

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – AUGUST 10, 2026

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on August 10, 2026. Mr. Bush called the meeting to order and welcomed new member, James Brand.

Those present:

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

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

APPROVAL OF MINUTES FROM THE 7/13/26 MEETING

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

#698 – GIAGNACOVA MAJOR SUBDIVISION

Tax Parcel #20-042-109

R-2 Residential Medium Density

1 Sutphin Road

Subdivision of an existing site located at 1 Sutphin Road. The existing parcel is proposed to be subdivided into three lots. It also depicts a lot line change between proposed Lot 2 and an Existing Lot 4

Mr. Bryce McGuigan, attorney, was present with Mr. Vince Fioravanti, engineer, and Ms. Lucy Giagnacova, property owner.

The project involves subdividing the 1.67-acre lot at 1 Sutphin Road into three parcels including a buildable lot for a new single-family home. The proposal has undergone multiple revisions and received rear yard setback Variances from the Zoning Hearing Board. The project aims to create three generally dimensionally-compliant lots, with the only exception being the rear yard setback Variances.

Mr. Fioravanti provided a detailed walkthrough of the existing conditions and proposed changes. The property currently has two single-family dwellings and various outbuildings, all of which are non-conforming. The proposed changes include removing outbuildings and creating more-conforming lots. The project also includes a small stormwater system and landscaping with 20 new trees.

Six Waiver requests were discussed including not identifying existing features, not taking pavement core samples, and not requiring an Environmental Impact Assessment Report. The project also requests Waivers from submitting a Landscape Conservation Plan and not installing sidewalks along the frontage. The Planning Commission discussed the implications of these Waivers, particularly the Sidewalk Waiver and its impact on future development.

The Commission discussed the safety of a large tree on the property and having an arborist evaluate its condition.

Mr. Costello moved, Mr. Gill seconded and it was unanimously carried to recommend approval contingent on going back and reassessing the sidewalk discussion with the Township traffic engineer and that the Applicant have an arborist look at the tree and see what the status of it is and whether or not it can be or is worth saving. All other Waivers are accepted except for the sidewalks which will be reassessed with the traffic engineer and follow-up with the arborist on the tree that the EAC commented on.

APPROVE AMENDING ZONING ORDINANCE FOR DEFINITION OF STRUCTURE

Mr. McLoone introduced the proposed amendment to the Zoning Ordinance to remove duplicate definitions of “structure.” The Planning Commission discussed the implications of the amendment.

Mr. Brand moved, Mr. Gill seconded and it was unanimously carried to recommend to remove the first definition of “structure” and replace it with the definition of “structure” listed later so that it is alphabetical.

DISCUSSION OF ZONING USES THAT CURRENTLY ARE NOT PROVIDED FOR

Mr. McLoone presented the Township’s proposed additions to the Zoning Ordinance for emerging Land Uses including definitions for impervious surface, data centers, skill games, medical marijuana, and Easement encroachment

language. The Commission discussed the potential impact of these changes and potential amendments to the Zoning Ordinance.

The challenges of specifying BMPs for pervious pavement and the need for O & M Agreements to ensure proper maintenance and storage components were discussed.

Mr. McLoone explained that the current Ordinance only prohibits fences and walls in Easements, suggesting the need to explicitly prohibit other structures like sheds and garages. Mr. Bush and Mr. Lewis discussed the need for clarification on Easement Encroachment Variances.

Mr. Lewis raised concerns about Zoning adjustments to prevent unfair subsidization of electricity, water, noise, and sewer needs for new developments. The importance of setback requirements to mitigate noise impacts was noted. Ms. Carlton explained the challenges of regulating Public Utilities and suggested more robust will-serve letters to assess potential impacts on neighboring residents and businesses. Mr. Lewis and Ms. Carlton discussed the importance of ensuring new development do not burden existing utility systems.

Ms. Torbert suggested requiring Utility Companies to consult with the Township before approving projects that could significantly impact water or electricity usage.

Mr. Lewis suggested potential LEED Certification for new developments to reduce litigation risks and protect the community.

Mr. Costello emphasized the need for clear regulations and public accountability to protect the Township from potential risks.

Mr. Costello advocated for proactive public notification and engagement for controversial or high-impact developments to ensure community awareness and input.

Ms. Carlton discussed the importance of Conditional Use requirements for data centers and other high-impact developments.

Mr. Lewis and Mr. Bush discussed the potential impact of recreational marijuana legalization and the need for Township regulations. Mr. Gill and Ms. Carlton discussed the possibility of regulating medical marijuana shops through licensing.

Ms. Torbert raised concerns about the Zoning Ordinance's treatment of medical rehabilitation facilities and suggested segregating physical rehabilitation from drug and alcohol rehabilitation.

Ms. Carlton emphasized the need for a thorough review of the Zoning Ordinance to address inconsistencies and potential issues.

Mr. McLoone mentioned the Township's participation in the Community Planning Technical Assistance Program to receive expert feedback on Zoning and Subdivision Ordinances.

UPDATE ON SR332/STONY HILL ROAD & EDGEWOOD VILLAGE MASTER PLAN

Mr. McLoone provided an update on the Plan including successful visioning workshops with Michael Baker and community engagement. The Plan focuses on improving connectivity, walkability, and small-scale development in the Shady Brook site and surrounding areas.

Mr. Bush asked about the status of development projects including the Shady Brook site and various shopping centers and their engagement with the Township. Mr. McLoone confirmed that traffic implications were discussed extensively in the workshops and that productive conversations with the Bucks County Planning Commission and PennDOT were held.

Mr. McLoone offered to follow up with Michael Baker for suggestions on an acronym or informal term for the Master Plan.

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

Respectfully Submitted,

Adrian Costello, Secretary