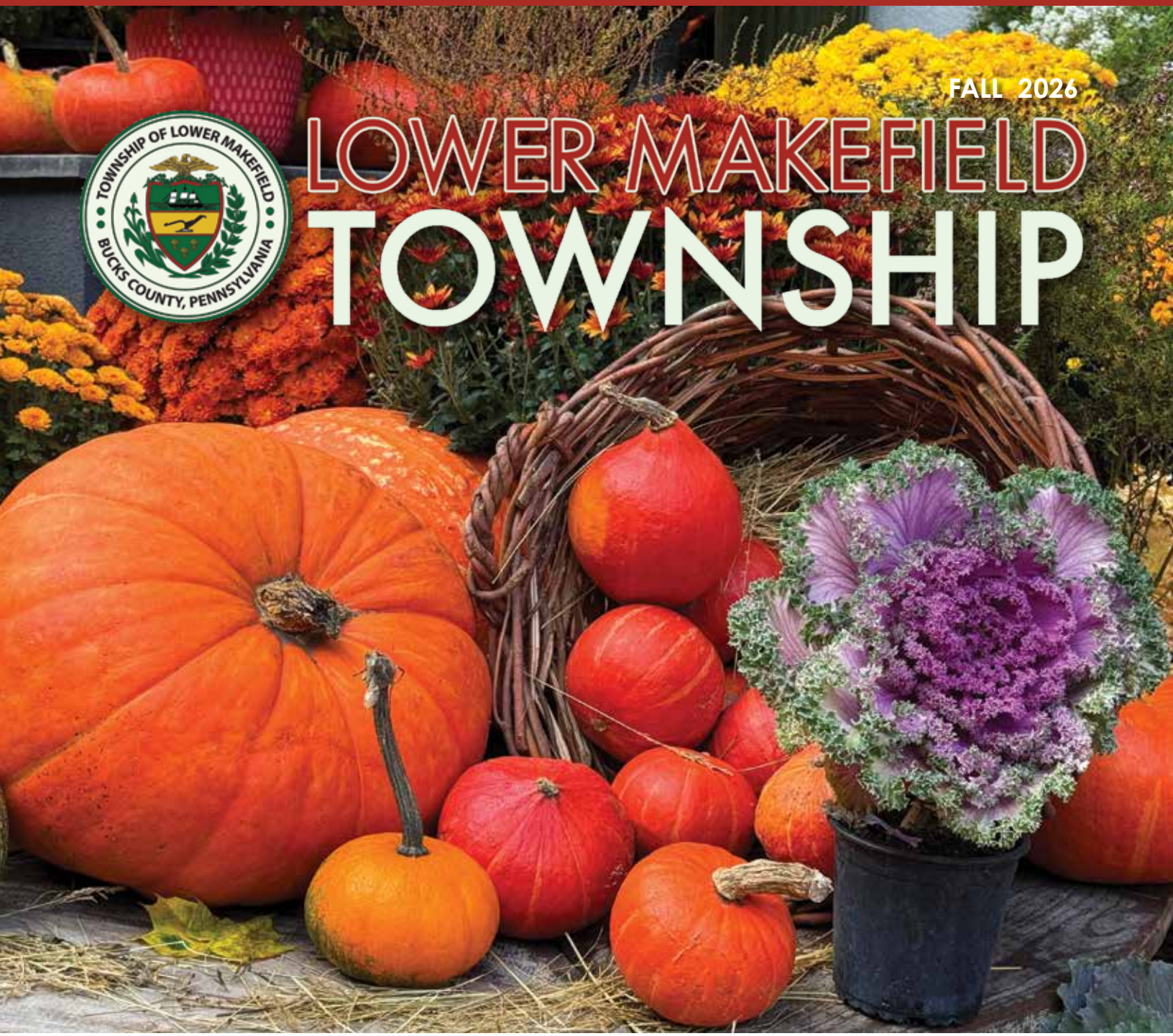


FALL 2026

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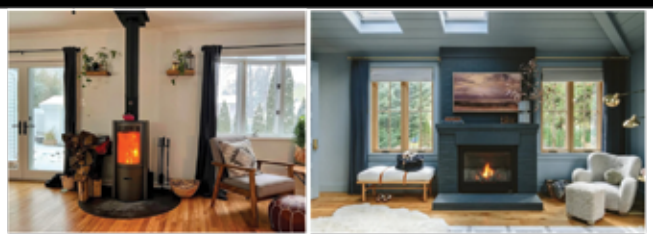
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267-274-1146
Email: mross@lmt.org



John B. Lewis, Vice Chair
267-274-1143
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Judi Reiss, Secretary
267-274-1147
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Colin Coyle, Treasurer
267-274-1145
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Daniel R. Grenier, Supervisor
267-274-1191
Email: dgrenier@lmt.org

TOWNSHIP DEPARTMENTS

Lower Makefield Township is dedicated to the well-being of our residents. To focus on the health of the public and our employees, we encourage residents to call or email the Township before coming to our buildings. Your questions can be answered on the phone and much of our permitting and registration can be done electronically. Citizens can submit any requests, questions, observations or concerns on issues directly related to Lower Makefield Township through the Online Permitting & Citizen Requests portal. https://townshiplowermakefieldpa.viewpointcloud.com/

POLICE

- Questions and concerns, of a non-emergency nature, can be addressed by calling (215) 493-4011 between 8:30 A.M. – 4:30 P.M. We can also provide information via email and other digital means, rather than requiring residents to come into the offices.
- For all non-emergency issues that require a police officer, please call non-emergency dispatch at (215) 493-4011.
- For all emergencies please dial 911.

PARKS AND RECREATION

- Park related permits, pavilion rentals, discount tickets, and class registration questions can be addressed by calling 267-274-1110.
- Registrations can be completed at https://register.communitypass.net/LowerMakefield.
- Dog Park questions can be addressed by calling 267-274-1105 or by emailing dogpark@lmt.org.
- Pool related questions can be addressed by calling 267-274-1105 or by emailing communitypool@lmt.org.
- Pickleball related questions can be addressed by calling 267-789-0806 or by emailing Bonnie at bonnieg@lmt.org

PUBLIC WORKS

- If you have a concern or question, please call the main Public Works number at 267-274-1130 or by emailing susanr@lmt.org with cc to derekf@lmt.org.
- Right of Way/Road Occupancy permits must be submitted in the Online Permitting & Citizen Requests portal: https://townshiplowermakefieldpa.viewpointcloud.com/

CODES AND ZONING

- Building, Moving, Sewer Lateral Inspection, Use & Occupancy (for non-residential properties) & other Township permits must be submitted in the Online Permitting & Citizen Requests portal: https://townshiplowermakefieldpa.viewpointcloud.com/
- Questions regarding anything related to Building Permits can be made via phone call to 267-274-1126 or via email to permits@lmt.org.
- Questions regarding Code Violations can be made via phone to 267-274-1125 or via email at mikek@lmt.org.
- Questions regarding Zoning/Planning issues or other permits can be made via phone call to 267-274-1123 or via email at permits@lmt.org.

From project updates and public meetings to community events and highlights, stay in the know and subscribe to Lower Makefield Township's E-news mailing list by scanning the QR code here.

ADMINISTRATION

National Register Nomination

The Township is pleased to share that the property was recently nominated for listing on the National Register of Historic Places as the Thomas Janney Historic Agricultural District. This nomination was made possible through the outstanding efforts of Joe Camaratta, Vice Chair of the Lower Makefield Township Historical Commission, who served as the primary author of the nomination. The Township extends its sincere appreciation to Mr. Camaratta for the countless hours of research, documentation, and dedication required to prepare this comprehensive nomination.

A determination on the nomination is anticipated in Fall 2026. If approved, National Register listing will recognize Patterson Farm's exceptional historical and agricultural significance while further supporting the Township's long-term preservation goals. Together, the recent state grant award, the Township's local investment, the support of our state legislative delegation, public engagement opportunities, and the pending National Register nomination represent important milestones in preserving one of Lower Makefield Township's most treasured historic resources for future generations.



Patterson Farm at Sunset Photo by Karen Klein Schaffer

ADMINISTRATION

Township Secures $860,000 State Grant to Preserve Historic Patterson Farm



Lower Makefield Township is pleased to announce that it has been awarded an $860,000 Pennsylvania Department of Community and Economic Development (DCED)/Commonwealth Financing Authority (CFA) Local Share Account–Statewide Grant to support structural repairs and historic preservation efforts at the Township-owned Patterson Farm. The grant represents a significant investment in one of Lower Makefield's most treasured historic resources and complements the Township's ongoing commitment to preserving the property for future generations. In addition to the state funding, the Township has dedicated approximately $500,000 in its adopted 2026 Budget toward the same preservation initiative, bringing the total investment in the project to approximately $1.36 million.

The Township extends its sincere appreciation to State Senator Steve Santarsiero and State Representative Perry Warren for their support and advocacy throughout the grant application process. Their efforts in helping secure this important state investment are greatly appreciated and reflect a shared commitment to preserving significant community assets and historic resources throughout the region. The planned improvements are consistent with the Township's adopted Patterson Farm Master Plan, which provides a long-term vision for preserving the property's historic character while enhancing public access, educational opportunities, and community use. The Master Plan is available for public review at: https://engage.zencity.io/lowermakefield-pa/en-US/projects/patterson-farm-master-plan

The Township encourages residents and interested stakeholders to remain engaged in the ongoing implementation of the Patterson Farm Master Plan. Members of the public are welcome to attend Patterson Farm Master Plan Implementation Committee meetings, which are generally held on the fourth Thursday of each month. Meeting schedules, agendas, and additional information are available through the Township's website.

Patterson Farm is one of Lower Makefield Township's most significant historic and agricultural landscapes, and these investments will help stabilize and preserve the site's historic structures while ensuring it remains an important community asset for generations to come. Construction and preservation activities funded through the grant are required to be completed by June 30, 2028.

Township Seeks Interested Property Owners for Future Open Space Preservation Opportunities

Lower Makefield Township continues its commitment to preserving the community's natural resources, scenic landscapes, and important open spaces for the benefit of current and future generations. As part of this ongoing effort, the Township is seeking to identify property owners who may be interested in selling their property or conveying development rights to the Township for open space preservation purposes. Preserving open space is a key component of maintaining Lower Makefield's quality of life, protecting environmentally sensitive areas, preserving the Township's historic character, and providing lasting community benefits. Through strategic acquisitions and conservation efforts, the Township has been able to protect important lands from future development while ensuring they remain community assets.

Successful open space preservation depends on the participation of willing sellers. The Township recognizes that every property owner has unique goals and circumstances, and any potential transaction would be based on a voluntary discussion between the property owner and the Township. Property owners who may be interested in exploring an opportunity to preserve their land are encouraged to contact David W. Kratzer, Jr., Township Manager, at (267) 274-1100 or by email at dkratzer@lmt.org. Discussions are confidential and intended to provide property owners with information regarding potential preservation options. Whether through the sale of property or the preservation of development rights, interested property owners can play an important role in protecting Lower Makefield Township's open spaces and ensuring the community's natural and historic resources endure for generations to come.

