

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – APRIL 13, 2026

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on April 13, 2026. Mr. Gill called the meeting to order at 7:30 p.m.

Those present:

Planning Commission:	Tejinder Gill, Vice Chair Adrian Costello, Secretary Virginia Torbert, Member
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Others:	Dan McLoone, Planner Maureen Burke-Carlton, Township Solicitor John B. Lewis, Supervisor
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Absent:	Tony Bush, Planning Commission Chair
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APPROVAL OF MINUTES FROM THE 3/9/26 MEETING

Mr. Costello moved, Ms. Torbert seconded and it was unanimously carried to approve the Minutes from the March 9, 2026 meeting.

EXTERNAL STAKEHOLDER ENGAGEMENT DISCUSSION AND RECOMMENDATION –
SR-332/STONY HILL ROAD & EDGEWOOD VILLAGE INTEGRATED MASTER PLAN

Mr. McLoone stated the Township is currently preparing this Master Plan which is a follow-up to the Township's Comprehensive Plan and is focused on shaping a long-term, coordinated vision for land use, access, mobility, and re-investment in this area. The goals include to understand existing conditions along State Route 332 and Stony Hill Road including land use, traffic, access, development patterns, identify challenges and opportunities related to safety, circulation, pedestrian connectivity, economic activity, develop a shared long-term vision for how this area could evolve over time, provide clear implementable recommendations that can guide future public and private investment. Mr. McLoone stated the consultant for the Plan is Michael Baker, a large consulting firm which has done many similar plans throughout the Commonwealth.

Mr. McLoone stated the purpose of tonight's meeting is to review and comment on the proposed External Stakeholder's List for interviews and the proposed interview questions. He stated it is very early in the planning stage, and the Planning Commission will have the opportunity to review the Plan once drafted as the process proceeds. Mr. Gill stated both Ms. Torbert and Mr. Bush had questions and comments, but it seems early on for the questions/comments they provided. Mr. McLoone stated those questions/comments were more related to the Plan itself which are appreciated; however, at this time, they are just looking for additions and deletions to the two documents he noted.

Mr. Costello stated he applauds the Supervisors for trying to have a good plan for the whole area for the next 20 to 30 years. Mr. Costello stated he does not feel the property owners are as important as are the proprietors who are in the shops that the property owners own since it is in their vested interest to get this right and would make their businesses thrive. He stated today he saw on-line that all of Prickett Preserve is for sale, and we could be asking owners for input who may not be here when the Plan gets put in place. He stated he understands that the Township does have to work with developers; although we may not get the best input as to a vision for what the Township wants over a long period of time, as developers are thinking about the next few years so that they can get the maximum value now. Other Commission members agreed.

Mr. Lewis stated they could reach out to the proprietors and see who responds. He added that the National chains who are in the area may not be as helpful.

Mr. Costello asked why the PTOs were included on the list, and asked why they would be included as opposed to any other resident. Mr. Lewis stated in general they are looking for people who are community-engaged, and those on the PTO often represent large groups of people. He stated there could be a differentiation as opposed to who is interviewed and who is just e-mailed questions requesting feedback. Mr. Costello stated they need to make it manageable. Ms. Torbert stated not all of the Schools were mentioned.

Mr. Gill asked if Middletown and Newtown come to Lower Makefield for input when they are doing something, and Mr. McLoone stated for Master Plans you are supposed to engage with neighboring Townships as well as for Land Developments if it effects the Township. Mr. Lewis suggested adding Upper Makefield.

Ms. Torbert asked if there is a benefit to separating the property owners category from the developers because there are property owners in Edgewood Village who are not developers. She stated they could indicate where a property owner is also a developer. She stated the property owners she is thinking of are the people who own their own homes in Edgewood Village, and we should reach out to those who are along Edgewood Road and Yardley Langhorne Road. She also asked why they were only reaching out to two developers, Troilo and DeLuca, and she asked if there are not other developers we could reach out to. Mr. McLoone stated the reason Mr. Troilo was included is because he has so much property in the area and the reason for DeLuca is because they would be the developer who would do the site. Ms. Torbert stated there are other developers who have done things in the Township. Other Board members suggested that three developers be included.

Mr. Gill asked if there has been any Plan that has come forward for Edgewood Village, and Mr. McLoone stated there have been a few renderings. Mr. Lewis stated nothing that has been formally submitted would comply with the existing Zone in any of these areas. He stated that is part of the reason why the Board has elected to do this process. He stated he is open to widening the scope of people who should be sent an e-mail so that they can get their written comments back to the questions, and the one-on-one interviews would be a more-narrow group of people. He added they want to make sure they are getting every type of person's input in a way that is cost effective. Mr. McLoone stated he would be able to find e-mail addresses for the businesses, but they would probably have to contact the residents on Edgewood and Yardley Langhorne through the mail.

Mr. Lewis stated while property owners have rights, and there is a process driven by the State. He stated what the Township is doing now allows the Township to address some of the concerns from the Comprehensive Master Plan about the O/R District and the challenges we have had in seeing the entire vision of Edgewood Village come together as well as other land use challenges Lower Makefield faces because of the limited developable land left. He stated Lower Makefield's mix of development is unique compared to peer Municipalities, and this will help us address some of those challenges.

