

Borough of Malvern
Planning Commission Regular Meeting Minutes
May 20, 2010
Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, May 20, 2010 at the Malvern Municipal Building. Members present included: Christopher Mongeau, William Coffey, Evangeline Linkous (last meeting), Vicki Sharpless and Cecelia Oswald.

Call to Order

Chairman Mongeau called the meeting to order at 7:35 pm

Old Business

Conditional Use Application of 237 King Partners, LLC

David Della Porta and Eli Kahn

Chris Mongeau received a copy of the updated fiscal impact study. The proposed project is expected to provide a budget surplus for the borough. According to David Della Porta there are no significant changes from the prior study.

David Della Porta distributed a copy of a memo from David Glackin dated May 12, 2010. The memo and attached documents provide information about parking in “transit oriented, walk able communities.”

Mr. Mongeau stated that not all of the current residents who live in the vicinity of the proposed project have off street parking. They expect to be able to park in front of their homes and believe that they will have competition for the existing on street parking spaces once the project is completed. He asked what kind of assistance the borough might expect from the developers with this issue. For example, making a contribution to the borough for a parking sticker system, if needed.

David Della Porta stated that as a result of the discussion at the May 6th meeting he had walked the borough. He looked at the sites that he was told would benefit from contributions from King Partners to the borough. The suggestions at the May 6th meeting included: increasing the network of sidewalks at the east end of town, increasing safety for pedestrians crossing Bridge Street on the north side of King Street, recreation spaces and services possibly in Randolph Woods, and increasing access to the proposed project from the north side.

Mr. Della Porta stated that the economy has changed since the project was first presented and consideration of these suggestions and the suggestion for a parking sticker system will have to wait until the project is complete and a revenue stream established.

King Partners will be the landlords for the retail space in buildings A and B. The developer is already providing improvements to the sidewalk area west of the proposed project and extending to Bridge Street. These improvements include burial of utilities that will cost \$400,000.

Frone Crawford, attorney for the Planning Commission, asked if the new parking lot adjacent to the parking garage would have any signage restricting its use. According to Mr. Della Porta, there will be not signs restricting it use. The lot will be open to the public.

When asked about the green building language discussed at the May 6th meeting Mr. Della Porta stated that it is appropriate to use the National Green Building Standards rather than the LEED standards. The Borough Code Enforcement Officer will make sure the standards are being met.

Vicki Sharpless asked about the fire company entrance at the east end of building B. Mr. Della Porta stated that the developers had met with the fire chief and at his request they will stabilize the ground at the back of the buildings. The buildings have sprinkler systems.

At the May 6th meeting Mr. Mongeau asked the developer to design space for a turnabout for trucks making deliveries to the buildings and for trash trucks so that they will not need to back out onto King Street. The developer is still working on this and will consult with Mr. Walsh and bring the plan to the next planning Commission meeting.

Public Comment

Jim Vike requested that parking be provided in the underground parking area for customers of the retail space. He stated that the proposed lot is too far away for the use of customers to the retail space in building A. According to Mr. Vike when the businesses in Malvern were busier and the shops all rented out the municipal lot on Church Street was fully utilized. He believes that the underground parking can be redesigned to accommodate residents, customers and employees of the retail space and visitors safely. Mr. Vike is opposed to the idea of a “gated community.” He believes the goal is to enhance the King Street corridor while protecting the current residents.

Mr. Della Porta stated that there will be no attendant in the indoor parking area and there will be no connection between the two floors of parking garage. Parking spaces will be assigned and there will be extra-unassigned spaces for use by visitors.

Carroll Sinquette pointed out what he believes to be an error in the April 22nd minutes. According to Mr. Sinquette the minutes state that the sidewalks will be widened all the way to Bridge Street on the north side of King Street. In fact they will only be widened in front of the proposed project. Mr. Mongeau stated that the minutes are not a transcript.

Jim Vike asked about the amount and quality of the vinyl siding being used in the project. The minutes from May 6th state:

The following agreement about the amount of vinyl siding to be used was reached:

- No vinyl siding of front of buildings,
- No vinyl siding on the outside ends of buildings A and B'
- Inside ends of buildings A and B will have no more than 50% vinyl siding; and that 50% to be on the rear-most half,
- Back of buildings will have no more than 80% vinyl siding”

Mr. Della Porta will add a provision to the proposal that will describe the specifics for the quality of the vinyl siding.

The History Commission thanked the developer for their promise to take pictures of the existing site and its structures.

Mr. Della Porta stated that they would be salvaging materials from the existing structures.

New Business

Review Ordinance Amendments to SALDO and Zoning

This change applies only to commercial property. The ordinance change was proposed to allow small development to take place without Planning Commission and Borough Council review.

Cecelia Oswald stated that she was not comfortable limiting the power of the borough. Vicki Sharpless agreed with her. Evangeline Linkous supports use of the current language.

Jim Vike stated that the current process gives neighbors the opportunity for input into the proposed projects.

Mr. Mongeau stated that the ordinance would be tabled for later discussion after the Borough Solicitor reviews some of the concerns of the ordinance.

The meeting was recessed and the Planning Commission went into executive session at 8:40 pm.

Recorded by Marty Laney