

Valencia Borough Planning Commission

Meeting Minutes

9-3-2020

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 5:37 p.m.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 8-6-2020.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

Zoning Ordinance – Discussion

Commissioners continued their discussion of the Valencia Borough Zoning Ordinance. There were no new sections to focus on for this month. Commissioner Himmelstein commented that the commission has only been able to see certain sections of the ordinance come into effect for the past year, and therefore it's difficult to assess other sections of the ordinance. As well, there has been no feedback from residents. Commissioner Mullins suggested to ask Zoning Officer Chris Rearick if certain areas of a zoning ordinance typically get challenged and perhaps commissioners could review those sections. Commissioner Himmelstein suggested to review the districts section and conditional uses to see if anything needed to be discussed.

St. Barnabas – PRD

Council member Brian Himmelstein gave an update on the St. Barnabas PRD. The Developer's Agreement and the check for the surety bond were received. St. Barnabas has received their highway occupancy permits, however, they are still waiting for the sewage facilities permit. They are getting ready to start topography reconstruction (moving dirt) soon.

Well Testing

Mr. Himmelstein sent a list of Valencia Borough properties that have wells within 500 feet of the PRD to St. Barnabas. It is the responsibility of St. Barnabas to contact property owners for well testing. Any well not tapped into city water should be checked. St. Barnabas is supposed to do this prior to excavation since residents' wells may be on the same aquifer as the PRD. St. Barnabas will need to cement and seal the wells on the PRD as part of their construction process.

Zoning Hearing Board

Commissioner Himmelstein had the opportunity to talk to a resident regarding a vacancy on the Zoning Hearing Board. Commissioner Himmelstein will follow up again with this resident to see if he is interested.

Burning Ordinance

Mr. Himmelstein brought up the burning ordinance for Valencia Borough. He stated that Adams Township is revising their ordinance and suggested that Valencia Borough's ordinance should be similar to provide consistency since we are served by the same fire district. Commissioner Verts will compile information to send out to commissioners for discussion next month.

CARES Act

Mr. Himmelstein reported that Valencia Borough received approximately \$8500 from the CARES Act. This money will be placed in the general fund for the time being.

Next meeting:

The next meeting will be Thursday, October 1, 2020 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Burning ordinance review

This month's assignments:

Commissioner Verts – October agenda; set up Zoom meeting; Review burning ordinance information
Commissioner Himmelstein – Review burning ordinance information
Commissioner Mullins – Borough building attendee; Review burning ordinance information

Adjournment:

The meeting was adjourned at 6:11 p.m.

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

Vote: 3.0.0