

**Borough of Malvern**

**Planning Commission Regular Meeting Minutes**

**November 17, 2011**

**Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, November 17, 2011 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Will Harley, David Knies, Chris Mongeau, Cecelia Oswald, and Carroll Sinquett. Chairman Mongeau called the meeting to order at 7:30 pm.

**Approval of Minutes**

Minutes from July 7, September 1 and October 6, 2011 approved as corrected.

**Old Business**

**Malvern Prep Preliminary/ Final Plan Review**

Paul Finley, parent and member of the building committee for Malvern Prep  
Bernie Wojtkowiak, Dolan Contractors Inc.

Letter to Sandra L. Kelley, Borough Manager from Daniel H. Daley, P.E. dated November 11, 2011

Letter to Daniel H. Daley, P.E. from Bernie Wojtkowiak, P.E. dated November 17, 2011

The November 17<sup>th</sup> letter was reviewed line by line by Bernie Wojttkkkowiak with the Planning Commission:

**Zoning Ordinance**

**Section 1600**

- A variance has been granted for the distance between the buildings.
- The height of the existing buildings and proposed alteration will be added to the plan.

**Section 1603.B**

- The building plans will indicate the extent of all alterations and enlargement shall be presented to the Planning Commission and submitted as part of the development application.

**Section 2307**

- The plan will indicate any outdoor lighting proposed as part of the project.

**Section 2309**

- Foundation planting will be done.

### Subdivision Ordinance

The developer is hoping to complete the project by graduation and requests Planning Commission recommendation at their December 1, 2011 meeting.

#### Section 402.B.4.1

- The Pennsylvania One-Call Number and Table showing all affected utilities will be added to the plan.

#### Section 403.B.4

- The proposed relocated utilities will be shown on the plan.

#### Section 517

- Bernie Wojtkowiak spoke with Dan Daley this afternoon and adjustments will be made to the storm water plan.

#### Section 525

- The size and species of the trees to be relocated will be indicated on the plan along with the location of the final planting.
- The applicant will enter into a written agreement with the Borough in the manner and form set forth by the Borough Solicitor, to guarantee the construction and installation of all improvements required by the Borough's Subdivision and Land Development Ordinance at the applicant's expense.

The developer is hoping to complete the project by graduation and requests Planning Commission recommendation at their December 1, 2011 meeting.

### **TAG Builders - Gables Property**

Thomas A. Galbally, President TAG Builders Inc.

Lauren Duffy, TAG Builders Inc.

Two alternate plans were presented for the development of 217 S. Warren Ave.

- Three buildings each containing two twin homes. There is less than 7000 square feet for one of the proposed buildings and a variance would be needed or
- 5 single homes which meet zoning requirements and would not require any variances would be built. Two of these single homes would face Warren Avenue and three would face 2<sup>nd</sup> Avenue.

Discussion included:

- Building carriage style homes on the two narrow lots; use of a common driveway for homes on narrow lots; and sidewalks

### **Case Log**

Reviewed by Dave Knies.

### **Public Comment**

A doctoral student observing the meeting offered some observations of the proceedings.

The meeting was adjourned at 8:45 pm.

Recorded by Marty Laney