

**Borough of Malvern  
Planning Commission Regular Meeting Minutes  
October 21, 2010  
Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, October 21, 2010 at the Malvern Municipal Building. Members present included: Amy Finkbiner, David Knies, Christopher Mongeau, Cecelia Oswald, Vicky Sharpless, and Carroll Sinquett.

Call to Order

Chairman Mongeau called the meeting to order a 7:39 pm.  
Minutes: August 5, 2010, minutes approved as corrected.

Old Business

**Greenstone Development II – Lot 4 - Lot Line Change Plan  
Line adjustment between the 151 Griffith Avenue (Lot 4) and 145 Griffith Avenue  
(Lot 3)**

Tom Gallbally explained that his engineer did not originally include the porch in the calculation of the impervious lot coverage. Currently the property exceeds the 25% maximum building coverage requirement. Mr. Gallbally is requesting that the Planning Commission grant the change so the lot can meet the bulk requirement of the zoning ordinance.

The October 20, 2010, letter from Dan Daley, Malvern Borough Engineer, was reviewed. The builder has revised his plans from constructing a pervious driveway to constructing an impervious driveway. The cost of building pervious driveways is an issue: it is the builder's experience that in the case of pervious driveways, owners seal coat their driveways within two years making them impervious. The driveway is done in a two-step process and completed six months after it's begun. The driveway is included in the calculations for the storm pit.

The Planning Commission will make their recommendation at their next meeting.

**Subdivision of Lands of Theresa & Harlon Simmons  
8 Broad Street**

The owners are seeking permission to subdivide their property at West Broad Street and Warren Avenue. They have no current plans to sell or develop the lot that will be created from this subdivision. The property is 14,000 square feet and the subdivided lot will be roughly 5000 square feet.

The October 15, 2010, letter from Dan Daley, Malvern Borough Engineer, was reviewed; the following observations were made:

1. On the master plan Warren Avenue is 60 feet wide. The owners plan to give the borough 5 feet from their property to meet this requirement. West Broad Street is 33 feet wide and approved as such.
2. The steep slope regulation does not apply.
3. The planning module has been sent to the DEP.
4. Storm water calculations are in process.
5. The sewer tap exists and is shown on the drawing. Applicant is seeking relief from this fee since the sewer has already been tapped.

The Planning Commission recommended that Mr. Smirga complete the work required to finalize the plan, have the Borough Engineer review that completed plan, and then get on the agenda for one of the November Planning Commission meetings.

### **New Business**

#### **REMEDIATION – Waiver Request from Subdivision and Land Development**

REMEDIATION is requesting a waiver of the SALDO process for this project. They are planning to construct a doorway, 8x16 foot deck and deck roof so that clients can safely exit their group home into a fenced yard. A shed will be torn down to accommodate the new structure. The roof will be flat with a rubber membrane covering it, and it will have steel supports.

A motion was made by David Knies and seconded by Cecelia Oswald to recommend to Borough Council that the waiver be granted. The motion was unanimously approved.

### **Other Business**

Bill Wilfong, the Borough Code Enforcement Officer, provided a summary on the interactions between his office, Planning Commission, the Borough Engineer and Borough Management.

Mr. Knies asked Bill if, in his opinion, there were any opportunities to close any gaps in the SALDO ordinance. Bill had some suggestions. Mr. Knies asked that Bill send him any changes he thinks would be valuable to him so they may be included in the Comprehensive Plan, which is now being updated.

The meeting was adjourned at 8:40 pm.

Recorded by Marty Laney