

**YARDLEY BOROUGH PLANNING COMMISSION**  
*Thursday, Feb 8, 2024, 7:30 PM Borough Hall*  
**MEETING MINUTES**



- I. **CALL TO ORDER at 7:32 PM** – Susan Taylor, Vice Chair
  
- II. **PLEDGE OF ALLEGIANCE**
  
- III. **ROLL CALL**  
Present: Susan Taylor (ST), Robert Bushar (RB), Matt Sinberg (MS), Zach Bark (ZB)  
Chuck Dolan (CD)  
Uri Feiner (UF), Council Liaison  
Not Present: Melissa Dawson, Richard Hodge
  
- IV. **COMMUNITY ANNOUNCEMENTS**
  - A. Video recordings of all Council Meetings available on Yardley Borough Website and Facebook page.
  
- V. **PUBLIC COMMENTS**  
No public comments.
  
- VI. **APPLICANTS FOR THIS MONTH**
  - A. No applicants.
  
- VII. **MINUTES APPROVAL**  
Approval of Minutes dated 11 January 2024
  - Correction to the spelling of Mr. Mueller’s name on page 2.
  - Motion to adopt corrected minutes passed.
  
- VIII. **COUNCIL UPDATES**

At its February 6<sup>th</sup> meeting, Borough Council approved the Municipal Assistance Planning grant application and moved that it be submitted. The Borough Council approved sending the RFP to the Bucks County Planning Commission, Urban Research & Development, and Boucher & James. The MAP grant allows project expenditures to be made prior to receipt of the grant funds, then the municipality could reimburse itself.

There is no further movement for the PECO acquisition – Another survey was required. The Borough worked out a deal with DCNR so that the site can be temporarily graded. The contractor needs to get the proper fill so the bridge work can start later in February.

**IX. ITEMS FOR REVIEW THIS MONTH**

**A. Follow up on December Topics**

- Our goal for the next meeting is to contact the Bucks County Planning Commission to seek guidance on the definition of Land Development and how other municipalities deploy land development reviews. Bob Bushar related his professional experience in dealing with the land development requirements in New Britain Township. Review of other municipalities ordinances may be needed. Susan will contact the Bucks County Planning Commission.
  
- Uri Feiner reported that Abrams Academy is looking at ways to help water flow; ML7 isn't. The more serious issue is how the ML7 parking lot caused other problems with water runoff, and how the Boro Engineer's comments did not address the problems associated with this issue.

**B. New Items:**

- Susan Taylor recommended that the Planning Commission resurrect its research on parking requirements in other municipalities and revisit the Borough requirements to determine whether ordinance revisions are needed. Members were asked to bring their paperwork to the next meeting.
  
- Backflow Preventers – There are a number of problems that exist but have been dormant, chief among them is maintenance.

**X. ADJOURNMENT 8:09 PM**