



Township of Lower Makefield

Planning Commission

2021 Annual Report

Planning Commission Members:

- Anthony Bush
- Ross Bruch
- Adrian Costello
- Dawn Parkinson Stern
- Tejinder Gill
- Daniel Grenier, Supervisor Liaison

The Planning Commission met seven times during 2021: twenty-four meetings were scheduled at the beginning of the year; seventeen were cancelled due to holidays or lack of agenda items.

Tony Bush was elected chair, Ross Bruch was elected vice-chair, and Adrian Costello was elected secretary at the reorganization meeting on January 25, 2021. Dawn Stern and Tejinder Gill also served on the Commission.

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

During 2021, the Planning Commission reviewed 1 Subdivision & Land Development Plan, 2 Conditional Uses, 2 Minor Subdivisions, 2 Lot Line Changes, 2 Informal Sketch Plans, and 1 Sewage Facilities Planning Module. The Planning Commission also discussed the bike paths proposed for the [Newtown to the D&L Canal - Trail Feasibility Study](#) by the Bucks County Planning Commission.

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

Plan #	Project Name	Type	Description	Status/Action
670	Prickett Preserve at Edgewood <i>930 Stony Hill Road</i>	Conditional Use, 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.	5-0 Vote for Conditional Use & Preliminary /Final Approval
679	Jorge Gomez 1442 Oxford Valley Road	Minor Subdivision	Subdivide lot containing an existing single family dwelling into 2 single-family residential lots (creating 1 new building lot)	5-0 Vote for Approval
680	The Point (Troilo) 1674 Edgewood Road at Yardley-Langhorne Road	Informal Sketch Plan	Proposed plan for renovation of the existing Ishmael house into a 1-unit dwelling, renovation of the existing Quill house into a 2-unit dwelling, construction of a new 2-story 6-unit dwelling and two (2) new 2-story 4-unit dwelling with 23 parking spaces	Discussion Only
681	Bucks County Smiles 1648 Dobry Road at Oxford Valley Road	Informal Sketch Plan	Proposed plan for an 8,050 square foot dental office with 54 parking spaces	Discussion Only
682	Miller Property 1648 Langhorne-Yardley Road	Lot Line Change	Proposed lot line change for 2 lots resulting in a 2.397 acre lot containing the existing dwelling ("Old Shade House"), garage and carriage house and a vacant 2.458 acre lot.	4-0 Vote for Approval
683	JD Signature Homes 936 Sandy Run Road	Lot Line Change	Proposed lot line change for 2 lots resulting in a 0.62 acre lot containing the existing dwelling, garage and outbuildings to be removed and a vacant 0.66 acre lot.	4-0 Vote for Approval
684	1181 Oxford Valley LLC 1181 Oxford Valley Road	Minor Subdivision	Subdivide lot containing an existing single family dwelling into 2 single-family residential lots (creating 1 new building lot) consisting of 2.38 acres and 1.01 acres	5-0 Vote for Approval

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

[January 25, 2021](#)

Reorganization

Prickett Preserve at Edgewood – Conditional Use & Preliminary/Final Subdivision and Land Development - 5-0 vote for Approval by the Board of Supervisors

[February 8, 2021](#)

2020 Planning Commission Annual Report – Approved

Acknowledge Receipt of Plan #679 – Gomez Minor Subdivision

[March 8, 2021](#)

Gomez Minor Subdivision - 5-0 vote for Approval by the Board of Supervisors

[April 5, 2021](#)

Prickett Preserve at Edgewood – Sewage Facilities Planning Module Component 4 - 5-0 vote for Approval by the Board of Supervisors

The Point (Troilo) Property – Informal Sketch Plan - Discussion Only

Bucks County Smiles – Informal Sketch Plan - Discussion Only

[June 7, 2021](#)

Miller Lot Line Change - 4-0 vote for Approval by the Board of Supervisors

[July 12, 2021](#)

JD Signature Homes Lot Line Change - 4-0 vote for Approval by the Board of Supervisors

Bike Path Discussion Bucks County Planning Commission – Discussion Only

[August 9, 2021](#)

1181 Oxford Valley Road Minor Subdivision - 5-0 vote for Approval by the Board of Supervisors

The Point (Troilo) Property – Informal Sketch Plan - Discussion Only

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