

Yardley Borough Council Meeting
August 6, 2019

The meeting was held in Council Chambers with the following members present:

Sandi Brady	Ryan Berry	Bryon Marshall
Caroline Thompson	David Bria	Matthew Ross

Council member(s) not in attendance: Mike Ruttle

Also in attendance were Mayor Chris Harding, Chief Joseph Kelly, Solicitor E. Closser, Engineer Tom Beach, and Borough Manager Paula Johnson. Council President Marshall called the meeting to order at 7:30 pm and led with the Pledge of Allegiance.

Minutes (Time Stamp 7:31 pm)

Ms. Thompson moves to approve the minutes from the July 16, 2019 meeting, which is seconded by Ms. Brady. A vote was held and the motion passes with Mr. Bria and Mr. Ross abstaining.

Progress Reports (Time Stamp: 7:32 pm)

Solicitor

Nothing to report.

Borough Manager

1. Grand opening ribbon cutting at new hemp oil store on 8/10 at 10:00 am on East Afton Ave. All are invited.
2. Work is continuing on the 2020 budget. The auditor has reviewed the work and made recommendations which were incorporated.
3. Ms. Johnson attended a Community and Economic Development meeting where various projects were discussed. Also discussed was the implementation of a written complaint form for tracking. Verbal complaints will no longer be accepted. The code enforcement officer will be at the next Council meeting on 8/20.

Mayor

Through Carry the Load there will be some community service hours available on 9/11 at the Washington Crossing Cemetery. More details will follow.

Police Chief

Chief Kelly reports that for the month of July 2019 the Police Department answered 470 calls for service, issued 1 parking ticket, issued 68 traffic tickets, investigated 7 traffic accidents, and made 8 arrests, 2 being for DUI.

On 8/1 Officer Dakota Martin resigned.

On 8/3 Officer Joseph Harris assumed his new role as Full-time Yardley Police Officer.

Borough Engineer

1. 2019 Liquid Fuels contract is being signed. Asphalt mix needs to be approved by PennDot prior to starting construction.
2. There is an agenda item tonight for sidewalk project. This resolution is to take the sidewalk up to the Mary Yardley Bridge
3. Main/Afton signals – Will be done this month.
4. Ms. Brady asks about speed bumps. Mr. Beach is looking into options for covering this work.
5. Mr. Berry asks about signage for crosswalk at Breece Drive coming down the hill on West Afton. He has received some complaints about danger at that crossing. Mr. Beach notes that a sign warning about a crosswalk can be done. Any signage on Afton has to be approved by PennDot.

Council Vice President

- Regarding the upper dam at Yardley Walk there is not a lot the Borough can do to help Yardley Walk once they take ownership. Mr. Bria has referred the matter to Steve Santarsiero's office. Chief Kelly has had a few calls about loitering by kids on the dam so there is extra coverage of that area right now. Mr. Beach – they are looking into removing the dam. There may be some funding for that. Lennar's engineer did an updated inspection.

Council President

Nothing to report.

Council Committees

Community Outreach-Ms. Thompson

Nothing to report.

General Government-Ms. Thompson

- Meeting is rescheduled to 8/13 at 7:30. The Surplus Property Disposal Resolution will be discussed.

Community & Economic Development – Mr. Berry

- Pete Guidotti provided an overview of recommendations on the Floodplain Ordinance made by the Planning Commission (PC). Several items have been identified by the Planning Commission that need attention.
 1. Intent for Floodplain Ordinance – PC agrees with the intent but wish to add a line which says something similar to “Permitting construction which enables property owners to remain competitive with the surrounding communities.”
 2. Currently administrative review by the Floodplain Administrator is required of any construction in the entire Borough. PC suggests rewriting this so that any construction done within the Floodplain would require review by the Floodplain Administrator. Outside of the floodplain review would be left to the building inspector.

