

REGULAR MEETING  
BOROUGH COUNCIL  
MALVERN BOROUGH

May 19, 2009  
7:30 P.M.

PRESIDING: Woody J. Van Sciver, President

PLEDGE OF ALLEGIANCE TO THE FLAG

1. ROLL CALL:
  - Council President Van Sciver
  - Council Vice President Raymond
  - Council Member Crawford
  - Council Member Edge
  - Council Member Lynch - ABSENT
  - Council Member Smith
  - Council Member Vike
  - Mayor McGlone - ABSENT

2. PUBLIC FORUM:

Council President informed all present that copies of the agenda are available at the press desk. This is a Public Session of Council. Should any citizen/taxpayer wish to offer comments on any item on the agenda, now is the time to bring those comments before Council. Are there any citizens/taxpayers who wish to bring before Council any item not on the agenda?

Bob Schena, CEO/Chairman, Rajant Corporation – Mr. Schena showed a brief video, in real time, of what their company can offer over a WiFi Network with cameras in vehicles. Mr. Schena also explained the capability of their “breadcrumbs” equipment and how it is being used in the military and in mines in Utah. They make it very easy for WiFi networks to be set up in a large fashion with almost no need for administration. Once up, it is not an expensive project to run. Government funding may be available to install these networks in municipalities. Mr. Schena offered the assistance of his contacts in Washington and his staff to help with preparing the grant.

3. APPROVAL OF MINUTES:

A motion was made by Council Vice President Raymond, seconded by Council Member Smith and unanimously carried by a vote of 6-0, to approve the minutes of the meeting held on Tuesday, April 21, 2009, as submitted.

4. APPROVAL OF REPORTS:

A motion was made by Council Member Edge, seconded by Council Member Vike and unanimously carried by a vote 6-0, to approve the Treasurer’s Report, the Committee Reports for Finance and Administration, Public Safety, Public Works and the Chief of Police Report, the Code Enforcement Officer’s Reports (Building Inspector’s Report, Housing and Property Maintenance Report and Zoning Report), the Superintendent of Public Works Report and the Manager’s Report for the month of April, 2009, as submitted.

5. OTHER BUSINESS:

a. Recommendation to ZHB for 101 Church Street (Kristin Camp, Esq.) – Ms. Camp explained the scope of the project and reported that their hearing before the Zoning Hearing Board was scheduled for May 27<sup>th</sup>. Ms. Camp explained that the applicant is seeking tenants for the first floor who would be retail or professional office and the second floor, if approved by the ZHB, could have up to 3 apartments, depending on the tenants the owner is able to attract. Several options were considered based on the existing non conforming use. They were able to obtain nine additional parking spots at the Odd Fellows lot on Green & Church Streets. Ms. Camp will check with their engineer to see if additional parking would be available on their lot if the parking area was reconfigured. The on-lot parking would be used by the residential tenants and the Odd Fellows lot would be available for the retail/professional office use. Because of the parking situation, there could not be a high volume retail store but a boutique type of store that would not generate as much traffic.

Council Member Edge stated that he is a long time resident of the Borough and he definitely likes what he sees and believes it will improve the neighborhood in a positive way. He feels it will be a cleaner look.

Council Member Vike stated that he had spoken out about it being a good idea and was not opposing the variance, but felt that three parking spaces would not be enough. He feels the lease agreement with the Odd Fellows Association is a good idea, along with exploring additional parking on-site. He feels it would be a good combination.

Council Member Smith feels this is an excellent project.

Council Member Crawford feels the project clearly meets any concern regarding the parking issues as a result of the Odd Fellows lease for additional parking.

Council President Van Sciver asked if they have modified their request to the Zoning Hearing Board. An upper floor dwelling unit requires only one parking space and not two spaces and the shared parking is terrific. Council President Van Sciver stated that he would support the project contingent upon Andrews Management executing the lease with the Odd Fellows Association. Council President Van Sciver recommended that Council support the variance as long as they are applying the parking regulations and sign the lease with the Odd Fellows Association.

Council agreed to support the variance request with the provision that they will comply with the off street parking regulations in concert with executing the lease agreement for additional parking spaces with the Odd Fellows Association at the corner of Green & Church Streets.

b. Comcast Agreement – A question was raised regarding Section 4.1 and the term non-residential dwelling units. It was questioned what non-residential dwelling units meant, since some Council members felt the term “dwelling” referred to a place where people lived. Council President Van Sciver felt the term referred to any kind of structure or establishment.

Council President Van Sciver asked his fellow Council Members if anyone had any aspirations or thoughts about forming an informational channel.

Council Vice President Raymond responded that while that kind of thing would be really cool, she felt it would be a white elephant.

No other Council members were interested in pursuing an informational channel considering the space that would be required for a studio, the costs of personnel to run the studio and the costs of equipment.

The Agreement will be advertised for adoption.

c. EGGS Grant – Council President Van Sciver announced that he and the Mayor attended the EGGS Grant Award Presentation, sponsored by the Delaware Valley Regional Planning Commission. He and the Mayor had the opportunity to meet and greet with the Planning Department from SEPTA who all felt that Malvern Station was a fertile ground for future transit oriented development. They suggested all sorts of different incentives to get to that end. A lot of the items identified in the Feasibility Study could be incorporated into the Comprehensive Plan.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Council Member Edge, seconded by Council Member Crawford and unanimously carried by a vote of 6-0 to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Sandra L. Kelley  
Secretary/Manager