Mr. Lewis asked if there are other community groups that should be considered. Ms. Torbert stated there is a Facebook group for Yardley Hunt, and they may want to reach out to that group since they are adjacent to the area being discussed. Mr. Lewis stated they are looking for a good mix of people adding that there are also people who are against any development. He stated all of the meetings are open to the public, and the Township is advertising them

on social media. He stated eventually the public will be seeing concepts they can review similar to what was done with Patterson Farm which eventually had a lot of engagement.

Ms. Torbert asked if it is felt that this process will affect Patterson Farm at all. She stated there is a volunteer group for Patterson Farm preservation. Mr. Lewis stated it is not in the study area and also has very strict Easements on it. He stated the only challenge might be with regard to access roads, but even those are limited to what the Easements are. Mr. McLoone stated 183 acres of Patterson Farm is under a Conservation Easement. He stated there is also a Patterson Farm Master Plan which is the guiding documentation specifically for that parcel. Mr. Costello stated at the first Steering Committee meeting it was made clear Patterson Farm was not developable.

Mr. Lewis stated there will be design discussions as to what things should look like so that it fits as part of a larger whole. He noted the design requirements for Edgewood Village to keep it as a Historic District. He stated new development in the area should visually and design wise have a “feel” that would add value to the property. He stated there are other areas in Bucks County where this was followed which were very successful, and he noted the vision for Peddler’s Village, which is now one of the largest tourist attractions in the southeastern Pennsylvania area. He stated while that is not what Lower Makefield is looking for, the concept of a design aesthetic driving a use outcome and experience outcome for the community is what they are looking to have. He stated they want to keep the Edgewood Village look but also have additional design concepts that fit that look and sensibility. Ms. Torbert stated there are issues when it involves a chain. Mr. Lewis stated in providing input to Michael Baker, they have discussed different types of land use concepts around the Country that have unique experiences one of which could be ground-level Retail which also has Residential.

Ms. Torbert stated she is concerned with walkability. She stated it was indicated that Prickett Preserve would be a town square and that people would be walking up the hill to Edgewood Village. Mr. Costello stated he feels that can be addressed as the Committee discusses design ideas. He stated he does see people walking in the area across the bridge. Mr. Lewis stated they have heard from people who are walking in this area who have expressed concerns with signaling, etc., and the Township has made some adjustments.

Mr. Costello expressed concern with the angles, sight lines, and houses close to the road in Edgewood Village. He stated there is an open field with trees on it in the area between Citizens Bank and Edgewood Café, and he asked if there is an opportunity to re-do the traffic flow to make it better and provide better walkability. Mr. McLoone questioned how practical that would be from a funding perspective. Mr. Costello stated they would have to get developers to work together with the Township and the State to make this work. Mr. Costello stated they could include in the questions if the stakeholders have any ideas as to how to make this situation better. Mr. Costello stated he feels there would be a value add for everyone involved if there was a way to do this. Mr. Lewis stated the intersection is of concern to residents and is being discussed by the Citizens Traffic Commission. Mr. Lewis stated he feels the questions about traffic should be included for property owners, developers, community groups, and Municipalities. He stated they could also ask their opinions about traffic-calming measures in the area.

Ms. Torbert stated she is aware of an open space parcel in Edgewood Village which is across the street from the point; and when that property owner is ready to develop that property, perhaps the land could be used to widen and straighten the roads in that area to make that intersection safer. Mr. Costello stated they are trying to find ideas that could be built in so that when developers want to develop or re-develop, the Township can indicate how they want it to happen. Ms. Carlton stated they are trying to elicit the wants and desires of the people in the area and the Township so that they can begin the planning process which will be a lengthy process. She stated developers may come up with ideas that they may have addressed previously in other projects.

Mr. Lewis stated they could include as 6A under property owners/developers/tenants if they have suggestions to improve auto and pedestrian traffic in the area. He stated they could also ask a question of landowners if they would be willing to re-structure their land use to permit additional traffic improvements. He stated they could add a question under Community Groups 3B if they have suggestions to improve auto and pedestrian traffic.

Mr. McLoone read his draft list as follows: Add to the Excel sheet Edgewood Café, Cigar Bar, DeLorenzo's, Bella Body, CG Orthodontics, Penn Community Bank, Barbrino's, Dogwood Skate Shop, Yardley KinderCare, Pilates, State Farm, and any other businesses that have been missed, Upper Makefield, residents along Yardley Langhorne Road/Edgewood that are not businesses, and small businesses in Prickett. Ask if the PTO's are necessary as they are missing some

schools if they are deemed necessary. Owners should also be included not just the tenants. Offer all of the above the questions - not necessarily an interview. For the Draft Stakeholder interview questions for property owners/developers, add 6A and talk about traffic flow/pedestrian crossing, etc. For Community Groups – 3B – talk about auto/pedestrian traffic. Page 3 – Adjacent Municipalities do 2A and talk about traffic improvement/pedestrian access. For Township Committees – 6A talk about traffic flow and how they envision the area. Consider other developers – not just the two that are listed.

Mr. McLoone stated he will type up the comments and send it to the Planning Commission members, staff, and Michael Baker as the recommendation from the Planning Commission. Mr. Gill asked if it will come back to the Planning Commission, and Mr. McLoone stated he believes the next time it will come to the Planning Commission is when there is a draft Plan.

Mr. Costello moved, Ms. Torbert seconded and it was unanimously carried to recommend the items outlined by Mr. McLoone.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Adrian Costello, Secretary