3. Biggest issue overall is definitions which need attention.
 - Add a definition for “accessory dwelling unit” as a “habitable space” then that structure can be prohibited and allow other accessory units such as sheds and carports.
 - Under the Development section relocation is not listed. PC wants to allow relocation of existing structures on a property to a more advantageous location provided the structure stays on the same tax parcel.
 - Market Value – FEMA doesn’t have a definition. However market value is defined, it has to be consistent. There are several methods that can be used to determine market value. PC suggests that in addition to the methods of using tax records, replacement cost, and realtor’s appraisal the Yardley Borough Building Inspector can define a value. Mr. Beach thinks this may be problematic and would not recommend it.
 - Medically necessary modifications to meet the ADA requirements need to be redefined and updated.
 4. Minor repairs do not currently need to be permitted. The current ordinance reads that you can’t open an interior wall to do work without a permit so there is a conflict here. PC suggests that minor repairs, not major changes, involving opening a wall be allowed and modifications that don’t affect base flood line don’t need to go through permitting (wider front door, etc)
 5. RVs – Ordinance says RV can be 400 square feet. PC suggests to add wording that requires the RV to be on a hardened surface so wheels and supports don’t sink. Current ordinance says you have to take RV out every 180 days.
 6. Quality of life issues. FEMA will not pay for garage damage, pool, deck in the event of a flood, they will pay for dwelling structure. Why not allow residents to enjoy their home with deck, garage, carport, etc with the knowledge that FEMA won’t pay for it. Accessory buildings to be permitted providing they conform with other zoning requirements.
 7. Size of structures – FEMA suggested that Yardley Borough put a deed restriction in their ordinance for structures of a certain size. PC doesn’t agree with this. What size should be permitted? Lot size and zoning should decide how large the structure can be on an individual basis.
 8. Should homes in the flood plain be allowed to be built up? PC doesn’t see why not. Can a home be cantilevered out to expand the footprint? PC suggests yes as long as it doesn’t affect the water flow.
 9. Section 801 – Prohibited Uses. Includes hospitals, jails. PC suggests adding additional uses such as senior care buildings, special care facilities, rehabilitation facilities.
 10. Chapter 8, 904. Application didn’t have a requirement for a tax parcel number. This should be added for better tracking.
- Recommendations will be submitted to Council by end of this week.

Liaison Report - Mr. Berry

Reading Ave Committee meets third Monday.

Public Safety – Mr. Brady

- POWER Interfaith group presented to Public Safety tonight regarding research they are conducting on discrimination within police departments.
- Delaware Avenue traffic study. PennDot has come back with the decision that the study did not warrant a decrease in the speed limit.
- Study for brake retarders has been requested to PennDot.

Public Works-Mr. Ross

Nothing to report outside of the agenda items that are presented tonight.

EAC – Mr. Ross

Nothing to report.

Bill List (Time stamp: 8:19 pm)

Ms. Thompson moves to approve the bills list dated 8/6/19, which is seconded by Mr. Berry. Motion passes.

Correspondence (Time stamp: 8:19 pm)

n/a

Public Comment (Time stamp: 8:19 pm)

Dawn Perlmutter, 18 W. College Avenue, and Kim Prickett, 20 W. College Avenue, both addressed Council regarding their ongoing dispute over their respective properties. A set of photographs presented by Ms. Perlmutter will be entered into this record.

Ms. Brady recognizes the work of Yardley Borough's Code Enforcement Officer for his hard work

Certificates of Appropriateness (Time Stamp: 8:40 pm)

19-14 49 South Main St (sign)

Mr. Bria moves to approve Certificate of Appropriateness 19-14, which Ms. Brady seconds. Motion passes.

19-15 41 South Canal St (door and storm door)

Mr. Bria moves to approve Certificate of Appropriateness 19-15 as amended with recommendations as outlined, which Ms. Brady seconds. Motion passes.

19-16 41 South Canal St (side and back door)

Mr. Bria moves to approve Certificate of Appropriateness 19-16 as amended with recommendations as outlined, which Mr. Ross seconds. Motion passes.

19-17 49-55 East Afton Ave (roof)

Mr. Bria moves to approve Certificate of Appropriateness 19-17, which Mr. Ross seconds. Motion passes.

Old Business (Time Stamp: 8:43 pm)

1. Resolution 19-06 Phase II North Main Street Sidewalk Project.....Mr. Ross
Mr. Ross moves to adopt Resolution 19-06 to request \$742,780.50 from the Commonwealth Financing Authority, which Mr. Bria seconds. Motion passes.

New Business (Time Stamp: 8:44 pm)

1. Event Permit Friends Meeting Flea Market 9/7, rain date 9/14.....Ms. Thompson
Ms. Thompson moves to approve permit for the Friends Meeting Flea Market. The date is September 7th with a rain date of September 14th, which Ms. Brady seconds. Motion passes.

2. Event Permit Yardley Harvest Day 9/21.....Ms. Thompson
Ms. Thompson moves to approve the event permit for Yardley Harvest Day with a date of September 21st, which Mr. Ross seconds. Motion passes.

