

**Borough of Malvern  
Planning Commission Regular Meeting Minutes  
April 22, 2010  
Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, April 22, 2010 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, William Coffey, Evangeline Linkous, Vicki Sharpless and Cecelia Oswald.

Call to Order

Chairman Mongeau called the meeting to order at 7:32 pm

Approval of Minutes

The minutes of the March 17, 2010, were approved as distributed.

Old Business

1. Malvern Preparatory School Athletic Field Project: Paul Finley

Mr. Finley drew the commission's attention to a memorandum dated April 21, 2010, from Daniel H. Daley, P.E. re storm water management. The board unanimously approved the Preliminary/ Final Land Development Plan as submitted.

Motion: William Coffey

Second: David Knies

2. East King Street Project: David Della Porta and Eli Kahn

The project was presented to the Borough Council on Tuesday. A couple of new things were discussed at the council meeting.

- **Rendering of the rear elevation.** Pictures of Cornerstone Terrace, a project in Downingtown, were also shown as an example of how the King Street project would appear.
- The concept of **shared parking** was discussed and simplified. Shared parking is not needed to meet zoning requirements. Garage parking will be shared by residents and employees of the retail space. Card access will be utilized to provide security for the underground parking spaces. Building A has 84 units and requires 136 parking spots to meet zoning requirements. 158 spaces are planned. Building B has 106 units and requires 159 parking spaces. 172 spaces are planned. Residents will have assigned parking – one space for a one bedroom unit and two spaces for the two bedroom units. Use of a key fob will provide secure access to the residential unit entrances. There will be 17 “on street” parking spaces and 64 flat lot spaces available for parking for retail

space. The flat lot also contains 25 spaces reserved for use by the occupants of the office building.

This 30 million dollar project will not be built if the retail space cannot be leased.

According to the presenters shared parking exists in every small town. As an example Sheffield's and The Pig already share parking as does the train station and the Alba restaurant. Current retailers are not required to provide parking.

If the council requires "shared parking" the presenters request that the commission support the idea that it is inherent in the current plan.

The project has been presented to the Willistown Township Planning Commission. They voiced few concerns about the project that includes the flat lot parking area and a 5000 square foot office building adjacent to the proposed King Street project in Malvern. It is "deed restricted" which means it is adjoined to the Malvern parcel.

Cecelia Oswald asked the commission to consider providing a permit parking system for the residents living across the street from the proposed project.

- The April 19, letter from the engineer to the commission noted that **trucks are not permitted to back out onto the street**. The project will need relief from this requirement. There are loading zones planned for moving trucks and at the front of the buildings for deliveries.
- Residents will place their trash in **trash** chutes which will empty into dumpsters. The dumpsters will then be moved to a designated pick up area outside the buildings. The management company will oversee this process. If there are restaurants in the retail space they may need individual accommodations for trash. Recyclables will be separated. It has not been determined whether a private hauler or the borough will remove the trash.
- **Sidewalk cafes** are possible. They will not use the space around the proposed pool area. The pool is one story above street level and is secure.
- A **traffic study** has not been completed. According to Chris Mongeau the borough may complete its own study. There is limited ability to improve the traffic situation at Bridge Street and Warren Avenue. King Street alongside the proposed project has been widened to provide on street parking without compromising the flow of traffic. No bottle neck was created because there is no on street parking in areas that were not widened.
- The **utilities will go underground** for the project and will extend underground to Bridge Street. Burying the utilities and improving the sidewalks will cost \$450,000 and is a contribution to the borough. The sidewalk from the proposed project to Bridge Street will triple in width.

- The developer will apply for **LEED approval** and agrees to “design to the lowest level of the LEED standard as it exists today.”
- There will be an **open space between the project and the railroad** and it will be landscaped. The developer stated that they have reached agreement with the owners of the adjacent properties for an easement. The Shade Tree Commission will be consulted on what type of trees to plant in this area.
- The rear and sides of the building will utilize **vinyl siding** as well as other materials. The front will not have any vinyl siding. David Knies recommended that the developer establish a ratio for the amount of vinyl that will be used in relation to other materials on the rear and sides of the building.
- **Access to the rear of the building** by fire trucks and ladders has been discussed with the fire chief. The commission recommended that the developer also speak with the chief of police about building security.
- **Restaurants** have already approached the developer and expressed interest in occupying the space at the west end of the building nearest the flat lot.
- The **pool** will have a fence around it and is a story above the street. The wall below the fence is concrete.
- The developer is not comfortable with the concept of **green roofing** as it increases the load on the building.
- The developer asked the commission for a **recommendation to borough council**. They meet with the council again on June 1. Chris Mongeau explained that the commission will be meeting with an attorney and will need to meet with the developer again in May at a regular meeting of the commission. The developer will send proposed language to the commission for use in the recommendation.
- The developer agreed to provide the **Historical Commission** with pictures of the existing structures before they are torn down. This is part of the LEED standard.
- As part of the LEED process **building materials will be salvaged** for reuse.

#### Executive Session

The meeting ended at 9 PM; the Planning Commission then went into Executive Session.

Minutes taken by Marty Laney.

