



# Township of Lower Makefield

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## Planning Commission

### 2022 Annual Report

Planning Commission Members:

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

The Planning Commission met seven times during 2022: twenty-four meetings were scheduled at the beginning of the year; seventeen were cancelled due to holidays or lack of agenda items.

Ross Bruch was elected chair, Adrian Costello was elected vice-chair, and Dawn Stern was elected secretary at the reorganization meeting on January 10, 2022. Tony Bush and Tejinder Gill also served on the Commission.

Jim Majewski served as the Township Community Development Director; Andrew Pockl of Remington & Vernick served as the Township Engineer; Barbara Kirk of Hill Wallack served as the Township Solicitor for the Planning Commission; and Dan McLoone joined the Township staff in May as a Community Planner. Daniel Grenier served as the Board of Supervisors Liaison.

During 2022, the Planning Commission reviewed 1 Subdivision & Land Development Plan, 1 Amended Land Development Plan, 2 Minor Subdivisions, and 1 Lot Line Change.

The Planning Commission also made recommendations on the Act 537 Plan Special Study, proposed amendments to SALDO regarding required planting of trees, proposed amendments to the Stormwater Management Ordinances, and proposed amendments to Chapter 200 to establish mandatory open space requirements.

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

Plan #	Project Name	Type	Description	Status/Action
686	Giagnacova Minor Makefield Road, Sutphin Road & Fayette Drive	Minor Subdivision	Subdivide lot to create a new 0.42 acre single family lot & a 1.69 acre remainder lot containing the 2 existing single family dwellings & outbuildings	4-0 Vote for Approval
687	Charles Boehm Middle School Addition 866 Big Oak Road	Amended Land Development	Amended plan to construct a 7,845 SF addition, minor modifications to the parking/drop-off area & remove a previously approved parking lot in front of the building	4-0 Vote for Amended Final Approval
1566	1566 LLC 1566 Newtown-Yardley Rd, 1472 Newtown-Yardley Rd, 1069 Creamery Rd, Buck Creek Drive	Major Subdivision	Proposed plan to consolidate 4 existing lots, remove 2 existing houses and resubdivide the property to create 6 new single-family dwelling lots and one 14-acre lot containing an existing house and ponds	4-0 vote for Preliminary Approval
684	1101 Big Oak Road 1101 Big Oak Road	Major Subdivision	Subdivide a 6.07-acre lot (containing an existing dwelling and garage to be removed) into 6 single-family residential lots	Discussion Only

The following is a summary of items discussed and actions taken at each meeting during 2022:

January 10, 2022

- Reorganization
- Acknowledge Receipt of Plan #685 – 1566 LLC Major Subdivision
- 2021 Planning Commission Annual Report – Approved
- Act 537 Special Study Sale of Sewer System - 5-0 vote to make no recommendation to the Board of Supervisors

February 7, 2022

- Act 537 Special Study Sale of Sewer System - 5-0 vote to recommend that the Act 537 Special Study will not impact the Planning Commission’s ability to regulate SALDO and Zoning but the Planning Commission cannot reach a consensus as to the impact on the Comprehensive Plan which would require future, further study.
- Proposed Ordinance to Amend Provisions of SALDO Chapter 178, Landscape and Open Land Requirements -5-0 vote to recommend approval of the proposed Amendment to SALDO regarding required planting of trees subject to the elimination of the provision for planting non-native species.

[May 9, 2022](#)

- Giagnacova Minor Subdivision - 4-0 vote for Approval by the Board of Supervisors
- Charles Boehm Middle School Addition Amended Final Plan – 4-0 vote for Approval by the Board of Supervisors

[June 13, 2022](#)

- Proposed Amendments to Chapter 173 (Delaware River South Watershed Stormwater Management Ordinance) & Chapter 174 (Neshaminy Creek Watershed Stormwater Management Ordinance) to Meet Updated NPDES MS4 Requirements – 3-0 vote for Approval by the Board of Supervisors

[July 11, 2022](#)

- 1566 LLC Major Subdivision - 4-0 vote for Preliminary Approval by the Board of Supervisors
- Acknowledge Receipt of Plan #688 – 1273 Lindenhurst Road Major Subdivision
- Acknowledge receipt of Plan #689 – 1101 Big Oak Road Major Subdivision

[September 12, 2022](#)

- 1101 Big Oak Road Major Subdivision – Discussion Only

[November 14, 2022](#)

- Proposed Amendments to Chapter 200 to Establish Mandatory Open Space Requirements – 4-0 vote to recommend the Board of Supervisors table the ordinance for further discussion and amendments

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