2026-2027 Deer Management Program



Since 2009, the Township has contracted with the Big Oak Whitetail Management Association (BOWMA) to conduct structured archery hunts consistent with the laws of the Commonwealth of Pennsylvania on Township-owned properties to responsibly manage the deer population in Lower Makefield Township. The hunts are open to BOWMA members only and not open to the general public. All BOWMA members must be a minimum of 21 years of age, pass a proficiency test, a bow hunting class administered by the Pennsylvania Game Commission (Game Commission), undergo background checks, carry identification, and are insured. Each of the properties on which hunting is scheduled to occur will be posted and notice will be posted on our website at lmt.org and shared throughout the Township's social media channels. For more information on BOWMA, including how to join, please visit their website at https://www.bigoakwhitetail.org.

Archery hunting will take place between dawn and dusk from September 19, 2026, to November 27, 2026, and December 26, 2026, to January 24, 2027, consistent with the 2026-27 Deer (Archery) hunting season as established by the Game Commission.

Archery hunting will occur SUNDAY THROUGH SATURDAY on the following properties:

- Buck Creek (Wilshire & Ruddy Tracts);
- Ellen Tract;
- Faytol Tract;
- Lower Makefield Municipal Building (wooded area);
- Makefield Highlands Golf Course (wooded area)—will not disrupt normal golf course operations;
- Memorial Park (wooded area)—will not impact access to the park;
- Patterson Farm;
- Snipes Tract;
- Taylorsville Tract/Park & Ride—will not disrupt use of the Park and Ride; and

Archery hunting will occur TUESDAY, WEDNESDAY, & THURSDAY ONLY with NO HUNTING ON THANKSGIVING on the following property:

- Five Mile Woods (park is closed during scheduled hunting times but remains open on SUNDAYS, MONDAYS, FRIDAYS, and SATURDAYS).



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Penn Medicine

From Lower Makefield to the Big Leagues



Lower Makefield Township native, Pennsbury graduate, and University of Virginia star hitter Joe Tiroly is slated to begin his professional baseball career this summer. After being drafted by the San Diego Padres in the seventh round, No. 215 overall, we got to sit down and learn more about Joe, including his early years spent playing on the Greg Caiola Fields, notable mentors, and his baseball dreams.

Q. What should Lower Makefield residents know about you?

A. "The first one is, I am a very big man of faith, I am a Christian. My faith in Jesus Christ has led me throughout my whole journey. The second thing, I love this town, I really do...I love Yardley, I love the school district...I have had a very good time growing up in this town and I know the back roads like the back of my hand."

Q. Growing up in Lower Makefield, were there coaches, teachers, neighbors or mentors here who had a lasting impact on you?

A. "Yes, I'll first shoutout my dad – my dad was my tee-ball coach my whole life. Then, my high school coach, Joe Pesci. I went to the Pennsbury Play Ball Camps when I was very young...he was a big influence with baseball because I was with him so much and then playing in high school. He is someone I have grown up with and someone I've built a very good relationship with over time and a good coach of mine. Also, Juni Ruiz, my 12U travel ball coach for three years. I love Coach Juni Ruiz so much, he has always had so much belief in me as a player and a person and when times get low or when I am struggling in baseball, I always remember he believes in me so much and has helped me with confidence. He really is a great guy."

Q. Your path wasn't built overnight, what has your journey looked like from youth baseball to college and now being drafted?"

A. "I started baseball when I was 2; I was just throwing around the ball in the backyard, playing with my dad and my granddad. Then tee-ball came, and I was playing on these fields right by the pool. I played PAA and was at all the Caiola Fields, even before the newer fields were built over there. Me and my brother would come to the Caiola fields and train every day when I was 11 years old. It would be a hot day, but we would go there for hours just hitting and fielding and that's where I really think where everything was made. My brother and I were practicing in those cages every day. Even the high school days, I always went to Caiola whether it was hitting off the tee or front toss with my buddies. Having the opportunity and ability to go to these fields every day was great."

Q. Walk us through Draft Day, where were you? Who were you with?

A. "I was at home, I was with my parents, my brother, my sister and my brother-in-law and my little niece. My girlfriend and her parents were there too. Oh man it was stressful, I was excited, but it was also so stressful, a lot more than I wanted it to be. We were all kind of feeling it, everyone in the room was feeling it. But [later] when everything happened, it was very relieving and turned into an amazing day with the family. Everybody in the room cheered and it was just a big sigh of relief. It was just celebration time after that. I've heard nothing but good things about the development of the [Padres] organization and how they take care of their guys."



Q. How did playing college baseball prepare you for this next chapter?

A. "College baseball is a lot of fun, it's a grind – not as much as the pro season all year, but still a grind. I had the best college experience – Rider University was phenomenal, a gritty university. We had to work really hard there. Being able to have the facilities we did at Rider, a big indoor facility where I would hit every night with a friend. The development there was really good. When I left, Virginia had a lot of high-tech facilities – nutrition, recovery technology, weight rooms right there at the stadium. I am very fortunate that I was set up right and I think the journey of the college baseball season, the grind, and ebbs and flows teaches you to condition your body so it can be 100% every day you need it. Rider and Virginia prepared me very well for pro."

Q. What excites you most about beginning your professional baseball career?

A. "I think the opportunity to make it to the big leagues. I am in now and anything can happen. The opportunity to get in and sign with an organization, work hard, develop and play your very best every single day. It is exciting, the ability to play baseball every single day. I am getting to do what I've wanted to do since I was 2 years old."

Q. What advice would you give to young athletes in Lower Makefield who dream of playing professionally?

A. "Have very strong faith. There are going to be low moments you will lose yourself in when you idolize your sport. Play for something bigger than yourself, because that keeps you in and takes the pressure and anxiety off. [Having faith] reminds me baseball is not everything and there is something a lot more important than baseball. Also, be a very hard worker, be dedicated to what you do. Train every day, love it, and have humility. Faith, hard work and humility are the big three in any field that will take you a long way. [Lastly] mental toughness and be in the moment; my dad taught me and my family to be mentally tough, don't let things eat you up and always try to do the right thing and expect big things...which comes from hard work and preparation."

BOARD AND COMMISSION VACANCIES

The Board of Supervisors is accepting resumes for volunteer positions on the following Boards and Commissions:

• Citizens Traffic Commission • Disability Advisory Board • Electricity Reliability Committee • Electronic Media Advisory Committee

• Historical Architectural Review Board (Must be a Real Estate Broker) • Historical Commission – (Alternates)

• Human Relations Commission – (Full members, student member) • Park & Recreation Board

• Patterson Farm Master Plan Implementation Committee • Trenton Mercer Airport Review Panel • Zoning Hearing Board – (Alternates)

Please send a letter of interest with a current resume to admin@lmt.org.

COMMUNITY DEVELOPMENT

Project Tracking Sheet

Did You Know?

Lower Makefield Township's Community Development Department regularly updates and posts a Development Project Tracking Sheet so you can stay informed about what's being built, proposed, approved, or under construction.

Whether you're curious about projects in your neighborhood, want to follow the progress of approved developments, or simply appreciate greater transparency into local planning efforts, this resource is for you. The tracking sheet includes projects under review, recently approved developments, active construction, and completed projects, helping residents stay informed about the work shaping our community.

Visit the Township website to explore the latest Development Project Tracking Sheet and stay connected to what's happening in Lower Makefield. You can find the Development Project Tracking Sheet under Community Development or on the Planning Commission page under Reports.

SR 332 Stony Hill and Edgewood Village Integrated Master Plan

In August, the Township hosted a two-night visioning workshop to engage the community and stakeholders in shaping the future of the SR 332/Stony Hill Road and Edgewood Village study area. The workshop established a shared understanding of the project's constraints, priorities, and planning context while gathering input on land use, development patterns, preservation, connectivity, and community character. The first evening focused on developing an overall planning framework and exploring opportunities for preservation and managed growth in Edgewood Village, including desired village character and scale. Residents were able to engage with members of the Board of Supervisors and consultant Michael Baker International through an interactive design hub in which proposed renderings of Edgewood Village were shown on screen in an interactive fashion. Michael Baker employees Seth Koons and Kirsten Compitello drew various iterations of topics such as gateways for Edgewood Village, redevelopment, walkability, and pedestrian connections. Residents who attended the meeting conveyed the need for an increase in walkability and connectivity while keeping the historic character and scale of Edgewood Village. Residents also discussed traffic concerns near the area of Edgewood Road and Yardley Langhorne Road.

The second evening built on the ideas generated during the first session by focusing on Shady Brook Farm, including appropriate development patterns, site design, circulation, and design priorities. Paul Fleming of Shady Brook Farm gave context of the history of the farm and the proposed vision for stakeholders. Participants explored ways to improve walkability and connectivity across Route 295 and between the study area's neighborhoods, addressed traffic and parking concerns, and created a more coordinated and cohesive vision for this part of the Township. Residents discussed the desired character and form of the proposed buildings on the Lower Makefield portion of the redevelopment: such as building height, material, layout, etc. Other topics included desire for additional housing for different ages. Residents were able to see proposed renderings through Michael Baker's design hub by seeing proposed traffic design, connectivity, and building layout. The workshop concluded by refining a shared set of design guidelines and preferences—including character, scale, style, and the application of historic district and traditional neighborhood development principles—and identifying next steps for carrying the vision forward. We encourage all residents to regularly check the Township website and social media pages for updates regarding this important project.

PATTERSON FARM MASTER PLAN CONTINUES TO MOVE FORWARD

There is strong evidence that Lower Makefield Township residents value and appreciate Patterson Farm, located on Mirror Lake Road between Yardley–Langhorne Road and I-295. In December 2024, the Township adopted a long-term Master Plan to preserve, restore, and enhance this unique community asset. Since then, the all-volunteer Patterson Farm Master Plan Implementation Committee has been working with Township staff and the Board of Supervisors to help move that vision forward.

Recent accomplishments include:

- **Historic Building Preservation:** Exterior lead-paint remediation and repainting were completed last year on ten historic structures, providing essential weather protection while significantly improving the appearance of the farmstead. This summer, a second phase of work will address three additional buildings.
- **State Grant Award:** Lower Makefield Township has received an 860,000 Pennsylvania Local Share Account (LSA) grant to support preservation and rehabilitation of the historic Janney Farmstead. Design proposals for repairs and improvements to as many as five buildings are currently being evaluated, with construction anticipated to be completed by late 2027.
- **National Register Nomination:** The Township has submitted a nomination to list the property on the National Register of Historic Places. The Pennsylvania State Historic Preservation Office is expected to review the nomination in September before forwarding it to the National Park Service for final consideration. The proposed Thomas Janney Historic Agricultural District recognizes one of southeastern Pennsylvania's most intact historic agricultural landscapes—a rare Quaker farming community that has continuously adapted to changing agricultural markets and technologies for more than 340 years while remaining an active, productive farm today.
- **Agriculture Continues to Thrive:** The farmland remains under active cultivation, producing abundant locally grown crops and demonstrating that historic preservation and productive agriculture can successfully coexist.
- **Arts and Community:** The nonprofit AOY Art Center, a Township tenant at Patterson Farm, continues to expand its programs and community offerings. Visitors can also enjoy the popular Robert Stewart Johnson sculpture depicting Claude Monet painting the farm's iconic main barn.

