

**Yardley Borough Council Meeting  
January 16, 2024**

The meeting was held in Borough Hall with the following members present:

David Appelbaum  
Michele Sharer

Jared Stump  
Uri Feiner

Kim Segal-Morris  
Don Carlson

Council member(s) not in attendance: Caroline Thompson  
Mr. Stump joined the meeting at approximately 7:45.

Also in attendance were Mayor Harding and Borough Manager Paula Johnson

I. CALL TO ORDER – Uri Feiner – Vice President  
Mr. Feiner called the meeting to order 7:30.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Announcement of Committee Assignments:

President – Caroline Thompson

Vice President – Uri Feiner

President Pro Tempore – Don Carlson

General Government Chair – Don Carlson – Member-Kim Segal-Morris

Public Works Chair – Uri Feiner – Member-David Appelbaum/Jared Stump

Public Safety Chair Kim Segal-Morris – Member -Michele Sharer- Mayor Chris Harding

Community Outreach Chair– Jared Stump – Member-Michele Sharer

Community and Economic Development Chair– David Appelbaum – Member-Don Carlson

IV. COMMUNITY ANNOUNCEMENTS

Michele Sharer – 1/19/24 - National Duck Day

Farmers Market – 1/20/24 10-12

Susan Taylor - Yardley History Program at the Historical Society 1/25/24

V. PUBLIC COMMENT

None

VI. CONSIDERATION OF CONSENT AGENDA DATED January 16, 2024

A. Approval of Minutes Dated January 2, 2024

B. Consideration of FEMA Funded 25 N. Delaware Avenue Elevation Project Certificate  
No. 2

Mr. Feiner motions to remove Item A from the consent agenda for separate consideration.

Ms. Sharer motions to approve the Consent Agenda, Item B, dated January 16, 2024, which is seconded by Mr. Appelbaum.

A vote was held, and the motion passes 5-0.

Mr. Feiner noted the misspelling of his name in the January 2, 2024 minutes and asks that this be corrected going forward.

Mr. Carlson motions to approve the minutes from the January 2, 2024 Council meeting, which is seconded by Ms. Sharer.

A vote was held, and the motion passes 5-0.

VII. Consideration to Accept the January 16, 2024 Finance Report  
Consensus was granted.

VIII. GENERAL GOVERNMENT

A. 2023 Final Budget Analysis

General overview of revenue and expenses:

Revenue generally higher than anticipated in several areas:

Interest came in higher than expected

Police services came in higher than anticipated

Additional state share revenue higher for Mary Yardley Bridge

Real estate transfer tax missed target by 5k but was still higher

Expenses:

Additional expenses for hiring police officer

Engineering higher than projected

Other areas as projected

RTK – 18k over projection

IX. COMMUNITY OUTREACH

A. Appointments/Reappointments

Mr. Appelbaum reviewed those who have agreed to continue to serve on the Borough's various boards and committees and welcomed the newly appointed members. Mr. Appelbaum also recognized and thanked those who have left committee service.

B. Request for Proposal – Comprehensive Plan

The Planning Commission was in attendance and a review of the 10-year comprehensive plan was discussed. The Borough, in conjunction with the Planning Commission, intends to put out an RFP for outside assistance in preparing the comprehensive plan. Susan Taylor and Melissa Dawson presented on behalf of the Planning Commission.

Focus Areas are:

Better Utilization of Borough Property

Riverfront Enhancements

Review of Residential/Recreation zone and corresponding ordinances

C-1 District and Businesses

Pedestrian Circulation Links and Amenities

Other Areas of Interest:

Parking

Property Value Changes

Affordable Housing

Climate Change

Sustainability

Flooding

The borough will apply for a PA Municipal Services Grant to assist with paying for the outside contractor who will assist with creating the Comprehensive Plan. The State is in a good financial position to approve these grants at this time. The review period starts in March, so the Planning Commission hopes the grant is submitted in time for March consideration. RFPs will be solicited concurrent to applying for the grant.

A lengthy and robust conversation was held regarding these topics.

#### X. COMMUNITY & ECONOMIC DEVELOPMENT

##### A. 81 N. Delaware Avenue Lot Line Adjustment

Don Wilcox and Hillary Armitage, owners of 81 N. Delaware, addressed Council and requested the lot line adjustment.

Mr. Appelbaum moves to approve a lot line adjustment at 81. N. Delaware, which is seconded by Ms. Segal-Morris.

A vote was held, and the motion passes 6-0.

#### XI. ADJOURNMENT

Ms. Segal-Morris motions to adjourn at approximately 9:00, which is seconded by Ms. Sharer.

A vote was held, and the motion passes 6-0.

Submitted by,

Mary Ann McLean