3. Banner Permit Yardley Harvest Day 9/2-9/23.....Ms. Thompson
Ms. Thompson moves to approve the banner permit for Yardley Harvest Day to be hung from September 2nd to September 23rd, which Mr. Bria seconds. Motion passes.

4. Escrow Release No. 1 and No. 2 ML7 Parking Lot Expansion.....Mr. Berry
Mr. Berry motions to authorize escrow release No. 1 to the developer ML7 Yardley Partners, LP for the amount of \$109,501.00, which Ms. Brady seconds. Motion passes.
Mr. Berry motions to authorize escrow release No. 2 to the developer of ML7 Yardley Partners, LP \$129,369.70, which Ms. Brady seconds. Motion passes.

5. Vote to Advertise Snow Bids.....Mr. Ross
Mr. Ross motions for the Borough to advertise for snow bids for 2020, which Mr. Bria seconds. Motion passes.

6. Medical Marijuana Zoning Ordinance.....Mr. Bria
Mr. Bria discussed updating our zoning code to account for medical marijuana dispensaries which were approved into state law about two years ago. There are currently no active applications. Newtown Borough's zoning ordinance was used as a template for this language with some changes.

Ms. Brady notes that per State restrictions marijuana dispensaries must be 1000 linear feet from schools and daycare facilities. In a Borough of Yardley's size this restriction effectively makes it a very small section of the Borough where one of these businesses could be located, with

current zoning. Ms. Brady also notes that the school restrictions don't specify the types of schools are included, i.e. dance schools, etc.

Mr. Ross adds that he doesn't think we should allow grower/processors because of the dangerous chemicals that are used in the process.

Mayor Harding asks if there is a consideration for the distance from government buildings and places of worship. Also, can the hours of operation be limited. State law may specify. Can our ordinance be proactive to include provisions for non-medical sales if those become legal?

Pete Guidotti – Could a grower/processor buy the golf course?

Mr. Bria makes a motion to authorize the solicitor to begin researching this process, which Ms. Brady seconds. Motion passes.

Mr. Bria motions to adjourn at 9:07, which Mr. Berry seconded.

