



Township of Lower Makefield

Planning Commission

2023 Planning Report

Planning Commission Members: Adrian Costello
 Anthony Bush
 Tejinder Gill
 Dawn Stern (Jan-March 2023)
 Colin Coyle
 John DeLorenzo

The Planning Commission met twelve times during 2023: fourteen meetings were scheduled; two were cancelled in July due to lack of agenda items.

Adrian Costello was elected chair, Tejinder Gill was elected vice-chair, and Dawn Stern was elected secretary at the reorganization meeting on January 9, 2023. Dawn Stern served on the Commission until March 13, 2023. Colin Coyle was elected secretary on April 10, 2023. John DeLorenzo and Anthony Bush also served on the commission.

Jim Majewski served as the Township Community Development Director and Dan McLoone served as Township Community Planner; Andrew Pockl and Paul DeFiore of Remington & Vernick served as the Township Engineer; Barbara Kirk of Hill Wallack served as the Township Solicitor for the Planning Commission. Fred Weiss and Colin Coyle served as the Board of Supervisors Liaisons.

During 2023, the Planning Commission reviewed 5 Subdivision & Land Development Plans, 1 Minor Subdivision, 1 Special Exception, and 1 Sketch Plan.

The Commission also made recommendations for Sewage Facilities Planning Modules Component 4A/Municipal Planning Agency Review's for 2 subdivisions, made recommendations for proposed amendments to Chapter 200 to establish mandatory open space requirements, made recommendations for amendments to Chapter 178 SALDO related to Open Space Definitions and Requirements, and provided comments for the [Bucks County 2040 Vision plan](#).

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

Plan #	Project Name	Type	Description	Status/Action
689	1101 Big Oak Road Subdivision	Major Subdivision	Subdivide a 6.07-acre lot (containing an existing dwelling and garage to be removed) into 6 single-family residential lots	3-0 Vote for Approval, 1 abstain
688	1273 Lindenhurst Subdivision	Major Subdivision	Subdivide a 3.03-acre lot containing an existing stone dwelling & stone barn into 3 single-family residential lots (creating 2 new building lots)	5-0 Vote for Approval
685	1566 LLC Major Subdivision	Major Subdivision	Consolidate 4 existing lots, remove 2 existing houses & resubdivide the property to create 6 new single-family dwelling lots & one 14-acre lot containing an existing house & ponds	4-0 Vote for Approval, 1 abstain
692	Torbert Subdivision	Major Subdivision	Subdivide 106-acre farm into 78 single-family residential dwelling lots	No recommendation made
691	The Point (Troilo)	Land Development	Renovation of the existing Ishmael house into a 1-unit dwelling, replication of the existing Quill house into a 2-unit dwelling, construction of 1 new 2-story dwelling containing 2 units & 2 new 2-story dwellings each containing 4 units with 28 on-site parking spaces	5-0 Vote for Approval
693	1511 Lindenhurst	Minor Subdivision	Subdivide lot containing an existing single-family dwelling into 2 single-family residential lots (creating 1 new building lot)	4-0 Vote for Approval

The following is a summary of items discussed and actions taken at each meeting during 2023:

January 9, 2023:

- Reorganization
- 1273 Lindenhurst Road – Sewage Facilities Planning Modules Component 4A – Municipal Planning Agency Review – Approved 4-0
- 2022 Annual Report – Approved
- Discuss Proposed Ordinance to Amend the Dimensional Standards in the Residential Zoning Districts to Provide for and to Establish Mandatory Open Space Requirements

February 13, 2023

- 1101 Big Oak Road Subdivision – 3-0 vote for BOS approval, 1 member abstained.
- 1273 Lindenhurst – Postponed to March 13, 2023 meeting

March 13, 2023

- 1566 LLC Major Subdivision – Postponed to April 10, 2023 meeting
- 1273 Lindenhurst Road Major Subdivision – 5-0 vote for BOS approval
- Discuss Proposed Ordinance to Amend the Dimensional Standards in the Residential Zoning Districts to Provide for and to Establish Mandatory Open Space Requirements

April 10, 2023

- 1566 LLC Major Subdivision – 4-0 Vote for BOS approval, 1 abstain
- Election of Secretary – Colin Coyle
- Acknowledge Receipt of Plan #691 – Torbert Major Subdivision
- Discuss Proposed Ordinance to Amend the Dimensional Standards in the Residential Zoning Districts to Provide for and to Establish Mandatory Open Space Requirements

May 8, 2023

- Discuss Proposed Ordinance to Amend the Dimensional Standards in the Residential Zoning Districts to Provide for and to Establish Mandatory Open Space Requirements
- Discuss site walk to Torbert Farm – 5-0 Vote for BOS Approval

June 12, 2023

- Tobert Major Subdivision – No recommendation made.
- Approval of Proposed Amendments to the SALDO Related to Open Space Definitions and Requirements – 5-0 Vote for BOS Approval
- Acknowledge Receipt of Plan #691 – The Point (Troilo)

August 14, 2023

- Discuss Bucks County Planning Commission Comments on Proposed Amendments to the Subdivision & Land Development Ordinance Related to Open Space Definitions and Requirements – 5-0 Vote for BOS Approval
- The Point Major Subdivision – Preliminary Plan Approval Discussion

September 11, 2023

- Acknowledge Receipt of Plans for 1511 Lindenhurst Minor Subdivision

September 25, 2023

- Discuss Special Exception (Z-23-2032) for Expansion of Existing Medical Use at 777 Township Line Road. – 3-0 Vote for ZHB Approval

October 30, 2023

- The Point Major Subdivision – 5-0 Vote for BOS Approval
- 1101 Big Oak Road - Sewage Facilities Planning Modules Component 4A – Municipal Planning Agency Review – 5-0 Vote for Approval
- Acknowledge Receipt of Plans of Plan #694 – Cleary and Timko-Noyes

November 13, 2023

- 748 Stony Hill Road- Sketch Plan Review
- Discuss 2040 Bucks County Vision Plan

December 11, 2023

- 1511 Lindenhurst Minor Subdivision- 4-0 Vote for BOS Approval
- Comments for 2040 Bucks County Vision Plan
- Discussion of Amendment to Ordinance Amending the Definition of Open Space – Discussion Only
- Discussion of Amended Wireless Communications Facilities Ordinance – Discussion Only

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