



Township of Lower Makefield

Projects Under Consideration in the Review Process

| Plan # | Project Name | Type | Description | Owner & Applicant | Lot Size (Acres) | Tax Parcel | Zoning | Status/Action | Time Expires |
|--------|---|-------------------|---|--|------------------|------------------------------|-----------------------------------|---|-------------------------------------|
| 590 | Aria Health (fka Frankford Health System) <i>Route 332 & Stony Hill Road</i> | Land Development | 3-story 375,000 sq. ft. hospital, two (2)-40,000 sq. ft. medical buildings with 976 parking spaces & a heliport | Aria Health / Same | 41.178 | 20-012-001-001 | O/R Office Research | Preliminary Plan. 2012 appeal of the ZHB denial is still pending in the Bucks County Court of Common Pleas. | 12/31/2025 |
| 658 | Snipes Tract Athletic Fields <i>Dolington Road & Quarry Road</i> | Land Development | 3 large & 1 small multi-purpose athletic fields, concession/restroom building, skate park, 157 parking spaces | Lower Makefield Township / Same | 36.26 | 20-016-002 20-016-001-001 | R-2 Residential Medium Density | Preliminary/Final Approval by BOS 5/30/2017. Remanded by Court back to Board of Supervisors. | N/A |
| 692 | Torbert Farm <i>1700 Newtown-Yardley Rd at Creamery Rd & Palomino Way</i> | Major Subdivision | Proposed 78 lot single-family residential subdivision | Torbert Farm, LP / Same | 110.27 | 20-016-011 | R-1 Residential Low Density | Preliminary Plans resubmitted for review on 2/7/25. Discussed at the 3/10/2025 PC meeting, including realignment of Creamery Road and Mirror Lake Road. | 9/30/2025 |
| 693 | 1511 Lindenhurst Subdivision <i>1511 Lindenhurst Road</i> | Minor Subdivision | Subdivide a 6.10-acre lot containing an existing single-family dwelling into 2 single-family residential lots (creating 1 new building lot) | Joseph Smith & Cynthia McDonough / Same | 6.1 | 20-003-017 | R-1 Residential Low Density | ZHB granted variances on February 7, 2023 (Appeal No. 23-1994). PC recommended Preliminary/Final Plan Approval at 12/11/2023 PC meeting. Discussed at 2/10/2025 PC meeting. Applicant will review sewer alternatives with Aqua. | indefinite pending sewer resolution |
| 695 | Fieldstone Harris Tract Subdivision <i>1269 Edgewood Rd</i> | Major Subdivision | Proposed 29 lot single-family residential building lots. Remediation of existing landfill on a portion of the property. | Quaker Group Bucks, L.P. / JPO Fieldstone, LP | 39.2 | 20-016-073 20-016-073-002 | R-2 Residential Medium Density | Preliminary plans submitted for review. Site walk conducted on 3/22/2024. Environmental Impact Assessment & Traffic Impact Assessment submitted 5/2/2024. | |
| | Trinity Realty Companies <i>136 Old Oxford Valley Road</i> | Sketch Plan | Proposed 16 single-family attached dwelling Age-Qualified Community | Heiber Family Limited Partnership / Trinity Realty | 3.55 | 20-032-001 | C-3 General Business / Industrial | Discussed at 12/9/2024 PC meeting. Variance granted at the 8/5/2025 ZHB meeting to allow 15 new units. | N/A |
| | Knesset Hasefer Synagogue <i>1237 Edgewood Road</i> | Sketch Plan | Proposed 14,730 square foot synagogue with 61 parking spaces | Knesset Hasefer | 4.8 | 20-016-073-001 | R-2 Residential Medium Density | Discussed at 2/10/25 PC meeting. Applicant submitted variance application continued to 8/19/25. | N/A |



