

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

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on July 13, 2026. Mr. Bush called the meeting to order.

Those present:

Planning Commission:	Tony Bush, Chair
	Tejinder Gill, Vice Chair
	Adrian Costello, Secretary
	Virginia Torbert, Member

Others:	Dan McLoone, Planner
	Maureen Burke-Carlton, Township Solicitor
	Kyle Turner, Engineer
	John B. Lewis, Supervisor

APPROVAL OF MINUTES FROM THE 4/13/26 MEETING

Ms. Torbert moved, Mr. Gill seconded and it was unanimously carried to approve the Minutes of the April 13, 2026 meeting.

ORDINANCE AMENDING THE LMT ZONING ORDINANCE PROVIDING FOR LANGUAGE THAT OTHER LAWFUL USES NOT EXPLICITLY PROVIDED FOR SHALL BE PERMITTED BY CONDITIONAL USE IN THE COMMERCIAL-HIGHWAY SERVICES (C-2) DISTRICT

Mr. McLoone explained the Ordinance Amendment regarding Conditional Uses within the C-2 District. The Amendment aims to provide flexibility in evaluating unique or emerging land uses on a case-by-case basis. Mr. Gill asked about the need for environmental impact studies, and Mr. McLoone and Ms. Carlton explained that it depends on the project. Ms. Torbert asked for clarification on the location of the C-2 District, and Mr. McLoone provided a detailed description.

Ms. Torbert asked for the status of a development proposal on Old Oxford Valley Road, and Mr. McLoone explained that the proposal received Variances and is awaiting formal plans. Ms. Carlton noted that residents of Regency have filed a lawsuit challenging the approvals.

Ms. Carlton discussed the legal implications of the Ordinance and the need to avoid substantive validity challenges.

Ms. Torbert moved, Mr. Gill seconded and it was unanimously carried to recommend approval of an Ordinance of the Township of Lower Makefield regarding Conditional Uses within the C-2/Commercial-Highway Services District.

#702 – MATTE BLACK LLC – 1712 YARDLEY LANGHORNE ROAD – SKETCH PLAN REVIEW

Joe Blackburn, attorney, was present with Mr. Justin Geonnotti, project engineer and Mr. Matt Longo, owner of De Lorenzo's.

Mr. Blackburn stated the property is in the H-C/Commercial Historic Zoning District and currently has a twin dwelling unit. The proposed plan includes a two-story building with a restaurant on the first floor and an apartment on the second floor. The restaurant will be a take-out component for De Lorenzo's. The project includes 24 parking spaces. Concern was raised about the parking deficiency for a true restaurant use; however, Mr. Blackburn explained that the proposed use is for take-out only, and the parking deficiency is not a concern. It was noted that the project includes a deck instead of the required 200 square feet of private yard, which required a Variance.

The potential impact of future changes in restaurant use and the need for clear conditions was noted.

The need for pedestrian safety and sidewalk connectivity was raised. The proposed plan includes sidewalks along the frontage of the property; but there are concerns about connectivity to other sidewalks. It was suggested there be coordination with the Cam Troilo property to improve pedestrian connectivity. The concerns were acknowledged, and it was noted that the project will be a Land Development allowing for further improvements.

Problems at the intersection of Edgewood Road and Yardley-Langhorne Road were noted. It was noted that the proposed plan aims to improve traffic flow and safety at the intersection.

Ms. Carlton noted a conflict of interest regarding her firm's representation of DeLorenzo's and stated hopefully they can get waivers, which she does not anticipate as a problem.

The Planning Commission discussed the need for signage to clarify that the restaurant is for take-out only and the potential for multiple uses on the property.

DISCUSSION FOR VISIONING WORKSHOP ON JULY 29TH AND JULY 30TH FOR SR-332/
STONY HILL ROAD AND EDGEWOOD MASTER PLAN

Mr. Bush announced the date of the Visioning Workshop on July 29th and July 30th which will be held at the Township Community Center.

There being no further business, Mr. Costello moved, Ms. Torbert seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Adrian Costello, Secretary