

Borough of Malvern
Planning Commission Regular Meeting Minutes
April 17, 2008
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, April 17, 2008 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, William Coffey, Vicki Sharpless, Cecelia Oswald, Diantha Stevens, and James Vike

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Motion made by Dr. Knies and seconded by Mrs. Sharpless and carried unanimously to approve the minutes, as amended.

CHAIRMANS' REPORT

- Mr. Mongeau reported that Borough Management does not have a database of borough addresses on their computers so we will have to proceed in another direction with the pedestrian circulation plan unless the Chester County Planning Commission can help us out in this regard. Mrs. Sharpless will contact the Chester County Planning Commission and inquire about available resources from the county to assist the Planning Commission in collecting data and constructing the pedestrian circulation plan.

OLD BUSINESS

- Tag Builders – Mr. Galbally of TAG Builders reviewed the Borough Engineer's letter. Mr. Galbally stated that they would comply with the comments contained in the Borough Engineer's letter dated April 16, 2008. The missing landscape plan was submitted to Mr. Dan Daley, the Borough Engineer. Mr. Galbally stated that TAG Builder will comply with the Borough Engineer and Mr. Tony DeFour of the Shade Tree Commission recommendations' on acceptable tree types, etc. In response to comments made in the review letter, Mr. Galbally understands that the Planning Commission was recommending that the road be 28' wide and sidewalks on one side and that they, TAG, is in agreement with the DeFlavis family about the curb cut into their extra lot.

Motion made by Dr. Knies and seconded by Ms. Stevens to recommend final approval of TAG's development at Griffith & Monuments Ave. to Borough Council subject to satisfying the following issues: satisfaction of Mr. Daley's review letter dated 4/16/08, Mr. Daley's review of the landscape plan and compliance with the Shade Tree Commission's recommendations. The Planning Commission also recommends that the two waivers be accepted.

- Section 502.F Construction of a temporary turn around on Griffith Avenue to facilitate future street extension in lieu of a cul-de-sac
- Section 529.F.1 Maximum distance between sanitary sewer manholes from 380 feet in lieu of 350 feet

The Planning Commission also strongly recommends that the borough accept dedication of the road along with prescribed funding for future storm water management repairs.

The motion was unanimously approved.

- **LaGrie Subdivision** – Mr. Ryan Costello of OWM Law offices, representing LaGrie LLC, and the Planning Commission members reviewed Dan Daley, the Borough Engineer’s letter dated 4/11/08. The letter contained many areas of concern. Below are topics that needed further clarification:
 1. Page 2, item #5, Four Step Design Process - A waiver request was submitted to the Borough with the application.
 2. Page 3, item #14 – On Street Parking – Since no parking will be permitted signage must appear on the plans. The details need to be spelled out in subsequent plan revisions.
 3. Page 4, item #18, #25 and #26 – Sidewalks – Applicant is requesting a waiver from the standard of sidewalks on both sides of the street. Applicant proposes sidewalks only on the west side of the street. Also, the applicant proposes stamped concrete as an alternative to the brick pavers. Planning Commission deemed the stamped concrete acceptable.
 4. Page 5, item #27 – Street Lights – After discussion , the Planning Commission proposed eight street lights evenly spaced.
 5. Page 6, #29 – Erosion & Sediment Control – Mr. Costello stated this will be submitted after preliminary plan approval.
 6. Page 7, #30 – Sewer Disposal - This is an issue that DEP will address.
 7. Page 7, item #31 –Water Supply – At the urging of the Planning Commission, Mr. Costello agreed he would approach the existing residents about connecting into the proposed new water main at each resident’s expense per a quoted fee. Fire hydrants will be installed every 600 feet.
 8. Page 7, item #37 – Landscape Plan – Mr. Costello stated that the landscape plan will be submitted and that LaGrie, LLC, will comply

with the Shade Tree Commission and the Borough Engineer's recommendation.

9. Page 9 – New Comments, November 14, 2007

1. Applicant will submit copy of plans to the Fire Company for the fire marshal's review.
2. LaGrie will make necessary changes to correctly identify property ownership.
3. The wall height, guardrail and sewer line will be worked out between Borough Engineer and applicant's engineer.

10. Page 10 – New Comments, April 14, 2008

1. Item 2 (Grading), Item 3 (Street Overlay Thickness), Item 4 (Grading Lot 7) and Item 5 (Disturbance of Existing Trees on Neighboring Lots) – These issues will be addressed by Borough Engineer and applicant's engineer.

Applicant is also requesting approval of the following waivers:

Section 503 A – Roadway design information as it applies to the right-of-way width and cartway width.

Section 505 A/C – Roadway Design as it applies to centerline grade of a private street from Old Lincoln highway to a point in the existing access road: Roadway design as it applies to the vertical curve lengths from Old Lincoln highway to a point in the existing access road.

Section 507.A – Maximum Length of a cul-de-sac street.

Section 515.A – Sidewalks shall be provided on both sides of the street as it applies from Old Lincoln highway to the proposed cul-de-sac bulb.

Mr. Vike requested that LaGrie be put on the agenda for the 5/1/08 meeting and give the neighbors a chance to raise any questions regarding this development. Ms. Heather Griesser said that she polled the neighbors about their concerns with this development and only four people responded. Mr. Vike suggested that we invite Mr. Dan Daley to the next Planning Commission meeting.

PUBLIC COMMENT

None

The meeting adjourned at 9:27 p.m.

Minutes taken by: Joan Fogarty

Minutes approved per the Chairperson on 5/1/08