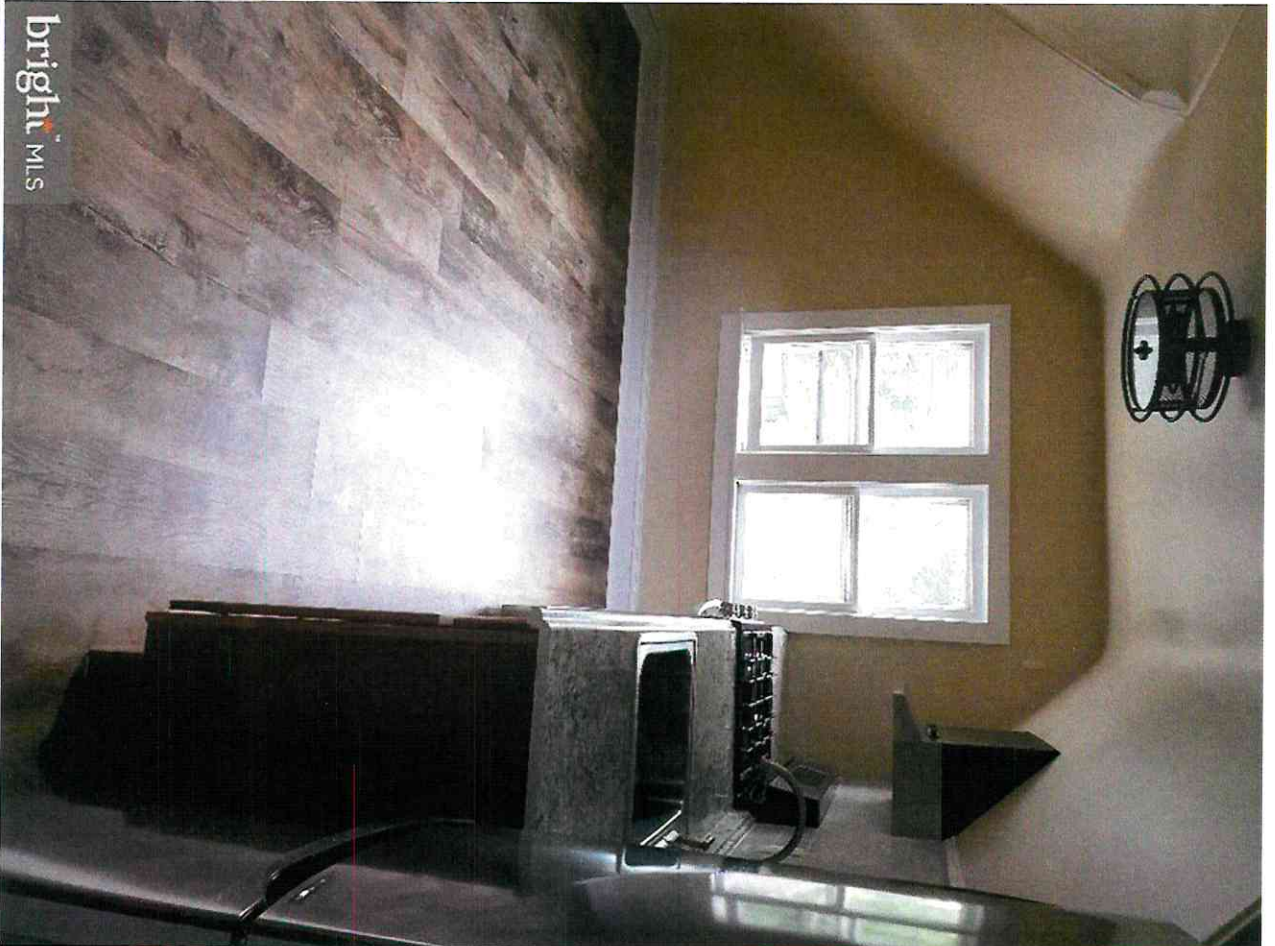
Submitted by,
Mary Ann McLean



brighi MILS

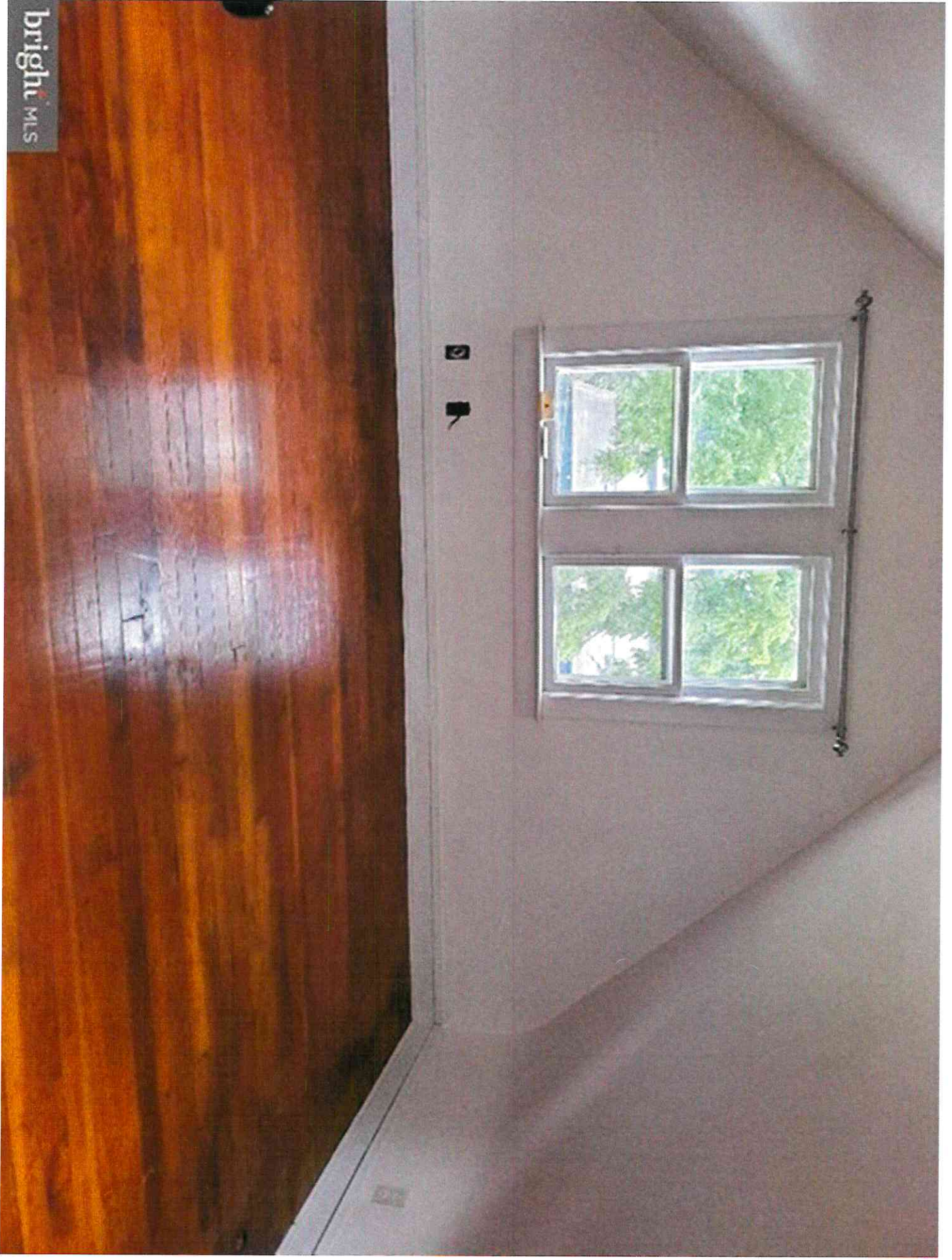


brighi™ MLS



brighi™ MLS

brighthouse MLS






Ave Unit #4

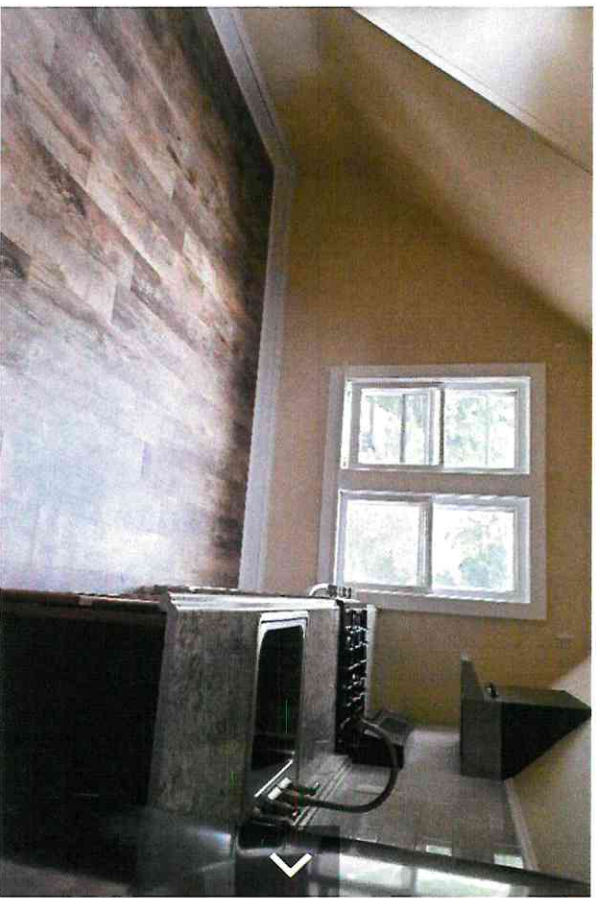
Yardley, PA 19067 – Yardley

No Availability

 Avoid Scams

[Home](#) / [Pennsylvania](#) / [Yardley](#)

C 2 Weeks Ago



There are no available units.

 Alert Me When Units Are Available

Beds	Baths	# of Units
1 Bed	1 Bath	1

Average SF
2,525 SF

Spectacular one bedroom rental available in the heart of Yardley. Completely renovated. Walking distance to Main Street. Easy access to the train station and major highways.

Full Property Details

GENERAL

Rent: \$900
Status: Closed
Type: Condo
MLS ID: PABU474070
Added: 33 day(s) ago
Viewed: 46 times

RENTAL INFORMATION

Max. Lease (Mths): 12
Min. Lease (Mths): 12

ROOMS

BATHROOMS
Total Bathrooms: 1
Full Bathrooms: 1
Main Floor Baths: 1
Main - Full Baths: 1
BEDROOMS
Total Bedrooms: 1
Bedrooms Main & Up: 1

PARKING

Parking Type: Driveway

LOCATION

Area: Yardley Boro (10154)
County: Bucks
Development Name: Yardley Point
Subdivision: Yardley Point
Cross Streets: Main Street

LOT FEATURES

Lot Size (Acres): 0.34
Lot Size (Sq. Ft.): 14,875
Lot Dimensions: 85.00 x 175.00
Zoning: R2