Township of Lower Makefield

Projects Recently Approved

| Plan # | Project Name | Type | Description | Owner & Applicant | Lot Size (Acres) | Tax Parcel | Zoning | Approval Status | Status of Documents | Next Step |
|--------|--|-------------------|---|--|------------------|--|--------------------------------|---|--|---|
| 679 | Jorge Gomez <i>1442 Oxford Valley Road</i> | Minor Subdivision | Subdivide lot containing an existing single family dwelling into 2 single-family residential lots (creating 1 new building lot) | Jorge Gomez/ Same | 1.915 | 20-32-017 | R-2 Residential Medium Density | Preliminary/Final Approval at the 4/21/2021 BOS Meeting. | Waiting on applicant to provide documentation to finalize plans for recording. | Applicant needs to resubmit plans to comply with the conditions of approval. |
| 562 | Dogwood Drive (aka Harmony Lane) Dogwood Drive | Major Subdivision | 5 single-family residential building lots | Dogwood Drive, L.P. / Same | 14.727 | 20-8-25 | R-2 Residential Medium Density | Final approval by recorded Stipulation for Settlement on 10/18/2022 | Revised Sewage Facilities Planning Modules signed at 6/09/2025 PC meeting. | Waiting on applicant to provide documentation to finalize plans for compliance with conditions of approval. |
| 685 | 1566 LLC <i>1566 Newtown-Yardley Rd, 1472 Newtown-Yardley Rd, 1069 Creamery Rd, Buck Creek Drive</i> | 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 | 1566 LLC, Gerald & Lydia Katzoff / 1566 LLC | 21.488 | 20-018-001, 20-018-001-002, 20-018-002, 20-016-027 | R-1 Residential Low Density | Preliminary approval granted at 7/20/2022 BOS meeting. Final Approval granted at the 7/19/2023 BOS meeting. | Applicant needs to submit revised plans for compliance with conditions of approval. | |
| 688 | 1273 Lindenhurst Subdivision <i>1273 Lindenhurst Road</i> | 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) | Universal Building & Construction Inc. / Same | 3.03 | 20-3-20 | R-1 Residential Low Density | Preliminary/Final Approval at 4/19/2023 BOS Meeting. | Applicant needs to submit revised plans for compliance with conditions of approval. Planning Modules approved at 12/20/2023 BOS meeting. | Mylars and agreements to be signed by BOS. |
| 694 | Cleary and Timko-Noyes Subdivision <i>Sandy Run Road & Edgewood Road</i> | Minor Subdivision | Subdivide a 4.175-acre lot into 2 single-family residential lots | Theresa Cleary & Caroline Timko-Noyes | 4.175 | 20-034-020-004 | R-2 Residential Medium Density | Preliminary/Final Plan Approval at 7/17/2024 BOS Meeting. | Applicant needs to submit revised plans for compliance with conditions of approval. | |
| 696 | Wright Farm <i>1878 Yardley-Newtown Rd at Surrey Lane</i> | Major Subdivision | Proposed 47 lot single-family residential subdivision with 12.67 acres of open space. | Douglas & Elsie Wright / Woodbury Grove Investors, LP | 49.64 | 20-016-012 | R-1 Residential Low Density | Preliminary/Final Plan at 5/21/2025 BOS meeting. | Applicant submitted revised plans for compliance with conditions of approval on 7/24/2025. | |



