

YARDLEY BOROUGH PLANNING COMMISSION
Thursday, September 14, 2023, 7:30 PM Borough Hall
MEETING MINUTES



I. **CALL TO ORDER at 7:33 PM** – Richard Hodge, Chair

II. **PLEDGE OF ALLEGIANCE**

ROLL CALL

Present: Richard Hodge (RH), Bob Bushar (BB), Chuck Dolan (CD), Matt Sinberg (MS), Susan Taylor (ST),

Present Virtually (MS Teams): Melissa Dawson (MD), Zach Bark (ZB)

III. **COMMUNITY ANNOUNCEMENTS**

A. Video recordings of all Council Meetings available on Yardley Borough Website and Facebook page.

IV. **PUBLIC COMMENTS**

No public comments

V. **APPLICANTS FOR THIS MONTH**

A. While not officially an applicant, Jake Gordon – Owner of 194 S. Main St, proprietor of Yardley Service Center, has a project for expanding his facility. The PC misunderstood that Mr. Gordon was at the beginning of the process, and was interested in some preliminary review to help him get started. It turns out Mr. Gordon plans are farther along than the PC realized. Since no information was made available to the PC in advance of the meeting this evening, none of the commissioners were prepared with comments in the way they usually would be.

Mr. Gordon was advised that he should prepare a proper application for land development with the required documents submitted in accordance with the land development ordinance. The PC would be pleased to review a proposal supported by the proper documentation. No one on the commission took particular exception to the proposed expansion of Mr. Gordon's business, but it was observed that, because it appeared to be a significant expansion of a non-conforming use in the R2 district, the proposal may need to go before the zoning hearing board. Finally, Mr. Gordon was advised to seek guidance from the Borough manager.

VI. **MINUTES APPROVAL**

Approval of Minutes dated 8 June 2023

A motion was made by Susan Taylor to approve minutes dated 8 June 2023 as submitted, which is seconded by Mr. Bushar. A vote was held, and the motion passes 5-0. Matt Sinberg was not present at the June meeting so he abstained, Zach did not vote as he had left the meeting at this time.

VII. COUNCIL UPDATES

- A. June 6 & 20, 2023 Council meeting minutes
 - It was reported that antenna on the property we are buying is used to read home power meters.
 - John McCann has submitted his letter of resignation effective 6/20/23 due to moving out of the Borough. This was Accepted.
- B. July 18 Council Meeting – Michelle Sharer appointed to Council
- C. August 15 Council Meeting
 - Mary Yardley Pedestrian Bridge Replacement Project Update Bridge work is underway. The bridge will be assembled the week of September 10.
 - Chuck expressed concern on the detour that is currently in place. There is a lack of signage for the closure.

VIII. ITEMS FOR REVIEW THIS MONTH

- A. 2024 Yardley Borough Comprehensive Plan Update
 - Richard Hodge distributed a simple draft work plan for the Comp Plan update for review and comment by the PC. It was agreed that we need to work toward an RFP, focusing on clearly defined deliverables. The sample shared by Melissa Dawson is a good place to start. We are eager to establish our own voice in this Comp Plan update process and not allow a consultant to lead us astray.
 - Susan Taylor recommended that we focus on what new elements the PC wants to add to the current plan. Candidate topics include:
 - Utilization of Boro Property
 - Parking, shared, cooperative
 - River access,
 - Stream corridor,
 - Sustainability,
 - Climate change,
 - Golf course zoning.

Other topics discussed include changes of property values, affordable housing, Accessory Dwelling Units (ADUs). Matt observed that additional utility hookups might be a hurdle.

We also discussed the consolidation of retail and other mercantile uses in the ‘heart of Yardley’ versus allowing the commercial zone to branch out.

- A widely received recommendation was to reduce the boiler plate content of the current plan. For example, much of chapter 10 is observed to duplicate the ordinance, which is not necessary. There is potentially a lot that can be left out.

IX. ADJOURNMENT 9:00 PM

Reconvene 7:30 PM, 12 October 2023