

**Borough of Malvern  
Planning Commission Regular Meeting Minutes  
September 16, 2010  
Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, September 16, 2010 at the Malvern Municipal Building. Members present included: Christopher Mongeau, David Knies, Cecelia Oswald, Vicky Sharpless, Carroll Siquette and Amy Finkbiner

Call to Order

Chairman Mongeau called the meeting to order at 7:29 pm.

New Business

**1. Minor Subdivision – Lot line Adjustment- Greenstone Development**

Mr. Tom Galbally of Greenstone Development requested that the Planning Commission approve a recommendation for a lot line adjustment between Lots 3 (145 Griffith Avenue) and Lot 4 (151 Griffith Avenue) in the “Malvern Heights” subdivision. The purpose of the lot line adjustment is to move the property line a distance of 16 feet from Lot 4 into Lot 3, in order to increase the size of Lot 4 so that it has sufficient bulk size to allow the addition of a deck on the back of the house currently under construction. As the lot lines are currently recorded, the addition of a deck on the Lot 4 house exceeds the allowable impervious coverage for this parcel. The builder has already constructed the deck in question.

Lot 4 is already a non-conforming lot (existing net lot area 8,974 sq ft; minimum required lot area is 12,000 sq ft for single family home in R3A district). While the proposed lot line adjustment does not correct the non-conformity, the proposed adjustment does not worsen the conformity. The proposed net lot area will now be 9,896 sq ft. Lot 3 would still be a conforming lot after the property line adjustment.

Mr. Knies inquired whether the driveway to be installed using pervious materials. The applicant confirmed that the pervious driveway would still be installed. Mr. Knies requested that the future owner of the home be notified that the driveway must be vacuumed/swept regularly in order to function properly.

Mrs. Oswald inquired whether Lot 3 has been sold, and, if so, whether the adjacent land owners had been informed of the proposed lot line adjustment. The applicant replied that he owned the lot and intended to build his own house at that location, and, as owner had no problem with the adjustment. Consequently, there are no ownership issues associated with the proposed lot line relocation. However, adjacent land owners on all sides of the property still needed to be formally notified of the proposed project.

Both the Planning Commission and Mr. Galbally reviewed the Borough Engineer's letter dated September 9, 2010 and the applicant stated that they would comply with all issues raised in the letter, specifically including neighbor notification (subdivision item 2) and verifying the location of stormwater outfall pipe (general item 2).

In addition to the items on the engineering letter, some concerns were noted from Mrs. Sharpless and Mr. Knies as to whether any trees had been removed from the property that were not indicated for removal on the final approved plans for this subdivision. After final plan approval, the subdivision was clear cut; however, they recalled that some trees were to remain on the property and were not included in compensation calculations. Since the Planning Commission did not have sufficient project information available at this meeting to address this question, Mrs. Oswald agreed to contact Bill Wilfong to look into the matter before the next meeting, and the applicant offered his assistance on this matter.

Assuming the items in the engineering letter are adequately addressed and any tree issues (if verified) are resolved, the Planning Commission intends to make a formal recommendation regarding this proposal at its next scheduled meeting.

*Proposed* recommendation language is as follows:

The Malvern Planning Commission recommends that Borough Council approve the lot line adjustment between 151 Griffith Avenue (Lot 4) and 145 Griffith Avenue (Lot 3), with the following additional recommendations.

- a. The applicant incorporates all comments/requirements made by the Borough Engineer review letter dated September 9, 2010.
- b. The addition of the deck/patio structure on the back of the house does not exceed the maximum allowable building coverage (25%) or maximum allowable lot coverage (35%) for a residential use in the R3A district, as listed in the MPC Zoning Code, Section 602 (A).
- c. The applicant is further required to amend his building permit to reflect the recently constructed deck/patio.
- d. The final landscaping plan is reviewed by the Borough Engineer to ensure that appropriate tree replacement ratios have been met.

## **2. Presentation - Sketch Plan of Proposed Expansion of Malvern Fire Company (MFC)**

A sketch plan of the proposed expansion of the Malvern Fire Company firehouse was presented by the following four individuals: John Rychlak, MFC President; Chris Gastwirth, MFC Deputy Chief; Paul Andrew Sgroi, Bernardon Haber Holloway Architects; and Todd Fleming, Chester Valley Engineers, Inc.

Key items regarding this plan overview:

- Project will add four new truck bays, a new training room, and new locker room facilities to the north side of the property. The existing bunk rooms will be moved. The addition to the SW corner of the building will enhance the entrance to the facility, and will house an antique pumper truck, a memorial, and piece of steel from the World Trade Center.
- Existing building is approximately 10,700 sq ft. proposed addition will add approximately 9800 sq ft.
- Expansion is possible through award of \$1.1M from American Recovery Act/FEMA. This grant expires in 3 years (September 2012). Certain restrictions using grant apply. MFC noted that competition for this grant was extremely competitive (MFC selected from over 7000 applicants).
- Proposed addition meets all bulk requirements for I3 Institutional District (Fire Station).
- No variances are required for this project, as currently proposed.
- The expansion will reduce current parking by 10 spaces, but the remaining 62 spaces are still above required number (using ratio 1 space per 850 sq ft).
- There are 37 additional spaces on the lot that are currently leased to Burns; these spaces are not included in parking calculations.
- Utilities will need to be moved (currently underground where proposed expansion will be constructed).
- The project will not move existing fuel tanks containing waste oil already on property.

Actions:

- Dave Knies requested a copy of the grant for review.
- The Planning Commission recommended that the MFC and consultants present the Sketch Plan to Borough Council so they are familiar with project.

#### Public Comment

None

Meeting adjourned at 8:40 pm.

Recorded by Cecelia Oswald