



Township of Lower Makefield

Projects Under Consideration in the Review Process

1/9/2026

Plan #	Project Name	Type	Description	Owner & Applicant	Lot Size (Acres)	Tax Parcel	Zoning	Status/Action	Time Expires
590	Aria Health (fka Frankford Health System) Route 332 & Stony Hill Road	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.	12/31/2026
658	Snipes Tract Athletic Fields Dolington Road & Quarry Road	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 1700 Newtown-Yardley Rd at Creamery Rd & Palomino Way	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.	2/28/2026
693	1511 Lindenhurst Subdivision 1511 Lindenhurst Road	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 1269 Edgewood Rd	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.	N/A
	Trinity Realty Companies 136 Old Oxford Valley Road	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 1237 Edgewood Road	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 2/10/2025 PC meeting. Variances granted at 8/19/2025 ZHB meeting.	N/A
698	Giagnacova Subdivision Sutphin Road & 1706 Makefield Road	1 Major Subdivision	Subdivision of an existing site located at 1 Sutphin Road. The existing parcel is proposed to be subdivided into three lots. It also depicts a lot line change between proposed lot 2 and an existing lot 4.	Albert & Lucille Giagnacova	1.583	20-042-109 20-042-109-001	R-2 Residential Medium Density	Variances granted at 8/18/2025 meeting.	3/10/2026
699	Farm's Edge at Shady Brook Access Roadway 931 Stony Hill Road	Land Development	Proposed access roadway from Township Line Road to the proposed 129-lot Farm's Edge at Shady Brook subdivision in Middletown Township.	Shady Brook at Flemings Inc/ ELU DeLuca SB LM LLC	51.12	20-012-001	O/R Office Research		3/10/2026
700	1566 LLC 1566 Newtown-Yardley Rd, 1472 Newtown-Yardley Rd, 1069 Creamery Rd, Buck Creek Drive	Lot Line Change	Convey 14,627 SF from TMP 20-018-001-002 to TMP 20-018-001 & the remaining portion of TMP 20-018-001-002, 105,941 SF will be consolidated with TMP 20-016-027 upon recordation of the Final Subdivision Plans for 1566 LLC (Phase 2)	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		3/22/2026



Township of Lower Makefield

Projects Recently Approved

1/9/2026

Plan #	Project Name	Type	Description	Owner & Applicant	Lot Size (Acres)	Tax Parcel	Zoning	Approval Status	Status of Documents	Next Step
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)	Jorge Gomez/ Same	1.915	20-32-017	R-2 Residential Medium Density	Preliminary/Final Approval at the 4/21/2021 BOS Meeting.	Mylars have been signed.	Applicant needs to provide signed agreements for recording 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 1566 Newtown-Yardley Rd, 1472 Newtown-Yardley Rd, 1069 Creamery Rd, Buck Creek Drive	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. Applicant has submitted a lot line change as a Phase 1 of the project.	
694	Cleary and Timko-Noyes Subdivision Sandy Run Road & Edgewood Road	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.	Applicant plans to submit plans for recording.
696	Oakvale at Yardley (fka Wright Farm) 1878 Yardley-Newtown Rd at Surrey Lane	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 that complied with the conditions of approval.	Applicant needs to provide signed mylars and agreements for recording. Pre-constructoin meeting to be scheduled.



Township of Lower Makefield

Projects Under Construction

1/9/2026

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 \$1,223,035.25 \$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 \$0.00 North Ph. 6/7 \$0.00 Remaining for North (Singles) \$82,613.50 South Ph. I \$56,602.75 South Ph. II \$0 South Ph. III \$95,557.50 South IV/V \$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. Request for final release denied at 12/17/2025 BOS meeting for outstanding punchlist items.	North 197	North 197	North 197
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 <i>(Troilo)</i> <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 <i>(Erin Development)</i> <i>1685 Dobry Road</i> <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. Basin/pond conversion complete, wells to be installed.	76	76	76



Township of Lower Makefield

Projects Under Construction

1/9/2026

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
670	Prickett Preserve at Edgewood 930 Stony Hill Road at Township Line Road	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 last 3 tenant fit-outs in last building & 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, 3 retail/restaurant buildings, barn
688	1273 Lindenhurst Subdivision 1273 Lindenhurst Road	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	\$210,860.65	\$210,860.65		3	3	
689	Estates at Big Oak (fka 1101 Big Oak Subdivision) 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	Triumph Development Group, LLC / Triumph Construction Group, LLC	6.07	20-034-127	R-2	\$387,962.24	\$293,967.24	Pre-construction meeting held on 4/29/2024. Contractor completed utility extensions in Elbow Lane & is working on building construction.	6	6	1
691	The Point (Troilo) 1674 Edgewood Road at Yardley-Langhorne Road	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	\$314,625.03	Building COA issued at 2/5/2025 BOS meeting. Waiting on approval for sanitary sewer connections from Yardley Borough Sewer Authority. Permits for Ishamel house & another building were approved, others are under review. Pre-construction meeting held on 1/5/2026.	13 units	3	



Township of Lower Makefield

Projects Recently Completed/Dedicated

1/9/2026

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
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	\$0.00	Waiting on paperwork to finalize the Court Ordered Stipulation and Settlement.	7	7	7
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	Buildings are complete & TCOs issued. Need to complete outstanding punchlist items.	1	2	2
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	Building is complete & TCO issued. Need to complete outstanding punchlist items.	1	1	1