

Valencia Borough Planning Commission

Meeting Minutes

10-6-2022

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: Brian Himmelstein

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:32 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 9-1-2022.

Decision: Commissioner Himmelstein made the motion to accept the minutes. Commissioner Mullins seconded.

Vote: 3.0.0

Public Comments

There were no public comments.

New business:

Borough Updates

Mr. Himmelstein gave an update on the borough. St. Barnabas acknowledged the final decision of the gate and are in the process of getting quotes. Mr. Himmelstein delivered the zoning certificate to Seth Geyer and talked to him about the completion of the site development, including the split post fence that is supposed to run the entire length of the trail. St. Barnabas was under the impression that the fence was only in certain places. Commissioner Verts stated that Stephen Victor said that St. Barnabas wanted the fence so that people would stay off their property. The commissioners all agreed that the fence was supposed to go the whole length of the trail. Mr. Himmelstein will be in contact with St. Barnabas regarding the fence. The site development must be done before the occupancy permits on the 500 building will be granted. Commissioner Verts questioned as to what kind of gate St. Barnabas was getting quotes for. Mr. Himmelstein stated that they were looking at an electronic gate with fobs or a break away gate. Commissioner Verts stated that a break away gate was never part of the plan for the PRD and that an electronic gate was what was agreed upon.

Mr. Himmelstein has received a building permit application for 76 George Street. The residents are applying for an addition. Mr. Himmelstein will email all of the information to Chris Rearick for review once he receives it.

Commissioner Verts made signs to be posted for Halloween Trick or Treat. She also stated that the community food pantry is being used quite a bit.

Zoning for Solar

Commissioners continued their discussion on zoning for solar. Commissioner Verts did not have a chance to do comments. Commissioner Mullins had some questions on the terminology. The discussion will continue next month. Mr. Himmelstein received an email from a New Jersey solar company that wanted to solicit in Valencia. Valencia does have a soliciting ordinance; it is not permitted without a permit.

PRD

Commissioners decided to roll over the conversation for updating the PRD section of zoning until next month.

Next meeting:

The next meeting will be Thursday, November 3, 2022 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough updates
- Solar discussion
- PRD discussion

This month's assignments:

Commissioner Verts – November agenda; minutes; set up Zoom meeting; comments on solar and PRD ordinances; Halloween signs

Commissioner Himmelstein – Comments on solar and PRD ordinances

Commissioner Mullins – Comments on solar and PRD ordinances

Adjournment:

The meeting was adjourned at 5:59 p.m.

Decision: Commissioner Mullins made the motion to adjourn the meeting. Commissioner Himmelstein seconded.

Vote: 3.0.0