:

- Anthony Bush
- Ross Bruch
- Adrian Costello
- Dawn Stern
- Tejinder Gill
- Frederic Weiss, Supervisor Liaison

The Planning Commission met fourteen times during 2020: twenty-four meetings were scheduled at the beginning of the year; ten were cancelled due to holidays or lack of agenda items.

Craig Bryson was elected chair and served until July 27, 2020, Ross Bruch was elected vice-chair, and Tony Bush was elected secretary at the reorganization meeting on January 13, 2020. Chad Wallace served on the Commission until January 27, 2020. Dawn Stern, Adrian Costello and Tejinder Gill also served on the Commission. Tony Bush was elected chair and Adrian Costello was elected secretary at the November 9, 2020 meeting.

Jim Majewski served as the Township Director of Planning and Zoning; Andrew Pockl of Remington & Vernick served as the Township Engineer; and Barbara Kirk and David Truelove of Hill Wallack served as the Township Solicitor for the Planning Commission. Frederic Weiss served as the Board of Supervisors Liaison.

During 2020, the Planning Commission recommended adoption of the Amendment to the Zoning Ordinance and Map to Create a Mixed-Use (Mu) Overlay District within the Office Research (OR) Zoning District.

The Planning Commission reviewed and provided comments on the draft Morrisville Borough Comprehensive Master Plan, and discussed Subdivision and Land Development (SALDO) Design Guidelines and miscellaneous ordinance amendments.

The Township Engineer gave a presentation to the Planning Commission on the Lower Makefield Stormwater MS4 (municipal separate storm sewer system) Program Presentation.

The Lower Makefield Township Planning Commission reviewed the following development projects:

<b>Plan #</b>	<b>Project Name</b>	<b>Type</b>	<b>Description</b>	<b>Status/Action</b>
643	Erin Development 1685 Dobry Road <i>Dobry Road</i>	Major Subdivision	76 single-family attached dwelling Age-Qualified Community	4-0 Vote for Final Approval
670	Prickett Preserve at Edgewood <i>930 Stony Hill Road</i>	Major Subdivision and Land Development	Proposed resubdivision of 5 lots into 2, preserve & repurpose an historic farmhouse & barn, construct 9 multi-family buildings with 200 apartment units plus a clubhouse, construct a 100,000 SF Wegmans, 3,000 SF bank, 13,111 SF pharmacy, & a total of 35,750 SF of retail/ restaurant space in 4 other commercial buildings.	Discussion only
673	Marrazzo Property Townhouses <i>1301 Yardley- Morrisville Road @ Sutphin Road</i>	Major Subdivision	11 single-family attached townhouse dwellings w/ 17 parking spaces	4-0 Vote for Preliminary /Final Approval
675	Pennsylvania American Water Company Edgewood Road Water Treatment Plant Expansion <i>1145 Edgewood Road</i>	Special Exception Recommendation to Zoning Hearing Board and Amended Final Land Development	Proposed Utility use for the expansion of the water treatment facility to comply with Federally mandated disinfection improvements	4-0 Vote for Approval of special exception 5-0 Vote for Amended Final Approval
676	Harbison – 2 Lot Subdivision <i>775 Sandy Run Road</i>	Informal Sketch Plan	Proposed subdivision to create 1 new building lot	Discussion only
677	Heston Hall in Flowers Field at Edgewood <i>1790 Langhorne- Yardley Road</i>	Minor Subdivision	Proposed Subdivision to separate commercial portion of the project into 2 lots	5-0 Vote for Approval
678	Pennsylvania American Water Company Oxford Valley Road Booster Pump Station <i>West side of Oxford Valley Road</i>	Special Exception Recommendation to Zoning Hearing Board Preliminary/Final Land Development	Proposed Utility use for the construction of a booster pump station building adjacent to the existing water tank	4-0 Vote for Approval of special exception 5-0 Vote for Preliminary/ Final Approval
	Jean Augustin <i>3 Ridge Avenue</i>	Special Exception Recommendation to Zoning Hearing Board	Proposed use of an existing single- family dwelling as a bed and breakfast, or in the alternative, for boarding of not more than 2 boarders	4-0 Vote for Denial of special exception

The following is a summary of items discussed and actions taken at each meeting during 2020:

[January 13, 2020](#)

Reorganization

Pennsylvania American Water Company Edgewood Road Water Treatment Plant Expansion - Special

Exception - 4-0 vote for approval by Zoning Hearing Board

SALDO Ordinance Amendment on Design Guidelines– Discussion Only

2019 Planning Commission Annual Report – Approved

[January 27, 2020](#)

Marrazzo Property Townhouses - 4-0 vote for Approval by the Board of Supervisors

[February 10, 2020](#)

SALDO Ordinance Amendment on Design Guidelines – Discussion Only

[March 9, 2020](#)

SALDO Ordinance Amendment on Design Guidelines – Discussion Only

[May 19, 2020](#)

Pennsylvania American Water Company Edgewood Road Water Treatment Plant Expansion – Amended Land

Development - 5-0 vote for Approval by the Board of Supervisors

Harbison 2 Lot Subdivision – Informal Sketch Plan - Discussion Only

Lower Makefield Stormwater MS4 Program Presentation by Township Engineer

[July 13, 2020](#)

Acknowledge Receipt of Proposed Mixed-Use (Mu) Overlay District Zoning Ordinance Amendment

Erin Development Dobry Road Final Subdivision Plan - 4-0 Vote for Approval by the Board of Supervisors

Heston Hall in Flowers Field at Edgewood – Minor Subdivision - 5-0 Vote for Approval by the Board of Supervisors

SALDO Ordinance Amendment on Design Guidelines– Discussion Only

[July 27, 2020](#)

Proposed Mixed-Use (Mu) Overlay District Zoning Ordinance Amendment – Discussion Only

[August 10, 2020](#)

Proposed Mixed-Use (Mu) Overlay District Zoning Ordinance Amendment – 3-0 Vote for Approval by the Board of Supervisors

[September 1, 2020](#)

SALDO Ordinance Amendment on Design Guidelines – Discussion Only

[September 14, 2020](#)

SALDO Ordinance Amendment on Design Guidelines – Discussion Only

[October 12, 2020](#)

Pennsylvania American Water Company Oxford Valley Road Booster Pump Station - 4-0 Vote for Approval of special exception by Zoning Hearing Board

Jean Augustin - 4-0 Vote for Denial of special exception by Zoning Hearing Board

[November 9, 2020](#)

Reorganization

Pennsylvania American Water Company Oxford Valley Road Booster Pump Station – Preliminary/Final Land Development - 5-0 vote for Approval by the Board of Supervisors

Prickett Preserve at Edgewood – Discussion Only

[November 30, 2020](#)

Morrisville Borough Comprehensive Master Plan – Discussion Only

[December 14, 2020](#)

Morrisville Borough Comprehensive Master Plan – 5-0 Vote to send comments to Morrisville Borough

Miscellaneous Ordinance Amendments – Discussion Only

This report is provided in part to satisfy the requirements of §207 of Pennsylvania Act 247, the Municipalities Planning Code.