

Valencia Borough Planning Commission

Meeting Minutes

10-4-18

Commissioners Present: Torey Verts, Chair; Julie Himmelstein, Vice-Chair; John Mullins

Guests: Chris Rearick, Rob Vigue

Call to order:

The meeting of the Valencia Borough Planning Commission was called to order at 5:30 p.m.

Amend/Approve Minutes:

Grammatical changes were made to the meeting minutes from 8-2-18.

Decision: Julie made the motion to accept the minutes as amended. John seconded.

Vote: 3.0.0

Public Comments

Rob Vigue stated he was here to observe.

New business:

Surveys – Commissioners discussed the distribution of the community surveys and reviewed results. Overall, residents were receptive, however, only 17 surveys were returned. Commissioners were unable to distribute surveys to St. Barnabas residents at this time as they were not granted permission to go on to the property. Commissioners will follow up at the monthly Council meeting regarding a plan for getting the surveys to St. Barnabas residents. Of the surveys that were returned, residents stated that they liked the “small town feeling” of the borough and that they didn’t want to see more development. Maintaining the home-based businesses was also mentioned frequently.

Community Listening Sessions – Chris stated that he could put together a draft version of a zoning ordinance and a map so that residents could provide feedback at the listening sessions. A part of the ordinance will be protecting but providing flexibility for home-based businesses. Chris will have the preliminary text and map available for the next meeting. Torey will provide Chris with an initial list of types of home-based businesses in the borough. Chris will walk commissioners through the procedures for public meetings once the time comes to organize the listening sessions.

Emails – The Planning Commission has been receiving emails from non-residents regarding senior living facilities and storage rental facilities. Since these emails did not contain an official request and are not from local constituents, the Commission decided to not respond to them at this time.

Old business:

Borough Walkthrough – It was suggested to start looking at aerial photos before doing a walkthrough to become familiar with the general character of the neighborhood since the borough is an odd shape.

Next meeting:

The next meeting will be Thursday, November 1, 2018 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Review the first draft of a zoning ordinance and map
- Discuss and schedule community listening sessions

This month's assignments:

Torey – Write up meeting minutes; November agenda; email Chris list of home-based businesses

Julie – Contribute to list of home-based businesses

John – Contribute to list of home-based businesses

Adjournment:

The meeting was adjourned at 7:00 p.m.

Decision: Julie made the motion to adjourn the meeting. John seconded.

Vote: 3.0.0