

Valencia Borough Planning Commission

Meeting Minutes

8-6-2020

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 5:31 p.m.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 7-2-2020.

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

Vote: 3.0.0

Public Comments

No public comments.

New business:

Annual Report to Council

Commissioner Himmelstein presented a summary of the Valencia Borough Planning Commission annual report. Commissioners reviewed the report in its entirety. The majority of the report focused on the PRD submission by St. Barnabas. No changes were made to the report. Commissioner Himmelstein will email the report to Council.

Zoning Ordinance – Steep Slopes

Commissioners reviewed the steep slopes and woodlands sections of the zoning ordinance. Commissioner Mullins stated that the definitions seemed to be standard definitions. All commissioners agreed that slopes that aren't wooded still need to be preserved due to erosion and flooding considerations. Commissioner Himmelstein stated that the preservation standards should agree across the ordinance for simplicity and clarity as well as to avoid unintended losses. Commissioner Verts suggested to change some of the percentages to increase the amount of woodlands to be preserved. Commissioner Himmelstein suggested asking Zoning Officer Chris Rearick if it would be standard for zoning ordinances to not allow land to be cleared for development on wooded slopes and 100 year old flood plains. Commissioners will work to start adding changes to a Word document or possibly set up Google Docs to track potential changes.

Developer's Agreement

Commissioner Verts gave an update on the Developer's Agreement. Commissioner Verts, Chris Rearick, and St. Barnabas all submitted changes to the original document. Commissioner Verts noted that the street names submitted on the Developer's Agreement did not match the street names presented on all of the plans that were submitted. Commissioner Verts also stated that the final plat to be signed should

match what has been agreed upon and presented to both the Planning Commission and Council to date. The Developer's Agreement is scheduled to be signed at the next Council meeting.

Council Meetings

Council member Brian Himmelstein asked Commissioner Verts to set up a Zoom meeting for the Council meeting so that people who could not go to the borough building could attend.

Next meeting:

The next meeting will be Thursday, September 3, 2020 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Zoning ordinance review

This month's assignments:

Commissioner Verts – September agenda; set up Zoom meeting

Commissioner Himmelstein – Email annual report

Commissioner Mullins – Borough building attendee

Adjournment:

The meeting was adjourned at 6:37 p.m.

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

Vote: 3.0.0