



Township of Lower Makefield

Planning Commission

2025 Planning Report

Planning Commission Members: Adrian Costello
 Anthony Bush
 Tejinder Gill
 Colin Coyle
 Ginni Torbert

The Planning Commission met nine times during 2025.

Colin Coyle was elected chair, Tejinder Gill was elected vice-chair, and Adrian Costello was elected secretary at the reorganization meeting on January 13, 2025. Anthony Bush and Ginni Torbert also served on the commission as members.

Jim Majewski served as the Township Community Development Director and Dan McLoone served as Township Community Planner; Patrick Foley of Remington & Vernick and Juni Alam/Kyle Turner of HRG served as the Township Engineers; Maureen Carlton of Curtin & Heefner served as the Township Solicitor for the Planning Commission. Daniel Grenier served as the Board of Supervisors Liaison.

During 2025, the Planning Commission reviewed one special exception, one lot line change, two major subdivisions, and one sketch plan.

The Commission also made recommendations for: sewage facilities planning modules component 4A – municipal planning agency review for two subdivisions, a new stormwater management ordinance, a SALDO amendment to align with the new stormwater management ordinance, a floodplain ordinance amendment, a SALDO amendment related to tree replacement, a SALDO amendment related to landscape and open land requirements, and for the Morrisville Sewage Facilities Management (Act 537) Plan. The commission also started to review a proposed renewable energy ordinance.

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

Plan #	Project Name	Type	Description	Status/Action
692	Torbert Farm	Major	Proposed subdivision of 106-acre farm into 78 single-family residential dwelling lots	Pending, time expires 2/28/26

696	Wright Subdivision	Major	Proposed 47 lot single-family residential subdivision with 12.67 acres of open space.	3-0 vote for approval, 1 abstain
697	Howie Lot Line Change	Lot Line Change	Proposed lot line change & lot consolidation for two properties.	5-0 vote for approval

The following is a summary of items discussed and actions taken at each meeting during 2025:

[January 13, 2025](#)

- Reorganization
- [#693](#) – 1511 Lindenhurst Minor Subdivision - Sewage Facilities Planning Modules Component 4A – Municipal Planning Agency Review Individual and Community On lot Disposal of Sewage
- [#697](#) – Howie Lot Line Change
- 2024 Annual Report

[February 10, 2025](#)

- [#697](#) – Howie Lot Line Change
- [#693](#) – 1511 Lindenhurst Minor Subdivision - Sewage Facilities Planning Modules Component 4A – Municipal Planning Agency Review Individual and Community On lot Disposal of Sewage
- [#696](#) – Wright Subdivision
- Knesset Hasseffer Informal Sketch Plan

[March 10, 2025](#)

- [#697](#) – Howie Lot Line change – *5-0 vote for approval*
- [#692](#) – Torbert Farm Subdivision
- Proposed Stormwater Ordinance Updates – *5-0 approval*

[April 29, 2025](#)

- [#696](#) – Wright Farm Subdivision - *3-0 vote for approval, 1 abstain*
- [#696](#) – Wright Farm Subdivision – Sewage Facilities Planning Modules Component 4A – Municipal Planning Agency Review - *3-0 vote for approval, 1 abstain*

[June 9, 2025](#)

- [#562](#) – Dogwood Drive Subdivision - Sewage Facilities Planning Modules Component 4A Municipal Planning Agency Review – *5-0 Vote for Approval*
- SALDO Ordinance Amendment to Repeal Stormwater Sections for Consistency with the New Stormwater Management Ordinance

- Floodplain Ordinance Amendment to be Consistent with New Requirements for FEMA Community Rating System Program

July 30, 2025

- Floodplain Ordinance Amendment to be Consistent with New Requirements for FEMA Community Rating System Program – *3-0 Vote for Approval*
- [#693](#) – 1511 Lindenhurst Minor Subdivision - Sewage Facilities Planning Modules Component 4A – Municipal Planning Agency Review Individual and Community On lot Disposal of Sewage – *3-0 Vote for Approval*
- SALDO Ordinance Amendment to Repeal Stormwater Sections for Consistency with the New Stormwater Management Ordinance – *3-0 Vote for Approval*

September 8, 2025

- Discuss Tree Replacement SALDO Ordinance Amendment – *3-0 Vote for Approval*
- Discuss Ordinance to Amend Provisions of SALDO Chapter 178, Article XI, Landscape and Open Land Requirements – *3-0 Vote for Approval*

October 7, 2025

- Morrisville Sewage Facilities Management (Act 537) Plan

November 13, 2025

- 194 River Road, Washington Crossing, PA 18977 – Planning Commission Advisory Recommendation on a Special Exception Request – *5-0 Vote for Approval*
- Draft Renewable Energy Ordinance
- Morrisville Sewage Facilities Management (Act 537) Plan

This report is provided in part to satisfy the requirements of §207 of Pennsylvania Act 247, the Municipalities Planning Code and is made by Township Staff. To read more about the planning commission, please visit <https://lmt.org/government/boards-commissions/planning-commission/>