

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – AUGUST 26, 2024

A meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on August 26, 2024. Mr. Gill called the meeting to order at 6:05 p.m.

Those present:

Planning Commission: Tejinder Gill, Vice Chair
 Colin Coyle, Secretary
 Adrian Costello, Member
 John DeLorenzo, Member

Others: Jim Majewski, Community Development Director
 Maureen Burke-Carlton, Township Solicitor
 John Lewis, Supervisor Liaison

Absent: Tony Bush, Planning Commission Chair

APPROVAL OF MINUTES FROM THE 8/12/24 MEETING

Mr. Costello moved, Mr. Coyle seconded and it was unanimously carried to approve the Minutes from the 8/12/24 meeting as written.

APPROVAL OF APPEAL #Z-24-20 – 301 OXFORD VALLEY ROAD SUITE 601A
CODE NINJAS YARDLEY – Eric Renfors and George Schott
Special Exception – Trade or Commercial School
Tax Parcel #20-033-239601A
C-3 General Business/Industrial
Proposed use of 1,050 square feet of existing space within the Makefield Executive Quarters for a Learning Center for computer coding and game building

Mr. Majewski stated Code Ninjas Yardley is currently located in the Lower Makefield Shopping Center next to Indian Garden, and they are planning to relocate to the Makefield Executive Quarters at 301 Oxford Valley Road in Suite 601A. He stated they are proposing to use 1,050 square feet of existing space for a Learning Center for computer coding and game building. Mr. Majewski stated several years ago the Zoning Hearing Board granted a Special Exception

for the use at the Lower Makefield Shopping Center; and now that they are moving, they need a Special Exception for this location. He stated the Ordinance requires that this go to the Planning Commission for an advisory opinion to the Zoning Hearing Board to see if the Planning Commission has any concerns with traffic, driveways, parking, etc. He added that there has been no impact at the Lower Makefield Shopping Center.

A slide was shown of the unit that they are proposing to occupy which was highlighted in orange. Mr. Majewski stated it is in the middle of the complex which is a mixture of professional offices, physicians, lawyers, accountants, general businesses, etc.

Mr. Gill stated it appears that there is sufficient parking, and he feels that there should not be an issue with traffic given the number of students at one time.

Mr. Coyle stated most people traveling through this complex would not expect children to be in this area, and people could be driving quickly through if they were late for an appointment. He asked if the Planning Commission would be open to asking the business to purchase a sign that could be placed out during business hours to saying "Slow Down Children Present." Mr. Majewski stated that recommendation could be made if the Planning Commission feels that it is appropriate, and this was acceptable to the Planning Commission members.

Mr. Costello stated this is a business complex and there could be a number of children here who could be taking a break outside if they were at all-day camp. He asked if there is the potential that a professional office next door would have an issue with children outside their office. Ms. Carlton stated she feels that is something that the tenants/owners of the properties would have to work this out amongst themselves.

Mr. Coyle stated he assumes Code Ninjas would have to advertise the request for the Zoning Exception to other businesses neighboring the location, and Mr. Majewski agreed that all property owners within 200' are notified. Mr. Coyle stated they would therefore have the opportunity to come and be heard before the Zoning Hearing Board if they wish.

Mr. Costello moved, Mr. DeLorenzo seconded and it was unanimously carried to approve the Special Exception for Code Ninjas in Makefield Executive Quarters with the recommendation that the business place a sign out during business hours advising drivers to “Slow Down Children Present.”

OTHER BUSINESS

Mr. Majewski stated that a meeting of the Planning Commission will be held October 7, which is a week earlier than the regularly-scheduled meeting because of the Columbus Day holiday and conflicts among members.

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Colin Coyle, Secretary