

## MINUTES FROM VALENCIA BOROUGH COUNCIL

January 13, 2020 minutes from Valencia Borough Council.

ATTENDANCE: Pres. Brian Himmelstein, VP Shanon McKenna, Rob Vigue, Mayor Krystal Schultz.

Minutes were read. Shanon made motion to accept minutes, Krystal seconded. Motion carried.

Minutes from 2020 Reorganization meeting were read. Rob made motion to accept minutes, Shanon seconded. Motion carried.

Financials: Rob made motion to accept treasurer report, Shanon seconded. Motion carried.

Shanon made motion to pay bills, Rob seconded. Motion carried.

### VISITORS:

Eugene Kramer – questioned the completion status of Almira St. construction, curbs and will the parking lot have new gravel. Brian said the plan is to be completed in the Spring.

Peg Martin – addressed council with the concern that the church parking lot is a mess.

Torey Vertz

Julie Himmelstein

Mr. and Mrs. Goetz and daughter.

Steve Victor – St. Barnabas

### Old Business

Zoning – voting on tentative approval of St. Barnabas' Woodlands PRD.

1. Valencia Borough is allowing the requested modifications to the Valencia Borough Zoning Ordinance:
  - a. Shanon made motion to approve the sidewalk modification request Section 1-1009.A: 6 foot wide trail along Three Degree Rd. rather than internal sidewalks, Rob seconded. All approved. Motion carried.
  - b. Shanon made motion to approve the number of patio homes in a grouping from 4 to 5 modification request Section 1-1009.C.1.d to allow 5 patio homes per building rather than 4 as stated in the Ordinance, Rob seconded. All approved. Motion carried.
  - c. Shanon made motion to approve 21 foot setback from curb modification request Section 1-1009.C.3.b: 21foot minimum setback from curb rather than 20 foot setback from right of way, Rob seconded. All approved. Motion carried.
  - d. Shanon made motion to approve bufferyard modification request Section 1-1009.C.10 to allow alternative bufferyard design, without a berm or 6 foot solid fence along Three Degree Rd. or staggered evergreen trees on certain portions where grading does not permit them, where low level plantings or shrubbery along difference in grade provide an acceptable visual barrier. St. Barnabas will plant a diverse, native selection including a mix of shrubbery, deciduous trees, and evergreen trees, Rob seconded. All approved. Motion carried.
2. Valencia Borough and St. Barnabas agree to the following conditions as part of the PRD approval:
  - a. Valencia Borough will allow sections of open space to be a 40 foot width instead of 50 as long as there is a conservation easement on all of the open space. This easement will be listed in the Developer's Agreement.

- b. St. Barnabas agrees that the construction bond for site development will delineate a two year completion. The dwelling unit completion will be five years. All permits will be obtained prior to the use of the construction entrance. This will be part of the Developer's Agreement.
- c. The Developer's Agreement will include provisions for the posting of escrow funds for the inspection of bonded site amenities by the Borough Engineer.
- d. St. Barnabas agrees the trail will have a 15 foot easement and will be maintained by St. Barnabas. Trail alignment shall preserve the existing vegetation to the fullest extent possible. The trail will be a public easement.
- e. St. Barnabas agrees Valencia Borough will have the ability to inspect the storm water detention facilities as needed.
- f. St. Barnabas will contact local emergency services to work out an agreement for accessing the gated entrance. While the site is under construction, the entrance will be a construction entrance.
- g. St. Barnabas agrees to have an evacuation plan for the Woodlands PRD and to communicate this plan to its residents.
- h. The Developer's Agreement will have the NPDES permit as well as the wetlands report from the county.
- i. St. Barnabas agrees to allow the unit fees for the PRD incentive zoning (total of \$50,400) to be used for Valencia Borough's general fund (as stated at the Public Hearing) instead of recreational uses only.

Shanon made motion to approve these conditions as part of St. Barnabas PRD tentative application, Rob seconded. Steve Victor was asked to confirm St. Barnabas' consent to the conditions. Consent given. All approved. Motion carried.

- 3. Shanon made motion to approve St. Barnabas' PRD tentative application with the modifications and conditions approved earlier, Rob seconded. All approved. Motion carried.
- 4. Shanon made motion to authorize the solicitor to prepare Findings of Fact and Conclusions of Law in accordance with the Pennsylvania Municipalities Planning Code, Rob seconded. All approved. Motion carried.

DCED financial planning – tabled

Webb Alley drainage – 95% of the first phase is completed.

Fetterhoff properties – 63 Dodds Ave. and 63A – tabled

MS4 – 2 applications for grants have been submitted.

2020 police contract – received – 3 yr. Contract of \$800/mo. for 2020, \$900/mo. For 2021, \$1000/mo. for 2022 was signed.

2020 budget – Shanon made motion to approve 2020 budget, Rob seconded. Motion carried.

New Business

Rob Vigue is now a member of the Library Board.

2020 Auditor agreement was received.

Krystal made motion to adjourn, Shanon seconded. Motion carried.