

## **Valencia Borough Planning Commission**

*Meeting Minutes*

8-4-2022

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*Commissioners Present:* Torey Verts; Julie Himmelstein

*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 7-7-2022.

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

**Vote:** 2.0.0

### **Public Comments**

There were no public comments.

### **New business:**

#### **Borough Updates**

Mr. Himmelstein gave an update on the borough. He met with St. Barnabas about completion of the site development of the PRD, which includes the trail, the 15-foot easement, the trail plantings, and the paving of the cul de sac. They reviewed the final plan that Valencia Borough approved, specifically the planting along the trail. St. Barnabas was concerned about how cluttered the planting plan was and that smaller plants might not take without the space to mature and grow bigger. Mr. Himmelstein told St. Barnabas it was all right to eliminate some of the smaller shrubbery but the tree count needed to remain the same. Commissioners Verts and Himmelstein agreed that the tree count needed to remain the same. Mr. Himmelstein also said that the fence line along the trail would probably change with the grading to raise it up in certain places. Mr. Himmelstein gave St. Barnabas until the end of November to complete the site development before filing for an extension.

Mr. Himmelstein also talked about the current northern entrance to the St. Barnabas PRD. There is currently a chain and combination lock across the entrance. Commissioners noted that per the agreement with St. Barnabas there was supposed to be a gate with a keypad so that emergency management could have quick access to that entrance. Commissioner Verts stated that each emergency department was supposed to have their own keypad combination to the gate. Commissioners Verts and Himmelstein will find documentation from previous meetings regarding the entrance and gate. Mr. Himmelstein will take that information back to St. Barnabas.

### Zoning for Solar

Commissioners continued their discussion on zoning for solar. Commissioner Verts thanked Commissioner Himmelstein for all of her work on putting the solar ordinances together. Commissioner Himmelstein made some changes to the framework of the original ordinance. She will run it by Chris Rearick to get his input to discuss at next month's meeting.

### **Next meeting:**

The next meeting will be Thursday, September 1, 2022 at 5:30.

### **Agenda items for next meeting:**

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

### **This month's assignments:**

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

Commissioner Himmelstein – Get feedback from Chris Rearick on solar ordinance and entrance gate

Commissioner Mullins –

### **Adjournment:**

The meeting was adjourned at 6:12 p.m.

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

**Vote:** 2.0.0