Patterson Farm continues to demonstrate that historic preservation, active agriculture, environmental stewardship, arts, and community engagement can work together to preserve one of Lower Makefield Township's most treasured landscapes for generations to come.

FINANCE

2027 Budget Process Underway

The Township has officially begun development of the 2027 Budget. The annual budget process is a collaborative effort involving Township departments, administration, and the Board of Supervisors to ensure that the budget reflects community priorities while maintaining the Township's long-term financial stability. Throughout the summer, departments prepare and submit their operating budgets, capital improvement requests, and annual goals for review. During the fall, the Board of Supervisors plans to hold a series of public budget workshop sessions to review departmental requests, discuss proposed capital projects, and evaluate the recommended 2027 budget.

Following the public workshops, the proposed budget will be presented later in the fall before final adoption by the Board of Supervisors in December. Residents are encouraged to follow the budget process and participate in the public meetings as the Township plans for the year ahead. Updates will be posted as they become available on the Township website and all LMT social media pages.

FIRE SERVICES

Fire Safety

Fire Safety must be practiced all year round. The Yardley-Makefield Fire Company responds to many different types of emergencies ranging from false fire alarms to building fires, vehicle accidents and water rescues. The members train continuously to keep up their skills while also learning the new fire safety technology that is ever changing in today's world. Smoke detectors now can be interconnected wirelessly, can advise you via an app on your phone when one is activated, and even be placed next to beds and vibrate to warn people who might be hearing impaired. The fire company is fortunate to have many members with different skill sets to help during an emergency. The fire company is always looking for residents in the community who might be interested in joining to reach out via our website (www.yardleymakefieldfire.com). Whatever skill set you have there is a place for you in the company!

The fire company would like to provide some winter fire safety tips to everyone:

Cooking Safety

- Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- Stay in the home when cooking and check on it frequently.
- Keep children away from the stove. The stove will be hot, and kids should stay 3 feet away.
- Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- Keep the floor clear so you don't trip over kids, toys, pocketbooks, or bags.
- Keep knives out of the reach of children.
- Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.
- Keep matches and utility lighters out of the reach of children — up high in a locked cabinet.

Christmas Tree Safety

- Choose a tree with fresh, green needles that do not fall off when touched.
- Make sure the tree is at least 3 feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.
- Use lights that are listed by a qualified testing laboratory. Some lights are only for indoor or outdoor use. Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.

Space Heaters

- Purchase a heater with the seal of a qualified testing laboratory.
- Keep the heater at least 3 feet away from anything that can burn, including people.
- Choose a heater with a thermostat and overheat protection.
- Place the heater on a solid, flat surface.
- Make sure your heater has an auto shut off to turn the heater off if it tips over.
- Keep space heaters out of the way of foot traffic. Never block an exit.
- Keep children away from the space heater.
- Plug the heater directly into the wall outlet. Never use an extension cord.
- Space heaters should be turned off and unplugged when you leave the room or go to bed.

For more information, please go to the National Fire Protection Association (NFPA) website at www.nfpa.org.

Any fire related questions or concerns (non-emergency) please don't hesitate to reach out to the Fire Service Director at firesafety@lmt.org or 267-274-1127.







ENVIRONMENTAL ADVISORY COUNCIL

EAC Celebrates Its 25th Recycling Event



The Environmental Advisory Council (EAC) of Lower Makefield Township will be celebrating a significant milestone this October — its 25th recycling collection event!

The first of these very successful collections occurred in January 2017. Initially, the recycling collections occurred once or twice a year and only Styrofoam was collected. Beginning in 2020, both the frequency of events and the number of items collected for recycling have increased. The recycling events are now held three times a year (spring, fall, and post-holidays). In addition to Styrofoam, the EAC now collects all types of household batteries, natural wine corks and amber prescription pill containers.



The collected items are diverted from landfills and reused as follows:

- Styrofoam is transported by the EAC to Ray Bob's Packaging in Bristol. It is either reused for packaging or made into picture frames and furniture molding.
- Amber prescription pill containers are shipped to countries in Central America for reuse.
- Natural corks are repurposed to make items such as cork bobbers for fishing, consumer/industrial products, and shipping materials.
- Nickel, lead, and cobalt metals in the household batteries are recovered and reused, thus eliminating the need to obtain them from environmentally damaging mining operations.

Significant quantities of recycled items are collected during the events. At the most recent EAC recycling event in May, the collection included 142 - 55-gallon bags of Styrofoam (enough to fill a 15-ft U-Haul truck twice), 300 pounds of household batteries, approximately 500 amber pill bottles, and several hundred wine bottle corks.

The guidelines for residents bringing recyclable items to the EAC events are as follows:

- Clean, white Styrofoam. No off-colored Styrofoam, no foam, no food packaging and no packing peanuts,
- Natural corks - no synthetic corks,
- Clean amber prescription pill containers with tops, labels and glue removed,
- All portable types of household batteries accepted, no large car/boat/sump pump batteries.

The next opportunity for LMT residents to recycle will be on **Saturday, October 31, 2026, 10:00 am – 12:00 pm.** The EAC recycling events are held at the parking lot in front of the Lower Makefield Township Building (1100 Edgewood Road).

E-Waste Collection Event with Yardley Borough

Lower Makefield Township, along with Yardley Borough, will be hosting an e-waste recycling event, offering Township and Borough residents the opportunity to responsibly recycle obsolete electronics. This event will take place in the pool parking lot, 1050 Edgewood Road Yardley, PA 19067 on Saturday, November 21, 2026 from 9:00 am to 12:00 pm. For more information or to register, please visit our website calendar at www.lmt.org/resources/calendar/

Last Bucks County Hazardous Waste Day

The last day to drop off hazardous waste materials through Bucks County is on Saturday, October 24, 2026, from 8:30 am – 2:00 pm at Upper Bucks, Strayer Middle School, 1200 Ronald Reagan Drive, Quakertown, PA 18951

Acceptable materials include:

Pesticides
- Chlordane
- DDT
- Malathion
- Rodent Poison
- Sevin

Flammables
- Aerosols
- Gas/oil mixture
- Gasoline
- Heating/motor oil
- Kerosene
- Oil-based paint
- Paint thinner
- Spot remover

Caustics
- Ammonia-based cleaners
- Household lye
- Metal cleaner
- Oven Cleaner

Toxics
- Anti-freeze
- CFLs (fluorescent bulbs/tubes)
- Mercury
- Photographic chemicals
- Pool chemicals
- Rust/paint remover
- Weed killer

Batteries
- Button batteries
- Lead acid batteries (car, truck, motorcycle, marine)
- Lithium batteries
- Rechargeable batteries

Other
- Fire extinguishers
- Propane tanks (2lbs or less)
- Road flares

Unacceptable materials include:
- Alkaline batteries (standard household batteries)
- Appliances
- Asbestos
- Ammunition
- Electronics
- Explosives
- Gas cylinders
- Latex paint
- Marine flares
- Medical waste/ prescription drugs
- Non-hazardous waste
- PCBs
- Pressurized CFCs/freon
- Propane tanks (larger than 2lbs)
- Radioactive waste
- Smoke detectors
- Tires
- Unidentified waste

You can visit www.buckscounty.gov/2212/Household-Hazardous-Waste-Recycling for more information and future dates!

Serving with Compassion:
A Conversation with Lower Makefield Township's Co-Responder: Taylor A. Szarko, MA, CBIS, CDP



In a time of crisis, a police officer's greatest tool isn't authority; it is partnership. While officers are trained to respond to emergencies and protect the public, some situations call for something beyond traditional law enforcement. Many situations require patience, intentional care, and specialized support. That's where the partnership between police officers and a co-responder makes all the difference.

Since March of 2024, Lower Makefield Township has participated in the Bucks County Co-Responder Program. The Bucks County Co-Responder Program is designed to address situations involving mental health crises, substance use, and other social service needs by pairing law enforcement officers with behavioral health professionals. From Taylor Szarko's perspective, the co-responder for Lower Makefield Township, Yardley Borough, and Morrisville Borough, "We are the warm handoff that doesn't leave the individual hanging; we provide social and human services resources to anyone in their time of need." The program aims to provide a more effective emergency response through clinically informed support, deescalation and resource knowledge, ensuring users receive timely and streamlined connection to appropriate resources, while limiting their interactions with 9-1-1.

Taylor Szarko, a Bucks County native, found her calling at the intersection of psychology and policing. After studying criminology and psychology at Wilkes University and interning alongside law enforcement, she quickly realized there was a missing piece to policing: social work. Today, with a master's degree in forensic psychology and specialized certifications in brain injuries and dementia, Taylor serves a large resident base between three municipalities. "Day by day, you cannot predict what is going to happen," says Taylor, "we are constantly putting out fires and helping people be comfortable in their community enough to where, if it is not an emergency, they are learning not to call 9-1-1 but us instead." While co-responders are only allowed to serve those who have had interactions with 9-1-1 first, it is important for the Lower Makefield and Bucks County communities to know of this important resource.



Co-responders are a necessary arm of law enforcement and are essential to delivering high-quality community services for all needs. This powerful combination requires a high level of trust among all members of the support team. The co-responder will always follow the lead of the police officer when on an active scene and will wait for a cue to engage with the victim or victims. Taylor gives credit to the local police departments she works with, who guide her when handling sensitive situations, acknowledging that "We are learning this together. We find that a lot of the time, when police are there, people are escalated. When I come in with plain clothes and a soft voice, it calms people down. When they see someone who is there to listen and be the punching bag, it helps the situation a lot and the police can step back, even leave in some cases, and things are deescalated."

Some cases only involve an hour's time, and others are consistent check-ins, offering continuous connection to support services. Taylor notes that "75 percent of my cases are not one-and-done, [but instead] following up with phone calls to make sure they are okay, did they engage? Do they need other resources? Most of the time...I've been with someone for a year [or more] while they are getting stable. In other cases, some people say hey, that was a really bad day...but I don't need any resources; and that's okay too." However, the work doesn't end when the immediate crisis is over. There are several resources available that the co-responder can connect an individual with, whether it is inpatient or outpatient rehabilitation treatment, hospitalization, support groups, counseling or other therapies.





Not every community has access to a co-responder program. Bucks County's model brings law enforcement, behavioral health providers, and community agencies together to provide coordinated care. For Lower Makefield residents, that means a 9-1-1 response can become the first step toward lasting support rather than the end of a difficult day. Taylor recognizes the importance of this program, reflecting that, "There are so many families in the system in places like Philadelphia who do not have a co-responder to help coordinate services. Many families don't need just one thing; they need an all-hands-on deck team." Luckily, for many Bucks County residents, Taylor and the entire co-responder team "are the ones to bring all these agencies together and build that team for them."

