

Borough of Malvern

Planning Commission Regular Meeting Minutes

December 15, 2011

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, December 15, 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 7:33 pm.

Approval of Minutes

Minutes from November 17, 2011 were approved as corrected.

Old Business

Malvern Prep Preliminary/Final Plan Review

Attending for Malvern Prep:

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

Materials reviewed:

- December 15, 2011 letter to Daniel H. Daley, PE from Bernie Wojtkowiak PE
- December 14, 2011 letter to Sandra L. Kelley, Borough Manager from Ted Caniglia, Malvern Prep
- December 11, 2011 letter to William T. Wilfong, IV from Neil D. Vaughn, Fire Marshall
- December 9, 2011 letter to Sandra L. Kelley, Borough Manager from Daniel H. Daley, PE
- November 23, 2011 letter to Sandra L. Kelley, Borough Manager from Ronald T. Bailey, AICP

Paul Finley explained that Malvern Preparatory School is requesting a waiver from the following sections of the Malvern Borough Subdivision and Land Development Ordinance.

- Section 300.B.2 & C and 301(IERSAP and 4 Step Design Process)
In Daniel Daley's opinion ERSAP and the Four-Step Design Process are not warranted.
- Section 303.A.1 (Major Plan – Preliminary and Final Phased Approval)

Discussion included the storm water plan and the Maintenance Agreement with the Borough.

- Storm water design accommodates a 100 year storm
- The developer wishes to combine the previously prepared O&M Agreements and Maintenance Fund contributions for other projects to simplify the record keeping
- There are no current run-off problems. The proposed site is surrounded by open fields.
- In their letter dated November 23, 2011 The County of Chester noted that “The DEP suggests that “Best Management Practices” (BMPs) be used for storm water control...”
- The current water system is a 10 inch main with a loop system.

Motion: The Planning Commission recommends that a waiver be granted for Section 300.B.2 & C and 301 (ERSAP and 4 Step Design Process)

Made by: Dave Knies

Second: Carroll Sinquett seconded the motion. The motion was unanimously approved

Motion: The Planning Commission the following recommendation in relation to the above referenced application:

- Borough Council grant Malvern Prep’s waiver request from the Subdivision and Land Development Four-Step Design Process and the Preliminary plan application process.
- Borough Council approve the Malvern Preparatory final land development plan contingent upon compliance with the remaining items specified in Dan Daley’s review letter of December 9, 2011.

Made by: Dave Knies

Second: Carroll Sinquett seconded the motion. The motion was unanimously approved.

Case Log

Reviewed by Dave Knies.

Cecelia Oswald recommended that the Planning Commission be specific about trees when recommending approval of the proposed development of the Gable property and document these tree recommendations in the minutes of the Commission meetings.

New Business

The Planning commission reviewed the 2012 calendar. Some changes were made. Please see the website for approved calendar.

Public Comment

None

The meeting was adjourned at 8:17 pm.

Recorded by Marty Laney