

**Borough of Malvern
Planning Commission Regular Meeting Minutes
October 7, 2010
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, October 7, 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 at 7:39 pm

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).**

Cecelia Oswald made a motion to recommends that Borough Council approves the lot line adjustment between the 151 Griffith Avenue (Lot 4) and 145 Griffith Avenue (Lot 3). The additional notes and conditions are to accompany the recommendation:

The applicant incorporates all comments/ requirements contained in the Borough Engineer's review letter dated September 9, 2010 into submitted plan.

The addition of the deck/ patio structure onto the house does not exceed the maximum allowable building coverage (25%) or the maximum allowable lot coverage (35%) for residential use in a R3A district as listed in the MPC Zoning Code, section 602 (A).

The applicant is further required to resubmit or amend his building permit for lot 4 to reflect the recently constructed deck/ patio.

Dave Knies seconded the motion. The motion was unanimously approved.

New Business

REMEDIATION- Waiver Request from Subdivision and Land Development

No representative from REMED was available to discuss the merits of their request so, REMED waiver request will be place on the Planning Commission's agenda in either October or November. REMED is requesting a waiver of the SALDO to construct a doorway, 8 x 16 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.

Public Comment

None.

The meeting was adjourned at 8:10pm.

Recorded by Chris Mongeau