FINANCIAL CONSIDERATIONS

Price Per Sq. Ft.: \$36
Security Deposit: \$1,800
Assessment Year: 2019
County Tax: \$645
County Tax Freq: Annually
Tax w/Assessment: \$26,400
Tax Amount: \$5,721
Tax Year: 2018
Tax Total Finished Sq. Ft.: 2525

DISCLOSURES AND REPORTS

Ownership: Other
Lot Number: 119

COMMONWEALTH OF PENNSYLVANIA

YARDLEY BOROUGH

BUCKS COUNTY

UNIFORM CONSTRUCTION CODE
CERTIFICATE OF OCCUPANCY & USE

The following building or structure has been inspected and found to be in compliance with the Pennsylvania Construction Code Law (1999, November 10, P.L. 491, No.45) and the plans approved by the Department under the file number and date listed below.

Permit Number: B-158-17, Apartment #1

Permit Holder: _____

Address: _____

Building/Structure Name (or portion): Albert Prickett

Building/Structure Address: _____ Yardley, PA 19067

Approved use and occupancy classification(s): R Use Group

Approved Construction type(s): Type V

This certificate of occupancy authorizes occupancy and use of the above named building or structure as long as it is maintained in accordance with the Pennsylvania Construction Code Act, its regulations and all plans and specifications approved by the Department.

Plan Approval Date: December 28, 2017

International Building Code Version: 2009

Applicable Appeal Board Decisions: N/A

Applicable Accessibility Advisory Board Variance(s)-Labor & Industry: N/A

Date of Final Inspection: May 9, 2018

Building Code Official

Remarks: A condition exist at the rear door of apartment #1 where the occupant is instructed not to use until the retaining wall is repaired.

Part 11

Conversions

A. General Provisions

§27-1101. Conversions as Conditional and Permitted Uses.

Conversion of a single-family detached dwelling into two or more residential units is permitted as a conditional use in the R-1 and R-2 Districts. Conversion of a single-family attached dwelling into two or more residential units is permitted in the C-1 District.

(Ord. 273, 2/16/1982)

§27-1102. Design Standards.

All conversions are required to comply with the following standards and all other applicable requirements of this Chapter:

A. *Area Regulation.* All conversions must not exceed the maximum density requirements and must meet the minimum area and dimensional requirements of the district they are located in.

B. All conversions must comply with the United States Department of Housing and Urban Development, *Minimum Property Standards*, 4900, "One- and Two-Family Dwellings," or 4910, "Multifamily Housing" (copies available from the Federal Housing Administration).

C. All conversions must conform to the general character of the surrounding neighborhood. [Ord. 279]

(Ord. 273, 2/16/1982; as amended by Ord. 279, 10/18/1983, §29)

§27-1103. Minimum Floor Space.

Minimum floor space per dwelling unit shall be as follows:

Type of Unit	Minimum Floor Space (square feet)
Efficiency	500
1 bedroom	655
2 bedrooms	950
3 bedrooms	1,125
4 bedrooms	1,330

(Ord. 273, 2/16/1982)

§27-1104. Off-Street Parking.

Minimum off-street parking space requirements shall be as follows:

Unit	Number of Spaces
Efficiency	1
1 bedroom	1
2 bedrooms	1
3 bedrooms	2
4 bedrooms	2.5

(Ord. 273, 2/16/1982)

§27-1105. Trash Removal.

Trash receptacles must be sealed from pests. Trash receptacles must be a minimum of 15 feet from property and street lines.

(Ord. 273, 2/16/1982; as amended by Ord. 279, 10/18/1983, §30)

§27-1106. Buffer Requirements.

Class C screening is required for all parking areas of over three cars and outdoor trash receptacles. All screening and buffering must meet the standards of Part 7J.

(Ord. 273, 2/16/1982)

§27-1107. Zoning Permit Required.

All residential conversions must acquire a zoning permit in accordance with §27-1313.

(Ord. 273, 2/16/1982)

PARID:

Parcel

Included Parcel	No
Included Parcel Parent	
Has Included Parcel	
Property Address	
Unit Desc	
Unit #	
City	
State	
Zip	
File Code	1 - Taxable
Class	R - Residential
LUC	1001 - Conventional
Additional LUC	
School District	S12 - PENNSBURY SD
Special Sch Dist	
Topo	
Utilities	1 - All Public
Roads	1 - Paved
Total Cards	1
Living Units	1
CAMA Acres	

Parcel Mailing Details

Status when purchased in October 2017