



Township of Lower Makefield

Planning Commission Agenda

JULY 14, 2025 at 7:30 P.M.

The [Planning Commission](#) meeting will be a hybrid meeting where residents can participate virtually from home or in person at the township building. Public Comment will be available in person or by phone when the chair calls for public comment.

- 1.) Dial **646 876 9923**
- 2.) Enter meeting ID **2672741100#** when prompted
- 3.) Click # when prompted to enter participant ID

You can view the meeting in real time on *Verizon channel 2120* or *Comcast channel 22*.

You can view the meeting in the following formats but there will be a slight delay:

Facebook: <https://www.facebook.com/LowerMakefieldTownship/>

YouTube: <https://www.youtube.com/channel/UCOq0e9VmBEZppWBFJbI9uAA>

1. CALL TO ORDER
2. APPROVAL OF MINUTES FROM THE 6/9/25 MEETING
3. FLOODPLAIN ORDINANCE AMENDMENT TO BE CONSISTENT WITH NEW REQUIREMENTS FOR FEMA COMMUNITY RATING SYSTEM PROGRAM
4. Appeal Z-25-26 – 194 River Road Washington Crossing, PA 18977
Proposed Single Family Dwelling - Edward Murphy, Esq./Pinchuk
Special Exception
Tax Parcel - 20-028-068
R-RP Residential-Resource Protection
Proposed reconstruction of a nonconforming structure which would lead to a 50% increase in volume or area from the existing nonconforming structure (200-86.B.(3)(b)) in accordance with the standards set forth in Section 200-98 of the Lower Makefield Township Zoning Ordinance.
5. [#692](#) - TORBERT FARM SUBDIVISION
Consideration of Preliminary Subdivision Approval
Tax Parcel 20-016-011
R-1 Residential Low Density Zoning District
1700 Yardley-Newtown Rd at Creamery Road
Proposed subdivision of 106-acre farm into 78 single-family residential dwelling lots
6. ADJOURNMENT