

Yardley Borough

Zoning Hearing Board Meeting

Yardley Borough Chambers

Monday April 24, 2023 7:00 p.m.

The meeting was held in Council Chambers with the following Zoning Hearing Board members present: Sarah Jane Kennedy, Kimberly Sharp, Constance Webster, Tom Sims, and Solicitor Joseph Caracappa.

ZHB Members not in attendance: Richard Edwards

Also in attendance were Brenda Cappiello, Bucks County Court Reporters; Paula Johnson, Yardley Borough Manager; and Caitlin Mest, Zoning Officer.

Ms. Kennedy opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance.

Ms. Sharp motions to approve the minutes from the previous meeting, which was seconded by Mr. Sims. A vote was held, and the motion passes 4-0.

Application of Jacob Gordon, 194 S. Main Street Tax Parcel 54-007-083

The Applicant is requesting one variance from 27-242(1) to operate an office in a residential zoning district.

Mr. Caracappa read the hearing notice and addendum into the record and entered the following exhibits:

- B1 – Application
- B2 - Formal notice of meeting
- B3 – Proof of publication of notice
- B4 – Affidavit of service of notice to neighbors
- B5 - Proof of posting of notice on property

Attendees requesting party status: Rich Scheiring, 185 S. Main Street

Mr. Gordon was sworn in and represented himself. Mr. Gordon presented his reasoning for seeking a Pennsylvania car dealer’s license which would allow him to participate in car auctions, which are only open to dealers. Mr. Gordon intends to apply for a license which would allow purchase of 50 cars or fewer per year. Purchased cars will be kept in the back and sold online. 40-50 cars can fit in the back lot, approximately 1 acre. Hours of operation will remain the same, 8am-7pm. Currently, Mr. Gordon has 7 employees but plans to hire a few more people to do detailing work when renovations are done. The entire lot is roughly 145x172.

Mr. Scheiring asked about body work and painting. These services are not and will not be done on site. He also asked what the requirements for the state are to have a dealers’ license. An office is required, which is currently being constructed. Mr. Gordon assured the Board that any required signage would be on the side of the building and not seen from the street.

Ms. Sharp motions to grant the variance with the following stipulations: Compliance with Yardley Borough signage requirements, no more than 3 cars for sale in the front of the building at any given time, and bodywork and painting not to be done on site, which is seconded by Ms. Webster. A vote was held, and the motion passes 3-1-0.

The meeting was adjourned at approximately 7:52

Respectfully submitted,
Mary Ann McLean
Yardley Borough Recording Secretary