Each month, Lower Makefield Township Chief of Police, Joseph D. Kelly III, presents a statistics report to the Board of Supervisors at a scheduled public meeting. In the first twelve months of the program, the co-responder served a total of 56 clients with 167 total encounters. Between 2025 and July 2026, the co-responder doubled the number of total clients (117 clients) and the number of total encounters (321 encounters). For Taylor, these trends "opened my eyes to a tremendous amount of need...anyone can go through a hardship, and asking for help can come from anybody." Success, though, is not only measured by the numbers, but looks different for every case. "If I can prevent someone from utilizing 9-1-1 inappropriately because they don't know what else to do, that is success to me. They might not want treatment or medication, but if you can utilize me to help with whatever is going on or thoughts you are having, I am more than happy to have that conversation. On the other end, success might look like someone engaging with a therapist, or in recovery from a substance."



Final Thoughts

Why does it matter?

"It matters because everyone deserves a chance and an opportunity to get the help that they really need no matter the circumstances. I think that Lower Makefield should be proud that they live in a community where their police officers are trusting of other people, such as myself, to come in and help the community. Where the officers are keeping the streets safe and protecting, you can count on someone picking up your 9-1-1 call and someone being at your house when you need help, but you can also be reassured that there is going to be follow up whether it's from me or another agency. They should know that they have options. 9-1-1 is not the only option and [residents] should be proud that [the police department] is willing to integrate the additional help and resources."

What do you want our residents to know about asking for help?

"The biggest thing I have seen and want to stress is that needing help does not discriminate – mental health, substance abuse or being a victim of a crime, nothing discriminates. I want everyone to know that they do not need to hide or act that everything is okay because everything looks good on the outside. Everyone has problems, and sometimes the problems are too big to handle on your own. There is never a wrong reason to ask for help, and as a co-responder around here, I see so many families on the brink of absolute turmoil because they waited too long to ask for help. It is never the wrong time to ask for help, and it is never embarrassing to ask for help. A big thing for people to know is that everything we do is covered under HIPAA...and nearly everything is confidential, even for the police. Whatever I am told, it is not going anywhere – whatever agency we do a warm handoff to is just those entities that know and are trying to help you."



PUBLIC WORKS

Leaf pick up schedule



Round one of leaf collection will begin the week of November 2nd, 2026. To access the 1-26 Zones Map, go to www.lmt.org and visit the Public Works Tab under the drop-down menu titled Departments. Once you are on the Public Works page, select Leaf Collection, which is highlighted on the right-hand side of the screen. Once you are on the Leaf Collection page, a Zone map will be linked in the first sentence on the page.



All leaves must be out Monday morning by 7 AM on your zone's listed service week. Leaves will be collected in inclement weather, depending on the severity. This will, however, slow down the process which will delay pickup. Please visit our website at www.lmt.org for up-to-date schedule information as well as official Township social media pages on Facebook (@Lower Makefield Township), Instagram (@LowerMakefieldTownship), Nextdoor (@Lower Makefield Township), LinkedIn (@Lower Makefield Township), and Tik Tok (@LowerMakefieldTownship).

Your leaves cannot be collected if there are sticks, twigs, branches, ornamental grasses, lawn clippings, or wood mixed. These materials will damage the collection equipment. Piles containing these materials will not be collected.

As a reminder:

- Rake leaves to within 3 feet of the curb or edge of roadway.
- Do not rake leaves onto the road. If leaves are raked onto the road, it may cause a hazard for drivers, as well as clog storm water inlets during a rain event.
- Do not cover storm inlets with leaf piles. This will cause flooding and damage to the storm drain system.
- Piles should be away from trees, mailboxes, fire hydrants, and parked cars as much as possible. This prohibits access with the collection equipment.
- Avoid parking on the street, as it causes significant delays in the collection of leaves and may even cause areas not to be collected.

ROUND 1

- Week of November 2nd - Zones 1-8, 14
- Week of November 9th - Zones 9-18
- Week of November 16th - Zones 19-26

ROUND 2

- Dates will be published on the Township Website and social media pages during the week of November 9th. Please follow the homepage for the most current schedule. There are only two collections

IF YOU SEE A CREW IN YOUR ZONE AHEAD OF SCHEDULE, WE ARE JUST GETTING LEAVES THAT WERE PLACED OUT EARLY. WE WILL BE BACK IN THE ZONE ON YOUR SCHEDULED WEEK.

Thank you in advance for your cooperation and please feel free to contact Public Works at 267-274-1130 with any questions or concerns.

Last yard waste collection day

The last Yard Waste Drop Off day of the year will take place on Saturday, October 17th, from 7:00 A.M – 3:00 P.M.

Acceptable yard waste includes wood, grass clippings, tree limbs and leaves. Please cut limbs down to 6' lengths. No logs with diameters over 24".

Not acceptable yard waste: pressure treated lumber; root balls; wood coated in creosote; bamboo; ornamental grass; anything with dirt; appliances; tires; concrete; asphalt; stone; furniture; electronics; wood with spikes, nails or other hardware. No bagged material is permitted in the yard.

- We will have an employee looking in the beds/backs of vehicles to ensure only yard waste is coming into the yard. They will also record license plate numbers so we can keep track of the number of users and repeat visitors. You will also need to show your ID with your address to verify place of residence.
- We will have employees in the yard to direct traffic where the vehicles are to drop off yard waste.
- We will have another employee operating the front loader to push the pile as it gets larger. This will help ensure an orderly process of where vehicles are dumping.

Any vehicles with items not permitted will not be allowed into the yard to dump.



2026 Road Program



The Township's 2026 Road Improvement Program represents a $2 million investment in maintaining and improving our transportation infrastructure. This year's program includes improvements to approximately 5.17 miles (27,300 linear feet) of roadway, equivalent to nearly 76 football fields laid end-to-end, across 25 roadway segments throughout the Township. In addition to resurfacing roads, the project includes pedestrian accessibility upgrades, stormwater infrastructure improvements, and new pavement markings to enhance safety for motorists, pedestrians, and cyclists alike.

Roadways were selected using the Pavement Condition Index (PCI), an industry-standard rating system used to evaluate pavement conditions and prioritize maintenance. The roadway segments included in this year's program had PCI ratings ranging from 24 to 47, identifying them as some of the Township's highest priorities for rehabilitation. By investing in roads before they reach the point of failure, the Township extends pavement life, improves ride quality, and reduces the need for more costly reconstruction in the future, helping maximize the value of taxpayer dollars.

In addition to paving, the 2026 Road Improvement Program includes 50 ADA-compliant curb ramps to improve pedestrian accessibility, 76 stormwater inlet repairs and reconstructions to improve drainage and roadway safety, and new roadway striping, including stop bars, "STOP" pavement markings, and crosswalks. Construction is continuing throughout the season, and we appreciate residents' patience during temporary traffic impacts as crews complete the remaining work.

When complete, the 2026 Road Improvement Program will provide smoother roadways, safer intersections, improved pedestrian accessibility, enhanced stormwater infrastructure, and a transportation network that will continue serving our community for years to come.



PARKS AND RECREATION

WELCOME TO PARKS AND RECREATION IN LOWER MAKEFIELD TOWNSHIP

At Lower Makefield Township Parks and Recreation, we believe in *play for all*—a vision that drives our commitment to providing exceptional parks, programs, and recreational facilities for every resident. Our mission is centered on enhancing quality of life through three guiding principles: promoting health by offering safe, inclusive, and accessible spaces; serving as responsible environmental stewards who protect and maintain our natural assets; and building a strong sense of community through diverse programs, events, classes, and partnerships.

Our department is located in the Community Center and is open to the public Monday through Friday from 8:00 AM–4:30 PM for pavilion or field rentals and in-person program registrations.

Prefer to register online? Visit register.communitypass.net/lowermakefield to sign up for The Pool, Dog Park, permits, and a wide array of classes and programs. (If you've registered for The Pool, Dog Park, or a program in the past, please log in using the same account.)

Questions or feedback? We're here to help!

267-274-1110

prinfo@lmt.org

We look forward to helping you stay active, get involved, and enjoy all that Parks and Recreation has to offer.

YOUTH COMMITTEE

The LMT Youth Committee is made up of 9th to 12th graders who are looking to get involved in the Lower Makefield Township Community. The Youth Committee volunteers in numerous service opportunities throughout the year to help make the Township a better place for all. For more information, please visit LMT Youth Committee | Lower Makefield Township or email prinfo@lmt.org.

Mission Statement: Organize leadership, community service, and recreational opportunities for and by the youth in our community and make recommendations to the Parks and Recreation Board.

Applications for the 2026/27 Youth Committee Board will be available in early spring.

LMT DOG PARK

Registration information: REGISTER.COMMUNITYPASS.NET/LOWERMAKEFIELD

Register for our Dog Park Orientation Class through your Community Pass Account. Our orientations begin at 7:00 PM in the Community Center, 1550 Oxford Valley Rd., Yardley, PA 19067

Upcoming Classes:
November 24, 2026 & December 17, 2026

Orientation is held at the Community Center 1550 Oxford Valley Rd. Yardley PA 19067 (located next to the Fred Allan Softball Fields).

Residents: $45 / for one (1) dog; $15 for each additional dog per year
Non-Residents: $60 / for one (1) dog; $15 for each additional dog per year

Register online for a free upcoming dog park orientation class. After the class is complete, residents can register and pay online and bring shot records, PA dog license receipts, and the certificate from completing the class to the LMT Community Center (1550 Oxford Valley Road) or email to dogpark@lmt.org

Dog Training Classes with Tail Waggers Academy
6-Week Series | Wednesdays
6:00 PM or 7:00 PM

Whether you're welcoming a new puppy, brushing up on manners, or looking to strengthen your bond with your dog, our fun, positive, and professional classes are the perfect way to get tails wagging! All training methods are positive reinforcement and force free!

Join us and see why training together builds not just better dogs, but stronger communities.

Registration takes place at https://tailwaggersacademy.dogbizpro.com/public/registration/register.aspx?email=



Park Bench Donation Program

Please note: Benches may take an extended time to arrive. This program is designed to update and improve the benches in our parks, fields, and other facilities, while allowing community members to dedicate something lasting in memory of a loved one or a community group to sponsor and support the Township.

Bench Program		
Reimbursement for bench, labor and supplies	$2,200	1 Bench

Park Pavilion Permit Requests

Two pavilions are available for private parties and events. Kid's Kingdom at Community Park has a covered pavilion with a capacity for ~30 people, and Memorial Park has a covered pavilion next to the Secret Garden Playground with a capacity for ~20 people. Both pavilions have access to a bathroom, playground, grilling area, and picnic tables.

Reservations can be made online using your Community Pass account.

Pavilions Memorial Park and Pavilions		
Security Deposit	$50	
Resident	$150	3 Hours
Resident ea. additional hour beyond 3 hours	$20	Per Hour
Non Resident	$300	3 Hours
Non- Resident ea. additional hour beyond 3 hrs	$40	Per Hour


FREE ENTRY
Parks & Recreation
OCTOBER 2ND, 2026
5:30PM TO 8:00PM
HALLOWEEN
MONSTER MASH
PUMPKIN PATCH – COSTUME CONTEST
MUSIC – CRAFTS – GAMES
1550 OXFORD VALLEY RD. YARDLEY, PA 19067


5K Any Way
& Color Fun Run for Accessibility
OCTOBER
11TH
2026
Register online:
https://runsignup.com/Race/PA/Yardley/5KAnyWayandColorFunRun
Proceeds benefit accessibility projects in Lower Makefield!


