

Valencia Borough Planning Commission

Meeting Minutes

10-7-2021

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.

Agenda Changes

No changes were made to the agenda.

Amend/Approve Minutes:

No changes were made to the meeting minutes from 9-2-2021.

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

Vote: 3.0.0

Public Comments

There were no public comments.

New business:

Borough Update

Council President Himmelstein gave updates on the borough. There was a preconstruction meeting regarding the turnback of Three Degree Road. Shields Paving is waiting for concrete fixtures to be manufactured before they can start. Peoples Gas has finished the placement of the gas lines. They still need to restore the roadways. Mr. Himmelstein had to present borough ordinances to Peoples Gas in order to have adequate and appropriate restoration. All remaining road work will now be inspected by Hampton Engineering. Valencia Borough will need to update the current road ordinance for any future issues that might occur with road work.

The MS4 project is in its final budgeting phases. There was an issue with the DEP regarding the amount that Valencia Borough would owe for its share of the project. It was rectified and the borough will still owe \$7800.

Grant Meeting

Commissioner Verts attended an ARPA grant meeting on September 8th. The meeting mainly focused on large projects that would affect the region and did not provide much information on how smaller municipalities could apply for funding. Mr. Himmelstein sent an email to Jennifer Lasser regarding Three Degree Road and how the project went overbudget. So far, he hasn't heard back from her. Mr. Himmelstein will also speak with Mark Gordon from Butler County to see if there are any other funds that could help pay for this project. Payment of the additional funds on this project will make doing the yearly budget very difficult.

County Municipality Meeting

Commissioner Verts attended the County Municipality meeting and gave an update.

5G Technology

Chris Rearick has not provided any additional information for the 5G technology updates that would need to be added to Valencia Borough ordinances.

St. Barnabas Building Permit

Mr. Himmelstein gave an update on the St. Barnabas PRD. They have applied for a permit to build at 300 Delaware Court as well as a permit for occupancy of building 100. Valencia Borough will collect fees for the zoning certificate, occupancy, and incentive zoning. Mr. Himmelstein emailed Zoning Officer Chris Rearick to put together a zoning certificate to build at 300 Delaware Court. Commissioner Mullins asked about the retention pond having standing water in it. Mr. Himmelstein explained that the pond is set up as a sedimentation system right now and during this phase it will have some water. When it is completely finished, it will only have water in it after rain storms.

Next meeting:

The next meeting will be Thursday, November 4, 2021 at 5:30.

Agenda items for next meeting:

- Amend/approve minutes
- Amend agenda if needed
- Borough update

This month's assignments:

Commissioner Verts – November agenda; minutes; set up Zoom meeting; attend County Municipal meeting; meet with Mr. Himmelstein regarding ARPA money

Commissioner Himmelstein –

Commissioner Mullins –

Adjournment:

The meeting was adjourned at 6:13 p.m.

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

Vote: 3.0.0