

**LOWER MAKEFIELD TOWNSHIP**

**SUBDIVISION AND LAND DEVELOPMENT STATUS SHEET**

**DECEMBER 17, 2015**

**Updated 12/17/15**

- #590            ARIA HEALTH – PRELIMINARY LAND DEVELOPMENT SUBMISSION  
(FORMERLY KNOWN AS FRANKFORD HEALTHCARE SYSTEM)
- Owner:            Aria Health, c/o Ronald Kumor, COO  
Applicant:        Same  
Location:         Newtown Yardley Road & Stony Hill Road  
Tax Parcel:       20-12-1-1  
Zoning:            O/R  
Size:              41.178 acres  
Proposal:         Hospital  
Comments:        Time Extended to: **NOW 6/30/16.**
- #574            CAPSTONE TERRACE – LAND DEVELOPMENT – FINAL PLAN
- Owner:            Shady Brook Investors, L.P.  
Applicant:        Same  
Location:         Intersection of Stony Hill Rd & Township Line Rd  
Tax Parcel:       20-16-39, 20-12-1 & 20-12-2  
Zoning:            O/R  
Size:              14.855 acres  
Proposal:         3 story, 60,000 sq. ft. office building  
Comments:        Time Extended to: **NOW 6/30/16.**
- #562-A         DOGWOOD DRIVE (A/K/A HARMONY LANE) – PRELIMINARY PLAN
- Owner:            Dogwood Drive, L. P.  
Applicant:        Same  
Location:         Dogwood Drive  
Tax Parcel:       20-8-25  
Zoning:            R-2  
Size:              14.727 acres  
Proposal:         5 lots  
Comments:        Time Extended to: **NOW 3/31/16.**  
P.C. approved with conditions on 6/27/11.

#496-N FIELDSTONE AT LOWER MAKEFIELD – PRELIMINARY PLAN

Owner: Quaker Group Bucks, L. P.  
Applicant: Same  
Location: Edgewood Road  
Tax Parcel: 20-16-73  
Zoning: R-2  
Size: 39.2 acres  
Proposal: 30 lots  
Comments: Time Extended to: **NOW 6/30/16.**

#496-B FIELDSTONE (HARRIS TRACT) – SKETCH PLAN BY BEAZER

#583 FIELDSTONE AT LOWER MAKEFIELD (A/K/A HARRIS FARM) –  
PRELIMINARY SKETCH PLAN SUBMITTED BY PRINCETON  
HYDRO ON BEHALF OF THE QUAKER GROUP AND K. HOVNANIAN  
(REFERENCE #496-N AND #549)

#605 JENNINGS TRACT – PRELIMINARY PLAN

Owner: Joe Jennings  
Applicant: Same  
Location: Taylorsville Rd & McKinley Avenue  
Tax Parcel: 20-31-4  
Zoning: R-RP  
Size: 9.78 acres  
Proposal: 2 lots  
Comments: Time Extended to: **NOW 3/30/16.**

#637 LOWER MAKEFIELD COMMUNITY CENTER –  
PRELIMINARY/FINAL PLAN

Owner: Lower Makefield Township  
Applicant: Same  
Location: Oxford Valley Road  
Tax Parcel: 20-34-47  
Zoning: R-2  
Size: 25.40 acres  
Proposal: Public Recreation Facility, including a meeting room, game room, rest rooms and associated facilities, parking areas, stormwater detention basin and an underground stormwater infiltration basin.  
Comments: Time Expires: 10/10/14.  
P.C. approved with conditions 9/22/14.  
COMPLETE



#644

BIBLE FELLOWSHIP – SECOND MODIFICATION OF LAND DEVELOPMENT APPROVAL

Owner: Bible Fellowship Evangelical Free church  
Applicant: Same  
Location: 725 Oxford Valley Road  
Tax Parcel:  
Zoning: R-2 (with previous special exception)  
Size: 11.85 acres  
Proposal: Continuation of previous special exception, variances and waivers: extension of time for portable classrooms  
Comments: P.C. Approved with conditions on 7/27/15.  
BOS Approved with conditions on 9/2/15.  
Time for portable classrooms extended to 4/1/27.

#645

1685 DOBRY ROAD – PRELIMINARY MAJOR SUBDIVISION & LAND DEVELOPMENT PLAN

Owner: Dobry Road, LLC.  
Applicant: ERIN Development  
Location: 1685 Dobry Road  
Tax Parcel: 20-012-028  
Zoning: C-3  
Size: 16.57 acres  
Proposal: 20 lots, 80 age-restricted units  
Comments: Time Expires: 1/2/16.

#646

EDGEWOOD VILLAGE – LAND DEVELOPMENT PLAN

Owner: Cameron C. Troilo  
Applicant: Makefield Glenn, LLC.  
Location: Southeast corner of Yardley-Langhorne and Edgewood Village Road  
Tax Parcel: 20-16-64, 20-16-65, Deed LRB 6911 PG 2232  
Zoning: HC – Historic Commercial  
Size: 0.95 acres  
Proposal: Proposed restaurant, retail space & 3 apartments  
Comments: Time Expires: 1/21/16.