Looking for Veteran and Active Military families to walk or ride in our Veterans parade in Lower Makefield Township.
Please contact Kathy H at 267-274-1105 or email at kathyh@lmt.org for information.
14TH NOVEMBER 2026


Parks & Recreation
Family Fun
WINTER PARTY
DECEMBER 4TH
5:30 PM - 8:00 PM
WINTER CRAFTS | FUN GAMES
SANTA | HOT COCOA BAR
FUN FOR ALL!
FREE ENTRY!
1550 OXFORD VALLEY RD. YARDLEY, PA 19067
For more information please visit lmt.org or call 267-274-1110









EXTRA HALLOWEEN CANDY???

Please consider donating to the Lower Makefield Township Veterans Parade.

You can drop off New - wrapped candy at the
Community Center, 1550 Oxford Valley Rd, Yardley, Pa 19067
anytime the week of Nov 2-9, 2026

Questions? Call Kathy H (267)274-1105

Thank you!









Memorial Park Phase 3 Project

Lower Makefield Township is pleased to announce that it has been awarded a $900,000 Pennsylvania Department of Community and Economic Development (DCED)/Commonwealth Financing Authority (CFA) Local Share Account–Statewide Grant to support the Memorial Park Phase 3 Project. This significant state investment represents another important step in the Township's long-term commitment to enhancing Memorial Park as a premier recreational destination for residents of all ages and abilities. The Phase 3 improvements are designed to expand accessibility, improve visitor amenities, and create a more inclusive park experience for the entire community.

The Township extends its sincere appreciation to State Senator Steve Santarsiero and State Representative Perry Warren for their continued support and advocacy throughout the grant application process. Their partnership and commitment to securing state funding for community projects have been instrumental in advancing important capital improvements that benefit Lower Makefield Township residents. The Memorial Park Phase 3 Project includes several significant enhancements, including:

- Installation of a rubberized surface playground that provides a safer and more accessible play environment for children of all abilities.
- Construction of a new ADA-compliant permanent restroom facility featuring an accessible adult changing table to better accommodate individuals with disabilities, caregivers, and families.
- Construction of a structured enclosure for portable restrooms located in proximity to the existing pickleball and tennis courts, improving both aesthetics and convenience for park users.

Together, these improvements will enhance accessibility, promote inclusivity, and provide modern amenities that better serve the thousands of residents and visitors who enjoy Memorial Park each year. Lower Makefield Township remains committed to investing in high-quality parks and recreational facilities that enrich the quality of life for residents while ensuring that community amenities are welcoming and accessible to everyone. The Township looks forward to beginning construction and sharing project updates with the community as work progresses. The grant-funded project is required to be completed by June 30, 2027.

Bucks County Runs On Us!
PA.HIC NO. 021978
KENDERDINE'S
PA. HIC NO. 021978
HEATING OIL • HVAC • PROPANE
Equipment Sales & Service
Family Owned & Operated
HVAC Installations
A/C & Heat Pump Systems
Boilers & Furnaces, Oil & Gas
Service Contracts for A/C, Heat Pumps, Furnaces, Boilers
Amana Heating & Air Conditioning
AMERICA'S BRAND FOR COMFORT
215-968-2041 • www.kenderdines.com • 500 S State Street • Newtown PA

2026 Program Schedule

ADULT FITNESS & WELLNESS

Register online with Community Pass: https://register.communitypass.net/LowerMakefield

MONDAY

Zumba Gold with Rachel

8-Week Series | Mondays | 9:00 AM

Zumba Gold is perfect for anyone who is looking for a modified Zumba class that recreates the original moves you love at a lower intensity. While it is targeted for the older active adult, anyone can join in the fun! The design of the class introduces easy to follow Zumba choreography that focuses on balance, range of motion and coordination. Come ready to sweat and prepare to leave empowered and feeling strong.

Benefits - Class focuses on all elements of fitness: cardiovascular, muscular conditioning, flexibility and balance. Have a water bottle close by.

Zumba Fit with Jeanine

6-Week Series | Mondays | 5:30 PM

Zumba - Take the "work" out of workout and come join the dance party! Each Zumba class brings students together to sweat it out on the dance floor to Latin, pop and world rhythms. It is a total workout combining all elements of fitness - cardio, muscle conditioning, balance, and flexibility with the added bonus of boosted energy. It's the perfect combination of fun and fitness!

*Class will return in mid/late October.

Sunset Yoga with Jeanine

6-Week Series | Mondays | 6:30 PM

Bring balance and strength to the body and mind in this 1-hour yoga flow class. The class will consist of mindful movement through basic foundational poses with a focus on good alignment and connecting motion to breath. Each class will end with a relaxing meditation in Savasana. This class is for all levels of students with modification given to make is accessible for all and provide challenge for the seasoned practitioner. Through the practice of yoga, the physical body can be strengthened, mobility increased, and balance improved, all with the side benefits of improved mental focus and stress reduction.

*Class moves inside LMT Community Center around October

TUESDAY

Strength Training with Sandy - Tuesdays

8-Week Series | Tuesdays | 10:00 AM

This is a non-cardio workout using light hand weights to work all of our major muscle groups. You will gain strength, coordination and burn calories. Let's feel better, stronger and have fun together! Bring hand weights, mat, towel and water bottle.

Gentle + Yin Yoga with Linda

6-Week Series | Tuesdays | 11:30 AM

This class combines gentle yoga poses that warm the body and encourages mobility along with yin yoga poses which are held for several minutes. Yin targets the deeper layers of the body. Together they create a peaceful, supported and balanced practice. This class will combine a powerful practice that reduces stress and helps calm the nervous system with gentle movements. Bring mats, a thick blanket, and two blocks.

Chair Yoga with Sandy

4-Week Series | Tuesdays | 9:00 AM

Vary up your daily routine with a new yoga class! During chair yoga class, you will complete typical yoga poses, or asanas that are modified to include the support of chairs. After adding in breathing exercises and balance poses your body will release stress. The class helps participants build strength and balance through mindful movements.

Gentle Yoga Evening Class with Linda

6-Week Series | Tuesdays | 6:30 PM

Gentle yoga is great for beginners and students wanting to develop and maintain flexibility and strength. Poses (asanas) and breathing techniques (pranayama) are executed at a slow and mindful pace to support each individual's comfort level.

WEDNESDAY

Gentle Yoga with Linda

6-Week Series | Wednesdays | 9:30 AM

Gentle yoga is great for beginners and students wanting to develop and maintain flexibility and strength. Poses (asanas) and breathing techniques (pranayama) are executed at a slow and mindful pace to support each individual's comfort level.

Qi Gong with Amy

6-Week Series | Wednesdays | 11:00 AM

Qigong ("chee gong") is the exercise of life energy. Qigong is proven to enhance immunity and support overall good health. The form consists of 18 "movement-pictures" for your enjoyment and well-being. These simple yet powerful movements can be done by anyone at any age or level of mobility. It is typically done standing, but can be easily adapted to a seated posture.

The benefits of doing qigong include better balance, increased flexibility, improved breathing, more vitality and positive mental and emotional states.

Strength Training with Sandy Wednesdays

8-Week Series | Wednesdays | 5:30 PM

This is a non-cardio workout using light hand weights to work all of our major muscle groups. You will gain strength, coordination and burn calories. Let's feel better, stronger and have fun together! Bring hand weights, mat, towel and water bottle.

THURSDAY

Gentle Mat Pilates with Christine

6-Week Series | Thursdays | 10:00 AM

Joseph Pilates described physical fitness as the first prerequisite of happiness.

Our bodies are meant to move, and Pilates is where core strengthening, postural alignment, the breath, and focused movement come together to awaken the body, ease tension, and recruit muscles that help you move with more grace and flow. In addition to classical mat Pilates exercises, this class includes standing balance and body resistance exercises for participants at every level.

Strength Training with Sandy Thursdays

8-Week Series | Thursdays | 11:15 AM

This is a non-cardio workout using light hand weights to work all of our major muscle groups. You will gain strength, coordination and burn calories. Let's feel better, stronger and have fun together! Bring hand weights, mat, towel and water bottle.

Good Moves for Parkinson's Dance Class

6-Week Series | Thursdays | 2:00 PM

An adaptive dance class especially designed for people with Parkinson's and their caregivers. Participants take part in a 60-minute class that includes a full-body warm-up followed by fun rhythmic combinations that help improve balance, coordination, flexibility, and creativity in both seated and standing positions. Care partners are welcome!

PARKS AND RECREATION

ADULT FITNESS & WELLNESS

FRIDAY

Zumba Gold with Rachel
8-Week Series | Fridays | 9:00 AM

Zumba Gold is perfect for anyone who is looking for a modified Zumba class that recreates the original moves you love at a lower intensity. While it is targeted for the older active adult, anyone can join in the fun! The design of the class introduces easy to follow Zumba choreography that focuses on balance, range of motion and coordination. Come ready to sweat and prepare to leave empowered and feeling strong.

Benefits - Class focuses on all elements of fitness: cardiovascular, muscular conditioning, flexibility and balance. Have a water bottle close by.

ADULT ART CLASSES

Register online with Community Pass: https://register.communitypass.net/LowerMakefield

Something for everybody!

MONDAY

WATERCOLOR ART CLASS with Chris
6-Week Series | 10:30 AM

THURSDAY

WATERCOLOR ART CLASS with Chris
6-Week Series | 6:30 PM

FRIDAY

WATERCOLOR ART CLASS with Chris
6-Week in Person Series | 10:30 AM

COME, RELAX, ENJOY AND DRAW/PAINT WITH A FUN GROUP OF ARTISTS!

- You will learn many useful techniques and methods for producing watercolor paintings of your own.
- No previous experience is required. By the end of this course you will be able to finish a watercolor painting with confidence.
- Learn the basics of pictorial composition, people, perspective and many other aspects of ART!
- To analyze painting strategies for executing original artworks and to prepare paintings for exhibition.
- You will be more informed about brush, paint and paper types and what is best for you.
- Learn to paint trees, skies, people, animals and much more!

TRAININGS

Dog Training with Tail Waggers Academy
6-Week Series | Wednesdays | 6:15PM/7:15PM/8:15PM

Whether you're welcoming a new puppy, brushing up on manners, or looking to strengthen your bond with your dog, our fun, positive, and professional classes are the perfect way to get tails wagging! All training methods are positive reinforcement and force free!

Join us and see why training together build not just better dogs, but stronger communities.

