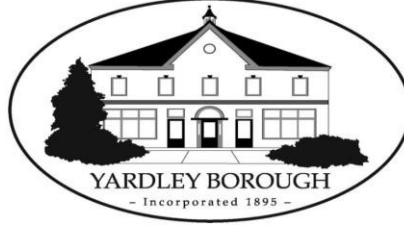


YARDLEY BOROUGH PLANNING COMMISSION
Thursday, December 14, 2023, 7:30 PM Borough Hall
MEETING MINUTES



- I. **CALL TO ORDER at 7:35 PM** – Susan Taylor, Vice Chair

- II. **PLEDGE OF ALLEGIANCE**

- III. **ROLL CALL**
Present: Susan Taylor (ST), Robert Bushar (RB), Chuck Dolan (CD), Matt Sinberg (MS),
Melissa Dawson (MD), Zach Bark (ZB)
Not Present: Richard Hodge (RH)
Also Attending: Don Carlson & Uri Feiner from Yardley Borough Council

- IV. **COMMUNITY ANNOUNCEMENTS**
 - A. Video recordings of all Council Meetings available on Yardley Borough Website and Facebook page.

- V. **PUBLIC COMMENTS**
At this time – public comment is welcome.

- VI. **APPLICANTS FOR THIS MONTH**
 - A. No applicant

- VII. **MINUTES APPROVAL**
Approval of Minutes dated 9 November 2023 – Chuck Dolan made a motion to approve the minutes. Matt Sinberg seconded.

- VIII. **COUNCIL UPDATES**
No items were discussed here.
Mary Yardley footbridge update. Uri Feiner provided an update on the project and provided some background on the ROW Acquisition issues the project is currently facing.

- IX. **ITEMS FOR REVIEW THIS MONTH**
 - A. 2024 Yardley Borough Comprehensive Plan Update
 - There was an open discussion on the draft RFP that was distributed prior to the meeting. Edits were incorporated.
 - Discussion Focused on the Cost of the RFP
 - Uri/Don recommended including a range on the proposal instead of just listing the ceiling contract value; \$10,000 - \$15,000 was discussed.

- Zach recommended establishing a payment schedule in the RFP that could align with when we anticipate to get funding.
- The PC will reach out to planning firms to bid on this RFP.
- Don asked what firms the PC would be reaching out to.
- ST mentioned Urban Research & Development and Castle Valley are two of the firms being considered.
- Zach offered to reach out to additional companies if needed.
- It was discussed that the PC will need to review the Municipal Assistance Grant and confirm how funding will be distributed. The RFP will need to be updated to align with the anticipated funding schedule.
- Council Approval
 - Susan asked how the PC should go about obtaining Council's approval on the Focus Areas that are included in the RFP.
 - Uri Feiner responded that this doesn't require funding from Council so it doesn't really require Council's approval.
 - Susan asked if this is something that should be taken to Council at the working session meeting.
 - It was mentioned that Caroline Thompson is willing to initiate the grant application. Melissa noted that she can also look into filing the grant application and what is required.
 - Don recommended having representation from the PC at the January working session and present the focus areas for the Comprehensive Plan to Council so that they can be discussed and any additional ideas can be incorporated. The working sessions are held the 3rd Tuesday of the Month 7:30 PM. The next one will be held 1/16/24.
 - The PC will submit the finalized version of the RFP to Caroline and request it to be included for the next working session meeting agenda.
- Action Items
 - Melissa to send the revised RFP to Susan for distribution to Council.
 - When submitting the RFP to Caroline Thompson & Council for review, we need to also confirm who will pursue the grant application.

B. Abrahams Hebrew Academy

- Susan Taylor brought up the recent meeting with the Zone Hearing Board that was held on the renovations to the Abrahams Hebrew Academy.
- There are a lot of grading issues discussed in the meeting as well as stormwater management, retaining wall installation.
- It was noted that this is a land development project, but the current ordinance only talks about buildings. The one section that defines a land development only discusses buildings so the only person that needs to review the plan is the Borough Engineer.
- The people in the audience at the subject Zone Hearing Board meeting who were negatively impacted by the SWM issues at the Tannery did not have trust in the Borough Engineer.
- The meeting was focused on the Engineering issues associated with the project and they did not focus on other items that were important with their review such as parking, lighting, etc.

- The PC hasn't seen any projects since the Yardley Inn redevelopment.
- Matt Sinberg noted that this has been a reoccurring issue. The zoning officers have been freely issuing permits for many projects that have gone without PC review. The addition to the Vault is a prime example.
- Uri Feiner mentioned that the parameters that require the PC review should be revisited.
- Matt Sinberg responded that any project should really be reviewed by PC whether it's law or not because it creates a situation where vested interest or outside parties have a say in what occurs in the town.
- Chuck Dolan added that the PC have provided feedback on a lot of other projects that have helped enhanced their developments. The renovation of Charcoal Grill was mentioned as an example. Bringing projects before the PC can only have a positive impact on what happens in the Borough.
- Susan Taylor recommended revision of that particular section of the ordinance should be considered. The ordinance should be revised to establish what actually constitutes a land development to make sure the proper reviews are in place.
- Susan Taylor questioned who determines that a project is a land development. She said that she assumes it is the zoning officer. Don/Uri responded that they think it is the Solicitor.
- Looking back into the past the PC hasn't gone this long between applications. It seems like less and less project are being brought before PC. This should be brought up with Council to make sure projects are being properly reviewed.

X. **ADJOURNMENT 8:49 PM**