



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.	12/31/2026
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.	8/31/2026
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. Planning Modules scheduled for 3/4/2026 BOS meeting.	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.	N/A
	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. Court remanded back to 3/17/2026 ZHB meeting.	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 1 Sutphin Road & 1706 Makefield Road	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. Plans resubmitted on 7.14.26.	8/31/2026
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	Discussed at 2/9/2026 PC meeting. PC recommended approval subject to conditions. Revised plans resubmitted for review on 4/30/26	8/15/2026
701	Federation Housing 375 Stony Hill Road	Sketch Plan	Proposed 58-unit senior housing development	Federation Housing/Congregation Beth El	12.83	20-034-008	R-3M Single Family High Density Modified		N/A
702	Matte Black LLC 1712 Yardley Langhorne Road	Sketch Plan	Proposed 1st floor restaurant and 2nd floor apartment	Matte Black LLC	0.413	20-021-001	H/C Historic- Commercial		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.	Mylars have been signed.	Signed agreements and plans to be recorded.
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.	Plan approval expired.
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. A lot line change as a Phase 1 of the project was approved at 2/18/2026 BOS meeting.	
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.	Applicant plans to submit plans for recording.
696	Oakvale at Yardley (fka 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 that complied with the conditions of approval.	Applicant needs to provide signed mylars and agreements for recording. Pre-construction meeting held 2/5/2026.
700	1566 LLC (Phase 1) <i>1566 Newtown-Yardley Rd, 1069 Creamery Rd, Buck Creek Drive</i>	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	Preliminary/Final Plan at 2/18/2026 BOS meeting.	Applicant needs to submit revised plans for compliance with conditions of approval.	



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>\$0 South IV/V</u> \$139,216.25 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. Final escrow for phases 4 and 5 released at 6/17/26 BOS meeting.	North 197 South 180	North 197 South 180	North 197 South 180
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. Basin/pond conversion complete, wells to be installed.	76	76	76



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
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 last tenant fit-out 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 <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	\$210,860.65	\$210,860.65		3	3	
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	\$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) <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	\$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

7/15/2026

Projects Recently Completed/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
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