

Valencia Borough Planning Commission

Meeting Minutes

4-6-2023

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 5:30 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 3-2-2023.

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. He met with engineer Scott Shoup last Tuesday and did a site visit to St. Barnabas Woodlands. Mr. Himmelstein and Mr. Shoup stayed on the trail and did not go down into the plan. Most of the concerns are with the trail, the split rail fence, the retention ponds, and the northern emergency access entrance. Mr. Himmelstein had noticed that St. Barnabas had started digging for the Building 200 units without having completed the site development and asked Mr. Shoup to do a compliance letter for the outstanding issues. During the site visit, Mr. Shoup noticed that the trail wasn't constructed properly nor was it finished. The split rail fence was only installed in certain locations instead of the entire length of the trail as was agreed upon. Commissioner Verts will provide notes and documentation for both the trail and the fence and send them to the other commissioners and Mr. Himmelstein. Mr. Shoup and Mr. Himmelstein noted that there was new installation for the electronic gate at the northern entrance, but the gate hasn't been installed yet. They also observed that several of the trees that had been planted were dying. Last October, Mr. Himmelstein gave St. Barnabas permission to reduce the number of bushes and shrubbery along the trail, but the deciduous and evergreen tree counts had to remain the same. Mr. Shoup will determine if the tree counts are accurate. Commissioner Mullins asked about the retention ponds and if the water should be draining out of them instead of constantly having water in them. Mr. Himmelstein stated that the ponds should have a 72 hour drain time. Mr. Himmelstein also noted that one retention pond is leaking in a place where it shouldn't be, some of the pipes have come off of a float device, and the water that is draining out doesn't seem to be coming out of the end wall at the rate that it is flowing in. Mr. Shoup and Mr. Himmelstein also observed the old gas lines for the house that used to be on the property. They

are not sure whether the gas lines were terminated properly as they are sticking out of the ground with caps on them. Valencia Borough will require a written statement from the gas company to make sure the lines have been terminated properly as they present a safety hazard if the proper shut off process has not been followed. There also still needs to be top soil and seeding added to vacant sites that were previously planted and masonry work done to catch basin DD3. In September of 2022, Valencia Borough extended the completion date for the St. Barnabas site development until the end of November. At no time did St. Barnabas report to the borough that the site development was complete. Valencia Borough will withhold building permits until there is a written report and solution to the outstanding issues.

Mr. Himmelstein will speak with Scott Foreman to get a schedule for the Butler and Hayes Streets Storm Sewer project. Commissioner Verts will need those timelines in order to enter information for ARPA reporting.

Mr. Himmelstein sent an email to a property on Butler Street regarding pine trees that presented a safety hazard. The owner of the property had the trees removed.

Zoning Ordinance

Commissioners continued their discussion on the PRD section of the zoning ordinance and went over comments submitted by Sean Gallagher. Commissioners discussed the possibility of keeping or removing incentive zoning. Commissioners decided to keep incentive zoning with adjustments made. Commissioners decided to change density standards, monetary incentives, open space requirements, and requirements for playgrounds and trails. Commissioner Verts will set up a meeting with Sean Gallagher to get clarification on some of the changes being proposed.

Speeding in Neighborhood

Commissioner Verts commented on the number of cars speeding along Three Degree Road. Commissioner Mullins requested a speed limit sign be put on the digital radar sign so that drivers would know the speed limit. Mr. Himmelstein will call Adams Township police to get data from the digital radar signs.

Next meeting:

The next meeting will be Thursday, May 4, 2023 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough updates
- Zoning ordinance discussion

This month's assignments:

Commissioner Verts – May agenda; minutes; set up Zoom meeting; meeting with Sean; documentation of trail and split rail fence
Commissioner Himmelstein –
Commissioner Mullins –

Adjournment:

The meeting was adjourned at 6:35 p.m.

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

Vote: 3.0.0