Township of Lower Makefield

Projects Under Construction

| Plan # | Project Name | Type | Project Description | Builder & Applicant | Lot Size (Acres) | Tax Parcel | Zone | Original Escrow/Bond | Escrow/Bond Balance Remaining | Project Status / Outstanding Items | Total # Building Lots | Building Permits Issued | Building C.O.'s Issued |
|--------|---|-------------------------------------|--|---|------------------|--|------|---|---|---|--|--|--|
| 335 T | Regency at Yardley (fka Octagon Center) <i>Big Oak Road & Oxford Valley Road</i> | Major Subdivision | 191 single family dwellings and 186 townhouse (carriage homes) units with a clubhouse, pool, tennis courts, plus 5 acres along Old Oxford Valley Road to be donated to LMT | Toll Brothers | 133.5 | 20-32-4-1 20-32-1-2 | C-3 | \$783,860.83 \$161,923.85 \$2,860,142.73 \$1,548,171.08 \$619,016.72 \$500,000.00 \$6,473,115.21 <i>North Total</i> \$826,000.00 \$595,000.00 \$668,350.00 <u>\$1,223,035.25</u> \$3,312,385.25 <i>South Total</i> | \$0.00 North Ph. 1 \$0.00 North Ph. 2 \$0.00 North Ph. 3 \$0.00 North Ph. 4 \$0.00 North Ph. 5 <u>\$0.00 North Ph 6/7</u> \$0.00 Remaining for North (Singles) \$82,613.50 South Ph. I \$56,602.75 South Ph. II \$0 South Ph. III <u>\$95,557.50 South IV/V</u> \$234,773.75 Remaining for South (Carriages) | Regency North (Singles): Houses are all complete. Punchlist items being addressed. BOS approved final release for South Phase 3 at the 6/18/2025 BOS meeting. Regency South (Carriages). Houses are all complete. Final paving is complete. Developer working on basins that need additional remedial work & finalizing work on punchlist items. | North 197 South 180 | North 197 South 180 | North 197 South 180 |
| 412 | Towering Oaks at Yardley <i>Dolington Road & Susan Circle</i> | Major Subdivision | 7 lot single family residential subdivision | Triumph Building Group / Towering Oaks LLC | 12.087 | 20-3-48 | R-1 | \$447,077.04 | \$241,650.23 | Outstanding items include final paving, basin conversion, etc. Developer scheduled to complete remaining items by the end of Summer per a Court Ordered Stipulation and Settlement. | 7 | 7 | 7 |
| 543 | J.C. McGinn Construction (Minehart Tract) <i>Woodside Road & Lindenhurst Road</i> | Major Subdivision | Subdivide property into 2 single-family residential building lots | Thomas & Catherine Minehart/ John C. McGinn | 30.86 | 20-3-28 20-3-28-2 | R-1 | \$32,525.00 | \$0.00 | Permit issued for building, grading & on-lot stormwater management work for last vacant lot (Lot 2). | 7 | 7 | 6 |
| 597 | Flowers Field @ Edgewood (Troilo) <i>Stony Hill Road & Yardley- Langhorne Road</i> | Major Subdivision/ Land Development | 12 apartments, and 273,238 S.F. of commercial space | DeLuca & Cameron Troilo Properties | 15.622 | 20-12-4-1 20-12-5 20-13-4 20-14-7 | TND | \$3,373,000.00 | \$75,910.13 (Release 12) | Outstanding improvements for commercial section include final paving, sidewalk, lighting, landscaping, etc. Residential portion of project was accepted for dedication on 9/7/2022. | 48 | 48 | 48 |
| 643 | Yardley Preserve (Erin Development) 1685 Dobry Road <i>Dobry Road</i> | Major Subdivision | 76 single-family attached dwelling Age-Qualified Community | Dobry Road, LLC. / ERIN Development | 16.57 | 20-12-28 | C-3 | \$2,350,964.00 | \$717,750.50 (Release 3) | Pre-construction meeting held 11/13/2020 & construction commenced on 11/18/2020. Road paving & utilities have been installed. Residential units are complete. Developer completed rain garden plantings and final paving. Working on basin/pond conversion. | 76 | 76 | 76 |