Registration takes place at https://tailwaggersacademy.dogbizpro.com/public/registration/register.aspx?email=

YOUTH ARTS - SATURDAYS/SUNDAYS YOUNG REMBRANDTS CLASSES

EARLY ELEMENTARY DRAWING
4-Week Series | Saturdays/Sundays | 9:00 AM
Ages 4 – 6

ELEMENTARY DRAWING
4-Week Series | Saturdays/Sundays | 10:00 AM
Ages 7 – 14

CARTOONING
4-Week Series | Saturdays/Sundays | 11:15 AM
Ages 8 – 14

Unlock your child's creativity with Young Rembrandts classes, perfect for preschoolers and school-aged learners alike! The engaging programs challenge curious minds, encouraging preschoolers to explore drawing subjects they love, like animals and toys. For elementary students, essential tools are provided that build confidence and artistic skills through fun, hands-on instruction. The cartooning classes add an extra layer of excitement, combining humor and imagination to keep kids engaged while they learn. Sign up today and watch your child discover their inner artist!



PARKS AND RECREATION

TRIPS WITH PREMIER WORLD DISCOVERY

BROCHURES LOCATED AT LMT COMMUNITY CENTER!
2027 International Trip to be Added Soon!

2027 DOMESTIC TRIP – CALIFORNIA COASTS AND YOSEMITE
9 Day Trip | Begins June 5th, 2027

YOUTH FITNESS AND WELLNESS

SOCKEY HOCKEY (1ST – 5TH GRADE)

6-Week Series | Wednesdays | 5:15 PM

Sockey is a safe variant of floor hockey played with neoprene sock-covered hockey sticks, soft indoor hockey balls, and players wear sneakers instead of skates. The indoor co-ed sport is created to learn the game of hockey, exercise, and have fun! Players receive a team shirt and hockey sticks are provided.

YOUTH VOLLEYBALL WITH SKYHAWK SPORTS

6-Week Series | Weekends | Ages 7-10 11:30am / Ages 11-14 12:45pm

Whether your athlete is new to volleyball or looking to refine their technique, Skyhawks emphasizes fundamentals first—passing, setting, serving—then layers in game awareness, teamwork, and confidence. Coach-led sessions use drills, games, and small-sided matches so every player leaves smiling and improving

SUPER SOCCER STARS CLASSES

8-Week Series | Weekends | Varied Times

Soccer Stars is the area's most popular youth educational soccer program! Backed by over 20 years of experience, we teach the FUNdamentals of soccer using positive reinforcement, imaginative themes, and engaging games. Players will learn skills, physical literacy, build self-confidence, and develop teamwork in every class. Certified coaches lead age-specific programs with low kid-to-coach ratios for children ages 1-5.

MULTI SPORT TOTS WITH SKYHAWK SPORTS

6-Week Series | Weekends | Ages 2-3 9:30 AM / Ages 3-4 10:20 AM

Introductory sessions focused on movement, basic ball skills, and playful activities. Parent-assisted games help children develop coordination, listening skills, and early sports fundamentals.

YOUTH STEM

CHESS KNIGHT FOR BEGINNERS

6-Week Series | Tuesdays | 5:30 PM to 6:30 PM

This class focuses on key strategic, tactical and positional principles, of the game. Students practice 3 to 4 move checkmating patterns, learn thematic concepts and theory of chess openings, and learn how to evaluate the game of chess through modification such as material, King safety, and piece activity. Campers are also introduced to basic endgame principles and the relationship of opening theory to middle-game play. Famous instructional games are shown to illustrate key tactical positional concepts, and students learn how to improve through analysis incorporating chess engines.

Programming will continue to be updated with new and exciting activities! Check out our registration website for all classes and programs - https://register.communitypass.net/LowerMakefield

PICKLEBALL

Lower Makefield Township continues to embrace pickleball and our LMT Pickleball Club! In the last year, we've partnered with Universal Rackets for classes and events, added amenities like the quarterly newsletter, quarterly socials at Makefield Highlands, periodic members fun days, and we continue to look into finding more ways for our members to benefit!

Interested in joining or learning more? Sign-up at https://app.courtreserve.com/Online/Portal/Index/11527 and if you need help or have questions, email bonnieg@lmt.org or call 267-789-0806

Membership Pricing:		
Pickleball Membership		
Annual Resident	$120	Per person
Annual Non-Resident	$150	Per person
Resident Six Month Membership	$65	Per person
Non- Resident Six Month Membership	$80	Per person





PARKS AND RECREATION

LOWER MAKEFIELD SENIORS

Welcome to the Lower Makefield Seniors (LMS), an organization for those 55 and older. Whether you call Lower Makefield Township home or live nearby, we warmly invite you to join our thriving group dedicated to enriching educational, physical, cultural, and social experiences in a welcoming setting.

At LMS, there's something for everyone. Our robust schedule is designed to keep you active, connected, and fulfilled. Come meet us at one of our general membership "Meet & Greet" meetings! It's the perfect chance to discover all that LMS has to offer, make new friends, and see how you can be part of this dynamic group. Additionally, throughout the year we also hold Community Outreach programs open to the public where everyone is welcome to join in!

Stay up-to-date with our latest events and announcements by following us on Facebook and Yardley Patch. For additional information or questions, feel free to reach out using the contact details below.

LMS Programs

- Art Classes: **Fridays** @ 10AM-12PM (not in summer)
- Book Club: 2nd **Wednesday** @ 12:30PM-1:45PM
- Bridge for Beginners: **Mondays** @ 9AM-12PM
- Bridge Instructional: **Mondays** @ 9AM-12PM
- Bridge: Duplicate – **Wednesdays** @ 9AM-12PM [Partner Required]
- Bridge: Duplicate – **Fridays** @ 11:30AM-3PM [Partner Required]
- Bridge: Open Seating- **Tues** @ 12PM-3PM & Thurs @10:30AM-1:30PM
- Chair Yoga: **Thursdays** @ 9:30AM–10:30AM
- Games Day: Assorted Board & Card Games -**Wednesdays** @ 9AM-12PM [RummiKub(6) / Uno / Five Crowns / Mexican Train / & many others]
- Hearts/Spades: **Fridays** @ 1PM-3PM
- Line Dancing: **Saturdays** @ 10AM-11:30AM
- Mah Jongg: **Mondays** @ 12PM-3PM
- Mah Jongg/Beginners Practice: **Tuesdays** @ 9:30AM-11:30AM
- Mah Jongg: **Fridays** @ 12:30PM-3PM
- Movie: **3rd Saturday** of the month @ 1:30PM-3:30PM
- Pinochle: **Tuesdays, Wednesdays & Fridays** @ 12PM-3:30PM
- Pinochle: (Intro to) – **Wednesdays** @ 1PM
- Stitch & Chat: **Wednesdays** @ 10AM-12PM

LMS Committees

- Finance
- Fundraising
- Membership
- Meet & Greet
- Newsletter
- Programs
- Publicity & Marketing
- Sunshine
- Trips

CURRENT INFORMATION: Can be found using the QR code on right or visit:
https://www.lmt/information/seniors
You can also reach us by:
lowermakefieldsrs@gmail.com or
Call: 267-394-4282

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TOWNSHIP OWNED RECREATIONAL FACILITIES

Community Park *32.7 Acres, 1050 Edgewood Rd*

- Pool Complex w/Parking
  - Dedicated 1981
  - Paved Parking, 2 lots with 130 spots each, gravel parking is also available.
  - Olympic Sized Community Pool (lighted), diving area, intermediate and tot sized pools, snack bar, dual slides, diving boards, all pools are heated.
- Kids Kingdom Playground
  - Dedicated in 1992
  - Pavilion is available for Residents to reserve for parties
- Tennis Courts & Basketball Complex
  - 4 lighted community tennis courts
  - 1 lighted basketball court
- Community Softball Field (lighted)
- Nature Trail
- 260 Parking spaces
- Picnic area with restroom facility and pavilion

Leagues: Home of the LMT Swim and Dive Team; Home of PAA

Lower Makefield Township Athletic Complex *36.75 Acres, 1103 Edgewood Rd*

- Greg Caiola Baseball Park
- Convertible 50/70 field
- Convertible to 40/60 field
- 145 parking spaces plus additional gravel parking available
- Robert P. Stoddard Sports Complex
- Three 60-foot fields
- Concession Stand
- 2 Sand Volleyball Courts

Leagues: Home of PAA Baseball

Fred Allan Softball Complex *23 Acres, 1500 Oxford Valley Rd*

- Dedicated in 1999
- 3 softball fields, dugouts, water on 3 fields, electric on 2 fields
- Batting Cage
- 2 All-weather Bocce Courts
- Tot play pieces
- Picnic area with concession stand
- Restroom facility and covered pavilion with a floor
- Walking trail/bike path
- Approximately 120 paved parking spots
- Underdrains installed on all three fields in 2014

Macclesfield Park *91.9 Acres, 1000 River Rd*

- Front 60 acres dedicated 1989, rear 30 acres dedicated in 1997
- 8 full size multi-purpose fields (6 lighted) for use as regulation soccer, football, and baseball fields, including one all-weather turf field installed by YMS.
- Two 90-foot lighted baseball fields
- One 75-foot lighted baseball field
- 4 sand volleyball courts
- 2 mid-sized soccer fields
- 5 mini soccer fields
- Tot lot play area
- Bike path and exercise stations
- Picnic areas and restrooms
- 2 pavilions, a concession stand, maintenance garage
- Access to the canal towpath
- Approximately 600 parking spaces, paved
  - 400 front lot
  - 200 rear lot

Leagues: Home of the Yardley Makefield Soccer, Lower Makefield Football Association, and Pennsbury Athletic Association

Memorial Park *63.5 Acres, 1950 Woodside Rd*

- Purchased 1996
- 9/11 Garden of Reflection
- 2 basketball courts
- 2 sand volleyball courts
- Community Garden Plots
- Restrooms with a covered patio
- 1 skinned softball field
- Secret Garden inclusive playground with ADA parking lot
- Multipurpose field with field goals
- Gaga court
- Pavilion available to rent for LMT Residents
- 1k loop for walking

Five Mile Woods *298 Acres, 1305 Big Oak Rd.*

- A Nature Center and Ranger Office
- A historic Manor House
- Over 5 miles of scenic nature trails
- A 0.13-mile accessible boardwalk with a viewing platform, designed for individuals with disabilities.
- Additional pedestrian trails branch from this section, though they are not accessible–visitors are advised to use caution. Parking for up to 50 vehicles on gravel, along with paved van-accessible spaces.

