

Valencia Borough Planning Commission

Meeting Minutes

5-4-2023

Commissioners Present: Torey Verts; Julie Himmelstein; John Mullins

Guests: Rob Vigue

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:33 p.m.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 4-6-2023.

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

Commissioner Verts gave an update on the borough. She and Councilman Brian Himmelstein met with Gary Bogart and Seth Geyer from St. Barnabas. They discussed outstanding issues referenced in Scott Shoup's letter regarding the Woodlands PRD. Several of the items in the letter have already been completed. The northern emergency access gate is now in place. The split rail fence is mostly up. St. Barnabas has had supply issues with getting the materials for the fence. The trail can't be completed until the fence gets installed. Mr. Bogart and Mr. Geyer stated that they will make sure all items on the letter are completed to agreed expectations. Commissioner Himmelstein asked whether the trail would be built up and flush to grade as it currently is a safety hazard, especially to elderly residents. Commissioner Verts asked St. Barnabas for clarification about the landscaping along the trail, as the current landscaping does not match the agreed upon final plans. Commissioner Mullins asked whether St. Barnabas could continue on with construction of the new buildings. Commissioner Verts stated that St. Barnabas is not allowed to continue with new building construction until Council votes on the issue. St. Barnabas is supposed to send a letter promising to uphold all agreements and to complete all outstanding issues.

Commissioner Verts gave an update on the County Municipal Outreach meeting. There will be work being done on Route 228 for the next couple of months. The county has grants available for parks.

Zoning Ordinance

Commissioner Verts updated everyone on her meeting with Sean Gallagher. Mr. Gallagher stated that Valencia Borough does not have to allow for PRDs, but they do allow for negotiation for amenities for the entire community. Commissioners discussed the value of green space and parks versus development. Commissioners decided to continue to allow for PRDs in the zoning ordinance. Commissioner Verts will take the proposed changes to the ordinance to Council.

Year End Report

Commissioner Himmelstein will start to write the year end report and will have it completed by next month for the other commissioners to review.

Next meeting:

The next meeting will be Thursday, June 1, 2023 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough updates
- Review year end report

This month's assignments:

Commissioner Verts – June agenda; minutes; set up Zoom meeting;

Commissioner Himmelstein – write year end report

Commissioner Mullins –

Adjournment:

The meeting was adjourned at 6:15 p.m.

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

Vote: 3.0.0