

Valencia Borough Planning Commission

Meeting Minutes

12-1-2022

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: None

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:30 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 11-3-2022.

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

Commissioner Verts gave an update on the borough. Mr. Himmelstein has been attending meetings with Shields Paving in order to get all of the unfinished items for Three Degree Road completed. Council had their yearly budget meeting.

PRD

Commissioners continued their discussion on the PRD section of the zoning ordinance. Commissioner Verts emailed her ideas for incentive zoning for review. Commissioners discussed what would be the biggest benefit for the entire community. Commissioners agreed that a community garden or access to the swimming pool would be on the bottom of the list. Commissioners agreed that a park/playground that is owned by the borough should be at the top of the list. Commissioners also discussed increasing unit price and minimum site area for a PRD. Commissioners will review the wording of this section of incentive zoning for next month. Commissioners discussed the difference between town homes versus patio homes and what the exact definition of each is. Commissioners commented that the definitions of town homes and patio homes need to be clearly defined throughout the zoning ordinance. Commissioners noted that all of the zoning ordinance needs to be reviewed for any changes or amendments.

Next meeting:

The next meeting will be Thursday, January 5, 2023 at 5:30.

Agenda items for next meeting:

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

This month's assignments:

Commissioner Verts – January agenda; minutes; set up Zoom meeting; comments on PRD ordinances

Commissioner Himmelstein – Comments on PRD ordinances

Commissioner Mullins – Comments on PRD ordinances

Adjournment:

The meeting was adjourned at 6:23 p.m.

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

Vote: 3.0.0