LMT Bike Paths *25 Miles*

- To view the trail map use this link on Township's website: www.lmt.org

Dog Park *3.5 Acres, 1950 Covington Rd*

- Opened June 12, 2018
- Dedicated July 15, 2018
- Maintenance shed
- Real-time scan system
- Cameras
- Multi use water fountain
- 10 Benches
- 10 waste stations
- 2 large trash cans



TOWNSHIP OWNED RECREATIONAL FACILITIES

Community Center *12 Acres, 1550 Oxford Valley Rd*

- Opened January 16, 2018 - Dedicated March 12, 2018
- Large multi-purpose room
- 2 Classrooms
- Parks and Recreation Offices
- Small industrial kitchen
- 5,235 square-foot space
- Home of the Lower Makefield Township Seniors
- Home of the Newtown Quilters Guild
- Space available for scheduled programs, scheduled classes, senior programs, camps and lectures

Veterans Square *2.8 Acres, 1660 Edgewood Rd*

- Veterans Square Monument
- Tot lot play area
- Picnic area with benches
- Gravel parking area for 50 cars
- Water fountain

Heacock Meadows

8.2 Acres, Heacock/Bluebird/Covington

- 4.5 Acres of Heacock Meadows Pocket Parks
- Dedicated 1979
- 1 Tot lot
- Basketball Court
- Tennis Court
- 4 Pickleball courts with portable nets

Home of Lower Makefield Township Pickleball Meetup

Peake Farm

1.69 Acres, Twig Lane

- ***Tot lot playground***

Yardley Hunt *3.1 Acres, Revere/Schuyler*

- Schuyler Drive: 4 dedicated tennis courts
- Revere: 3 tennis/pickleball courts
- Paved parking areas for approximately 12 vehicles at each location

League: Home of Yardley Makefield Tennis

Additional Township Owned Parks and Recreation Property

Makefield Highlands Golf Course

195 Acres, 1418 Woodside Rd

- 18 Hole Golf Course
- Driving Range
- Restaurant
- Outdoor Patio
- Managed by Spirit Golf



RECREATION OPPORTUNITIES NEAR LOWER MAKEFIELD

From the arts to local sports teams, Lower Makefield Township residents have access to a wide variety of recreational opportunities all year long. Many of these programs are made possible thanks to the dedication of volunteer-led organizations that bring our community together. (*Inclusive Programming)

ARTISTS OF YARDLEY (AOY ART CENTER)
Programs for adults and youth, summer art camps, exhibitions
www.aoyarts.org

ARTS & CULTURAL COUNCIL OF BUCKS COUNTY
Promoting arts and cultural experiences throughout Bucks County
The Arts and Cultural Council of Bucks County -
Promoting the Arts Experience
https://www.bucksarts.org

BUCKS COUNTY CENTER FOR THE PERFORMING ARTS
buckscountycenterfortheperformingarts.org

BUCKS COUNTY SINGERS
Adult community chorus singing Broadway, sacred, folk, and pop music
www.buckscountysingers.org/index.html

NEWTOWN QUILTERS GUILD
www.newtownquiltersguild.org

LOWER BUCKS SOFTBALL ASSOCIATION
Adult softball league
Pennsbury School District locations
215-750-1109 | LBSL Softball

MORRISVILLE LITTLE LEAGUE (MLL)
Baseball/softball, boys and girls, ages 4–16
P.O. Box 255, Morrisville, PA 19067
morrisvillelittleleague@gmail.com | gomll.org

PENNSBURY ATHLETIC ASSOCIATION (PAA)
T-ball, softball, baseball; ages 4–18
P.O. Box 297, Yardley, PA 19067 | 215-736-9550 | paaball.com

***PENNSBURY MAGIK: TRANSFORMATIVE BASEBALL**
Inclusive program for neurodiverse children and adolescents
Emphasis on social relationships, emotional growth, and resilience
Skill drills, scrimmages, and individualized coaching
Strong community support; builds confidence and friendships
215-736-9550 | paaball.com

LADY FALCONS ELITE HOOPS
Girls, Grades 2–12
Developmental, travel, and in-house programs
ladyfalconselitehoops@gmail.com
lfehoops.teamsnapsites.com/our-programs

PENNSBURY REGIONAL BASKETBALL LEAGUE (PRBL)
Coed; Grades K–11; Travel and instructional programs
www.prblonline.com

BUCKS COUNTY COMMUNITY COLLEGE
Ages 4–adult; enrichment programs and camps
275 Swamp Road, Newtown, PA 18940
215-968-8409 | bucks.edu/kidsoncampus

BUCKS COUNTY PARKS AND RECREATION
Ages 4–adult; wide range of programs
901 E. Bridgetown Pike, Langhorne, PA 19047
215-757-0571

PENNSBURY SCHOOL DISTRICT – COMMUNITY SERVICES
Adult programs at school district locations
215-428-4100

PENNSBURY FALCONS CHEERLEADING ASSOCIATION
Sideline and competition cheerleading
pfcatest.weebly.com

***PENNSBURY FALCONS CHEERABILITIES**
Inclusive cheerleading program for athletes with disabilities. Tailored coaching builds confidence and peer connections
pfcatest.weebly.com

BUCKS COUNTY DRAGON BOAT ASSOCIATION
Open to seasoned paddlers and newcomers

LOWER MAKEFIELD FOOTBALL ASSOCIATION (LMFA)
Flag and tackle football; ages vary
P.O. Box 401, Yardley, PA 19067 | info@lmfafootball.org

LOWER BUCKS LACROSSE LEAGUE (LBLL)
Instructional and travel; boys and girls, Grades 3–8
P.O. Box 861, Yardley, PA 19067 | 215-914-1100 Ext. 4653 | lblax.org

CENTRAL BUCKS BICYCLE CLUB
Central Bucks Bicycle Club

LOWER MAKEFIELD TOWNSHIP PICKLEBALL RECREATION CLUB
Information: https://www.lmt.org/departments/parks-recreation/programs-membership/pickleball-club/
Register: LMT Pickleball Club | powered by CourtReserve: https://app.courtreserve.com/Online/Portal/Index/11527

HIBERNIAN RUGBY CLUB
Call/Text: 609-331-9842 | Email: HiboRugby@gmail.com
Men's Team Website: Hibernian Rugby
Football Club https://old.hiborugby.com

YARDLEY MAKEFIELD ROOKIE RUGBY (USA RUGBY)
Coed clinics: K–4; clinics & games: Grades 4–8
Summer and Fall seasons
215-495-7773 | ymrookierugby@gmail.com | https://www.ymrrc.org

YARDLEY MAKEFIELD SOCCER (YMS)
Boys and girls, ages 4–adult
Travel and intramural programs
P.O. Box 925, Morrisville, PA 19067 | ymssoccer.net

***YMS SPECIAL STARS: SOCCER FOR ALL**
Inclusive program for children and young adults with special needs
Ages 3–19 | Seasons: Fall & Spring
Location: Edgewood Elementary School
***Game Times:** Sundays, 3:00–4:00 PM | Fee: $50 per season. Focus on skill development, confidence building, & social interaction with volunteer buddies*
ymssoccer.net

LMT SWIM & DIVE TEAM
Boys and girls, ages 6–18
Competitive, recreational, and dive programs
www.gomotionapp.com/team/reclblmtsd/page/home

PENN AQUATICS
All ages; programs at Pennsbury High School Field House, Fairless Hills, PA
pennregistrar@pennaquatics.com

YARDLEY MAKEFIELD TENNIS
Clinics, camps, and lessons for all ages
683 Friar Drive, Yardley, PA 19067 | 215-295-0558 | ymtennis.com

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VISA DISCOVER



You're Always Invited!

Yes, as a resident of Lower Makefield Township you are always invited to enjoy Makefield Highlands Golf Club and Makefield's Public House Restaurant. As a resident you receive discounted golf rates and an increased window to book your tee times in advance. In addition to golf, the club serves as a superb dining destination, event space for "open to the public" events and private parties. We offer an award-winning driving range; short game area and our PGA teaching professional staff includes some of the best instructors and clinicians in Pennsylvania.

Makefield Highlands
REDEFINING PUBLIC GOLF

POWERED BY TOPTRACER RANGE™

makefieldhighlandsgolf.com

Check out all the new courses and challenging programs in this year's TOPTRACER RANGE!

Monday-Thursday $35/hr / Weekends $45/hr

Book your monitor session now, go to:

https://makefieldhighlandsgolf.com/

PGA HOPE
HELPING OUR PATRIOTS EVERYWHERE

SAVE THE DATE • PGA HOPE GOLF EVENT

Friday, Nov. 6 • Check our website for details

MAKEFIELD'S PUBLIC HOUSE

Some of our Upcoming Events

DECEMBER

12/3 - **TRIVIA NIGHTS** Every Thursday unless Holiday.
5:30pm-7:30pm / Free to play / Bring your friends!
Great prizes for every round!

12/4 - **PRIME RIB FRIDAYS**
Queen Cut- $32 / King Cut- $39
All entrees come with a house salad, seasonal vegetables & potato of the week. Optional wine pairing - $10

12/13 - **GINGERBREAD HOUSE DECORATING PARTY**
Sunday, 12/13/26 10am-Noon
Reservations Required by 12/6/26
$25 per child • Snacks & Beverages Provided
Let us host you and your family for a fun morning of Gingerbread House Building!
All supplies included!
Prizes for most creative decorations



12/26 - **BREAKFAST WITH SANTA**
11am - 4pm • Reservations Required
Buffet • Adults - $40 / Children 12 & Under - $25
Pictures with Santa Included

Host Your Holiday Party or Event at Makefield Highlands!



Overlooking 200 historic acres of our scenic 18 hole championship golf course, Makefield Highlands is the perfect setting for your intimate dinner gatherings to your large special milestone celebrations. Let our event specialists, talented culinary team, and professional hospitality staff handle all of the details of your special occasion so you can relax and celebrate with your friends and family.

Book your Holiday Party by October 31 and receive a Free Cheese and Fruit Tray

Celebrations

Weddings	Sports Banquets
Rehearsal Dinners	Retirements
Corporate Events	Birthdays
Baby Showers	Holidays
Bridal Showers	Celebrations of Life
Graduations	Mitzvahs

Say "I Do" at Makefield Highlands

Historic charm, breathtaking views, and attention to detail await you at Makefield Highlands. Our wedding professionals will assist you every step of the way and guarantee an unforgettable experience with memories that will last a lifetime.









Plan Your Event Today!
Call Melissa at
215.321.7000 x107
mdooleymakefield@gmail.com