Township of Lower Makefield

Projects Under Construction

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|--------|--|--|---|--|------------------|--|------|----------------------------------|---|--|-----------------------------------|-----------------------------------|--|
| 670 | Prickett Preserve at Edgewood <i>930 Stony Hill Road at Township Line Road</i> | Subdivision and Land Development / Conditional Use | Proposed resubdivision of 5 existing lots into 2 lots, preserve & repurpose an existing historic farmhouse and barn, construct 9 multi-family buildings containing a total of 200 apartment units plus a clubhouse, construct 7 commercial buildings consisting of a 91,501 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. | Shady Brook Investors, L.P. & Craig & Todd Prickett / Shady Brook Investors & L.P., ELU DeLuca LLC | 38.786 | 20-16-39 20-12-1-3 20-12-2-2 20-16-40 20-16-40-1 | MU | \$6,580,310.00 \$2,192,080.00 | \$910,626.00 (Release 11) \$0.00 (Residential Release 1) | Pre-construction meeting held 4/25/2022. Contractor performed tree clearing & started installation of erosion & sedimentation control measures on 5/16/2022. 3 retail/restaurant buildings are under construction. Curb, paving & stormwater management work is done . Route 332 widening & I-295 interchange & Stony Hill Road traffic improvements are complete. Pedestrian connection over the I-295 bridge to Edgewood Village is complete. Working on tenant fit-out in last 2 buildings & existing farmhouse. | 7 bldgs clubhouse 200 units | 7 bldgs clubhouse 200 units | 1 Chase bank, 1 CVS pharmacy, 1 Wegmans food store, 200 apartment units, clubhouse, 2 retail/ restaurant buildings, barn |
| 684 | 1181 Oxford Valley LLC <i>1181 Oxford Valley Road</i> | 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 & 1.01 acres | 1181 Oxford Valley LLC / Same | 3.59 | 20-034-066 | R-2 | \$10,000.00 | \$10,000.00 | Pre-construction meeting held 9/19/2023. Contractor did tree removal and installed erosion & sediment control measures. Proposed house is now complete. Existing home demolished & new home is under construction. | 1 | 2 | 1 |
| 686 | Giagnacova Minor <i>Makefield Road, Sutphin Road & Fayette Drive</i> | 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 | Albert & Lucille Giagnacova / Same | 2.1087 | 20-042-109 | R-2 | \$23,100.00 | \$23,100.00 | Manufactured house is under construction. Sewer line installed. Need to complete rain garden & finalize grading. | 1 | 1 | |
| 687 | Charles Boehm Middle School Addition <i>866 Big Oak Road</i> | 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 | Pennsbury School District | 20.48 | 20-034-090 | R-2 | | | Pre-construction meeting held on 11/10/2022. Interior demo work began in March. Phase 1, 2, 3 and 4, including administration addition, are complete. Parking lot repaving is complete. | | | |
| 689 | Estates at Big Oak (fka 1101 Big Oak Subdivision) <i>1101 Big Oak Road</i> | Major Subdivision | Subdivide a 6.07-acre lot (containing an existing dwelling and garage to be removed) into 6 single-family residential lots | Triumph Development Group, LLC / Triumph Construction Group, LLC | 6.07 | 20-034-127 | R-2 | \$387,962.24 | \$387,962.24 | Pre-construction meeting held on 4/29/2024. Contractor completed utility extensions in Elbow Lane & is working on building construction. | 6 | 6 | |



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|--------|--|------------------|--|----------------------------|------------------|------------|-----------|----------------------|-------------------------------|---|-----------------------|-------------------------|------------------------|
| 691 | The Point (Troilo) <i>1674 Edgewood Road at Yardley-Langhorne Road</i> | Land Development | Renovation of existing Ishmael house into a 1-unit dwelling, replication of 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 (13 units total) | Cameron & Olga Jean Troilo | 1.00 | 20-021-003 | H-C / TND | \$314,625.03 | | Hazardous trees along Edgewood Road were removed. HARB recommended approval of building certificates of appropriateness at January 14, 2025 meeting. Building COA issued at 2/5/2025 BOS meeting. Waiting on approval for sanitary sewer connections from Yardley Borough Sewer Authority. | 13 units | | |



Township of Lower Makefield

Projects Recently Dedicated

| Plan # | Project Name | Type | Projects Recently Completed | Builder & Applicant | Lot Size (Acres) | Tax Parcel | Zone | Original Escrow/Bond | Escrow/Bond Balance Remaining | Project Status / Outstanding Items | Total # Building Lots | Building Permits Issued | Building C.O.'s Issued |
|--------|---------------------------------------|-------------------|--|--|------------------|------------|------|----------------------|-------------------------------|---|-----------------------|-------------------------|------------------------|
| 642 | Kaplan Tract <i>Dolington Road</i> | Minor Subdivision | Subdivide 5 acres into 2 lots (1 new building lot) | Ann Ryan Trust Lawrence Kaplan/ Thomas Rossi & Karen Ruddy | 4.82 | 20-3-26-1 | R-1 | \$33,764.50 | | Building is complete. Need to complete outstanding punchlist items. | 1 | 1 | 1 |