

**Borough of Malvern
Planning Commission Regular Meeting Minutes
June 5, 2008
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, June 5, 2008 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Cecelia Oswald, Diantha Stevens and James Vike.

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:35 p.m.

APPROVAL OF MINUTES

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

CHAIRMANS' REPORT

- **Pedestrian Circulation Plan:**

Mr. Mongeau reported that Mr. Dan Daley, the Borough Engineer, is working on providing a global map of the Borough to the Planning Commission for the purpose of evaluating the sidewalks within the Borough. He plans on having it available by the June 19th meeting.

TREASURERS' REPORT

- Ms. Stevens will provide a report at our next meeting.

NEW BUSINESS

- **Applied Energy Systems Preliminary/Final Land Development Plan for Storage Container**

Mr. Frank Campanale of Valence Process Equipment explained the technical vapor process that involves the gas cylinders to be stored in the portable storage unit. He noted that the gasses will be used approximately 4 to 8 hours per week. Mr. Campanale and Mr. Michael Begarney of Valence Process Equipment are in the process of setting up an emergency response plan, which includes remote monitoring of the gases and a notification plan in case of accident. They have been in communication with a neighboring business, Mr. Neil Vaughn (the Fire Marshall) and Paoli Hospital. Also, the proposed storage unit will be locked and there is a fence with barbed wire surrounding the perimeter of the property. Mr. Begarney stated that these gases are no more dangerous than those currently in use. Mr.

Bergarney agreed that the concentration of stored gasses in the proposed shed would not exceed 50% of the EPA or OSHA's notification limit, whichever value is lower, for each type of gas.

Action: A motion was made by Ms. Stevens and seconded by Mr. Mongeau to recommend approving the plan subject to satisfaction of all issues raised in Mr. Dan Daley's letter of June 5, 2008. It was also recommended that a safety plan be fully implemented and signed off by the abutters prior to the delivery of the hazardous gasses. A copy of the safety plan should be submitted to the Borough Manager. The Planning Commission also does not see a need for additional screening of the storage shed. Also, if there is any change to the type of gasses stored in the shed, or an increase in quantities of those gasses, the Borough Manager should be notified. The motion was carried unanimously.

- **Septa – proposed station improvements**

Mr. Glen P. Morris, Senior Project Manager for SEPTA explained that there are two areas of focus for this proposed project:

- Improvements to the parking
- Pedestrian underpass

Mr. Morris, of SEPTA, recognizes the long-standing commercial uses in the area and is trying to work with the neighbors to minimize disruption of their businesses. Mr. John Grant, a Senior Civil Engineer with Stantec Consulting, representing SEPTA, distributed sketch plans showing alternative possible improvements. Mr. Grant explained to the commission which areas surrounding the train station are SEPTA owned or leased. SEPTA has been in contact with the owner of the Harlan property regarding either removal or demolishing of the shed at the far corner of SEPTA property. Currently there are parking spaces being used by the shopping center that are on SEPTA's property. Also the Post Office accesses its rear loading area through SEPTA property. The Wiley property has access issues and its dumpsters are on the SEPTA property. SEPTA has run tests on the drainage and sewer systems in the area of the station, will continue to run additional tests and will pursue updating both systems as part of the parking lot improvements. Mr. Grant explained the various options, a By Right Plan, Sketch Plan 1 and Sketch Plan 2. Sketch Plan 1, the preferred option would maximize parking for SEPTA but would require contacting and working with the existing neighbors. Sketch Plan 2 would have adjacent owners losing parking spaces. The parking stalls under plan 1 would be 17 x 8 ½. Ms. Stevens questioned whether or not this size stall would accommodate a large SUV type of vehicle. Mr. Morris said, based on previous work he has done, it would not be a problem. The current ordinance requires landscaping every 12 stalls. Mr. Vike suggested that SEPTA request a Zoning amendment adding language to the L1 zoning district that address the unique nature of the L1 district relative to mass transit issues rather than ask for a variance. SEPTA will do some landscaping on the south side of the station while they improve the parking. The time frame SEPTA is looking at is to be able to start work by June, 2009 if approvals are received. Dr. Knies asked if putting a parking garage on the north side was possible. Mr.

Morris said it wasn't possible due to the small dimensions of that area. Mr. Morris asked for help from the Planning Commission regarding contacting the owners of the adjacent properties.

The Planning Commission offered the following suggestions:

- Establish contact with neighbors by SEPTA prior to coming back to the Planning Commission.
- Establish contact with the Malvern Business and Profession Association; contact information on the Malvern website.
- Submit a sketch plan and a table addressing specific changes in parking ordinance.
- Jim Vike Resignation from the Planning Commission
 - Jim Vike has submitted a letter of resignation. Jim has been doing double-duty as a Borough Councilman. Commission members thanked Jim for his long and valued service to the Community, and expressed wishes for a continuation of his 'good works' on Borough Council.

PUBLIC COMMENT

None

The meeting adjourned at 9:45 p.m.

Minutes taken by Joan Fogarty

Minutes approved per the Chairperson on 6-19-08