MAKEFIELD HIGHLANDS • 1418 WOODSIDE ROAD • YARDLEY, PA • 215.321.7000

RECENT HOME SALES
IN LOWER MAKEFIELD TOWNSHIP

Single Family

Address	Beds	Baths	Sold Date	Price	DOM
1207 Madison Dr	4	2/1	5/6	$947,000	4
209 Hyacinth Dr N	4	3	5/8	$995,000	0
28 Manor Ln	3	1	5/11	$585,000	4
221 Valley Dr	4	2/1	5/12	$630,000	4
50 Sutphin Rd	4	2/1	5/12	$885,000	17
2211 Yardley	6	4/1	5/15	$1,680,000	4
1488 Heather Ridge Dr	4	2/1	5/18	$1,271,775	5
300 Robin Hood Dr	4	2/1	5/18	$940,000	7
28 Edgewood Rd	5	0	5/18	$650,000	8
694 Countess Dr	3	2/1	5/19	$1,405,000	7
2323 Lakeview Dr	4	2/1	5/20	$611,700	7
2005 Makefield Rd	5	3/2	5/20	$1,075,000	9
5 Saint James Pl	4	2	5/27	$740,000	4
1413 Ridgewood Ln	4	2/1	5/28	$1,200,000	7
2 Simpson Dr	4	3/1	5/29	$631,000	3
350 Richard Rd	5	2/1	6/1	$690,000	7
856 Gainsway Rd	4	3/1	6/2	$825,000	1
1052 S Kimbles Rd	4	3/1	6/2	$1,400,000	13
222 Arborlea Ave	3	2	6/3	$690,000	4
477 Keating Dr	5	2/1	6/5	$1,155,000	16
1567 Brock Creek Dr	4	2/1	6/5	$640,000	16
205 Marlboro Rd	4	2/1	6/10	$805,000	6
1310 Prospect Farm Dr	4	3/2	6/10	$1,280,000	6
207 W Ferry Rd	4	2/1	6/15	$645,000	4
548 Palmer Farm Dr	3	2/1	6/15	$651,000	13
1479 Greenmeadows Rd	4	2/1	6/17	$1,175,000	27
642 Friar Dr	4	2/1	6/18	$865,000	26
1 Upton Ln	3	2	6/22	$542,000	5
1040 Harvard Dr	4	3/1	6/23	$840,000	35
1 S Homestead Dr	4	2/1	6/25	$810,000	6
16 Glenolden Rd	3	2	6/25	$667,000	5
1608 S Crescent Blvd	5	2/1	6/25	$933,000	10
936 Big Oak Rd	3	1	6/25	$675,000	31
1103 Roeloffs Rd	4	3/1	6/26	$840,000	15
923 Pickering Dr	3	2	6/26	$740,000	27
14 Lower Hilltop Rd	3	2/1	6/29	$530,000	4
329 Sherwood Dr	4	2/1	6/29	$830,000	6
28 Green Ridge Rd	4	3	6/29	$685,000	6
435 Ramsey Rd	3	2	6/30	$775,000	5
1336 Jacob Dr	4	2/1	6/30	$1,350,000	6
138 Barbara Dr	4	2/1	6/30	$968,100	5
695 Friar Dr	4	2/1	6/30	$900,000	12
475 Franklin Cir	3	2/1	6/30	$699,900	7
1431 Silo Rd	4	2/1	7/1	$1,050,000	7
16 Upton Ln	4	2/1	7/9	$700,000	5
1270 Oxford Valley Rd	4	2/1	7/10	$712,000	3
1024 Cultipacker Rd	4	2/1	7/10	$785,000	33
1144 Dickinson Dr	5	2/1	7/14	$855,000	12
43 Glen Dr	5	2	7/15	$701,000	5
3 Eton Rd	3	3	7/15	$840,000	27
1223 Evergreen Rd	5	4/1	7/16	$1,350,000	7
8 Moon Cir	5	4/2	7/16	$1,312,500	8
1424 Ridgewood Ln	4	2/1	7/17	$1,100,000	26
269 Rock Run Rd	4	2/1	7/17	$880,100	4
6 E School Ln	5	4	7/20	$942,000	5
1273 Quarry Commons Dr	4	3/1	7/20	$840,000	61
41 S Homestead Dr	3	2/1	7/21	$817,500	1
1472 Hidden Pond Dr	4	3/1	7/21	$1,015,000	3
15 Stafford Pl	4	2/2	7/21	$1,275,000	6
824 Queens Dr	4	2/1	7/22	$915,000	7
507 American Dr	4	2/1	7/22	$885,000	4
1921 Kirkbride Cir	3	2/2	7/24	$715,000	8
309 Hollow Branch Ln	4	2/1	7/27	$728,000	7
69 Upper Hilltop Rd	5	2/1	7/27	$675,000	18
2044 E Wellington Rd	4	2/1	7/27	$935,000	3
1415 Ridgewood Ln	4	2/1	7/28	$1,175,000	6
1692 Powderhorn Dr	4	4/1	7/28	$1,450,000	14
1218 Yardley Morrisville Rd	2	2	7/30	$680,000	7
1347 Heller Dr	6	3/2	7/30	$1,400,000	6
1461 Woodview Rd	4	2/1	7/30	$825,000	7
1324 University Dr	4	2/1	7/30	$976,000	4
621 River Rd	5	3	7/30	$870,000	31
50 Fairway Dr	5	3/1	7/31	$865,000	6
1297 Quarry Commons Dr	4	2/1	8/4	$765,000	38
1420 Pheasant Run Cir	5	4	8/4	$1,649,000	2
500 Countess Dr	4	2/1	8/4	$985,000	4
1511 Hayfield Dr	5	3/1	8/5	$1,475,000	4
1767 Yardley Langhorne Rd	3	1/1	8/6	$560,000	45
949 Queens Dr	4	2/1	8/7	$732,500	6
249 Forrest Rd	4	2/1	8/10	$770,000	15
559 Palmer Farm Drive	5	4/1	8/10	$798,750	24
1453 Makefield Rd	4	4	8/11	$650,000	9
205 Taylorsville Rd	5	3	8/12	$830,000	6
755 Gordon Dr	4	2/1	8/13	$790,000	9
278 Cinnabar Ln	4	2/2	8/13	$920,000	15
7 Colonial Ridge Dr	4	2/1	8/14	$875,000	5
1283 Clearview Dr	5	3/1	8/14	$1,388,000	18
925 Big Oak Rd	4	2/1	8/17	$615,000	50

Single Family (con't)

Address	Beds	Baths	Sold Date	Price	DOM
1682 Clydesdale Cir	6	5/1	8/17	$1,750,000	60
1517 Derbyshire Rd	5	2/1	8/17	$650,000	18
2134 W Wellington Rd	4	2/1	8/18	$887,500	20
2214 Stackhouse Dr	4	2/2	8/18	$989,000	7
1490 Page Dr	4	2/2	8/19	$1,165,000	9
625 Teich Dr	4	2/1	8/21	$950,000	3
1311 University Dr	4	2/1	8/21	$749,900	5
1901 Park Dr	5	5/1	8/21	$1,635,000	6
309 Arborlea Ave	3	2	8/21	$705,000	6
1027 Victory Dr	5	3/2	8/21	$1,230,000	4
619 Chatwyck Ln	4	2/2	8/24	$1,250,000	4
2201 Stackhouse Dr	4	2	8/25	$926,000	4
308 Hollow Branch Ln	3	2/1	8/26	$660,000	5
16 W Ferry Rd	4	2/1	8/26	$795,000	17
1473 N River Rd	3	2	8/26	$730,000	5
415 Hidden Oaks Dr	5	3/1	8/27	$1,275,000	7
661 Nancy Rd	4	3	8/27	$830,000	6
566 Delvale Rd	3	2	8/28	$625,000	4
1104 Gloria Ln	4	3	8/28	$595,000	26
1001 Meridian Way	4	2/1	8/31	$930,000	5
152 Aspen Rd	4	2/1	9/4	$708,500	12
275 Aspen Rd	3	2/1	9/4	$744,000	32

Condos/Townhouses

Address	Beds	Baths	Sold Date	Price	DOM
11104 Cornerstone Dr	2	2	5/12	$395,000	7
531 Aspen Woods Dr	3	2/1	5/14	$550,000	12
348 Tall Meadow Ln	3	2/1	5/15	$520,000	17
65 Sutphin Pines	3	2/1	5/15	$579,000	17
508 Carmela Way	4	2/1	5/18	$960,000	3
2406 Lynbrooke Dr	3	2	5/20	$488,600	8
628-B Rose Hollow Dr	2	2	5/20	$470,000	8
7703 Spruce Mill Dr	3	2/1	5/21	$540,000	3
18 Sutphin Pines	2	2/1	5/21	$565,000	6
177 Wildflower Cir	3	2/1	5/29	$670,000	2
656 Tomlinson Ln	3	2/1	6/2	$430,000	14
3705 Waltham Ct	2	2	6/4	$409,000	6
529 Aspen Woods Dr	3	2/1	6/5	$615,000	8
1560 Hummingbird Ct	3	2/1	6/10	$632,500	16
2607 Lynbrooke Dr	3	2	6/12	$360,000	14
8504 Spruce Mill Dr	3	2/2	6/12	$510,000	4
483 Cedar Hollow Dr	3	2	6/17	$455,000	20
1565 Butterfly Ct	2	2/1	6/17	$487,000	11
1586 Bud Ln	2	2/1	6/18	$515,000	26
614-A Rose Hollow Dr	2	2	6/18	$407,500	2
1004 Waterford Rd	3	2/1	6/22	$470,000	88
9408 Sheffield Dr	2	1/1	6/24	$417,500	11
1607 Lakeview Cir	3	2/1	6/24	$568,500	13
1563 Applewood Cir	3	2/1	6/25	$520,000	8
2203 Waterford Rd	4	2/1	6/25	$505,000	10
1620 Devon Ct	3	2/1	6/26	$530,000	40
2402 Waterford Rd	3	2	6/30	$460,000	3
1394 Pepperbush Ct	3	2/1	6/30	$510,000	5
628-B Palmer Ln	1	1	7/1	$315,000	5
7403 Spruce Mill Dr	3	1/1	7/7	$465,000	13
2601 Waterford Rd	3	2	7/9	$449,900	5
500 Carmela Way	4	2/1	7/9	$925,000	4
2104 Brookhaven Dr	2	2	7/15	$405,000	24
601-A Rose Hollow Dr	2	2	7/23	$377,000	4
46 Sutphin Pines	3	2/1	7/24	$630,000	7
1374 Beechdrop Ct	3	2/1	7/27	$500,000	6
648-B Rose Hollow Dr	2	2	7/30	$395,000	5
11108 Cornerstone Dr	2	2	7/30	$345,000	4
3204 Danbury Ct	2	2	7/30	$405,000	35
14304 Cornerstone Dr	2	2	7/31	$370,000	10
1790 Bayley Ln	3	2	8/3	$403,000	8
326 Tall Meadow Ln	3	2/1	8/5	$507,000	46
662 Tomlinson Ln	2	2	8/7	$435,500	2
3305 Danbury Ct	2	2	8/10	$390,000	5
35 Sutphin Pnes	3	2/1	8/11	$570,000	14
638-A Palmer Ln	1	1	8/21	$261,900	84
630-A Palmer Ln	2	2	8/25	$345,000	5
40 Sutphin Pnes	3	3/1	8/26	$645,000	41
679-A Rose Hollow Dr	2	2	8/26	$410,000	41
212 Clover Hill Ct	4	2/1	8/27	$450,000	22
2006 Brookhaven Dr	2	2	8/31	$415,000	6
11203 Cornerstone Dr	2	2	8/31	$382,000	3
6705 Spruce Mill Dr	2	2/1	8/31	$425,000	1
1805 Lynbrooke Dr	3	2/1	9/1	$450,000	10

55+

Address	Beds	Baths	Sold Date	Price	DOM
34 Griffin Way	3	3/1	5/8	$770,000	2
183 Fillmore Way	4	3	6/3	$890,000	26
41 Griffin Way	3	3/1	6/15	$785,000	9
53 Griffin Way	3	2/1	7/16	$780,000	2
83 Lavender Dr	3	2/1	7/21	$915,000	6
1733 Locust Dr	3	3/1	8/4	$905,000	9
247 Kennedy Way	3	3/1	8/21	$990,000	8
1693 Pierce Way	4	3	8/21	$900,000	25
1721 Locust Dr	3	2/1	9/3	$905,000	27

Above are the closed home sales in LMT across all brokerages, as of publishing date of 09/04/26.
Information deemed accurate but not guaranteed. Source: Bright MLS

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