

**Borough of Malvern
Planning Commission Regular Meeting Minutes
September 6, 2007
Approved Minutes**

A regular meeting of the Planning Commission was held on September 6, 2007 at the Malvern Municipal Building. Member present included: Chris Mongeau, Chairman, William Coffey, Vice-Chairman, Vicki Sharpless, Diantha Stevens, James Samuels, James Vike

Members absent: David Knies

CALL TO ORDER

Chairman Mongeau called the meeting to order at 7:35 p.m.

APPROVAL OF MINUTES

Motion made by Mr. Vike, seconded by Mr. Coffey and carried unanimously to approve the August 16, 2007 meeting minutes – 1 abstention from Ms. Sharpless

CHAIRMAN'S REPORT

- Mr. Mongeau reported that Mr. Knies inquired about the LaGrie Development. There is nothing new to report at this time.
- There is still an issue is the Malvern Prep Arts Center development and the dam improvements. As per a conversation with Mr. Dan Dailey, Malvern Prep will be required to do some dam maintenance/ improvements per a DEP structural engineering evaluation. This issue will be on our agenda in the future.
- Mr. Mongeau and Ms. Hockenberry from the Historical Commission met and are working on a revision to the demolition permits. Ms. Hockenberry will attend the early October meeting of the Planning Commission.

TREASURER'S REPORT

Nothing to report

CARRYOVER MATTERS

Chelsea Brooke Subdivision: Mr. Yasgur reported that they satisfied the issues as noted in Mr. Dailey letter dated September 6, 2007. They have fulfilled the requirement regarding the numbers of trees; however, Mr. Yasgur believes is not feasible to place a tree between the two driveways on Longford Avenue. Mr. Yasgur is requesting the Planning Commission to adopt the position to accept the Shade Tree Commission plan with the exception of the tree between the two driveways. Mr. Coffey suggested possibly that low shrubs could be substituted as long as it did not block a drivers view when pulling out onto Longford. Mr. Mongeau attended a Borough Council meeting where there were questions regarding the driveways that exited onto Longford Ave. The police chief responded that they will only be able to turn right.

Public Comment: the neighbors are ready to move forward per Mrs. Oswald.

Action: Mr. Vike motioned that Malvern Planning Commission recommend that Borough Council approve Chelsea Brooke's final plan subject to satisfactory compliance with the items specified in Dan Dailey's letter of September 6, 2007. The Planning Commission does not recommend that applicant place a shade tree in the middle of shared driveways consistent with comments from police chief. The plan should indicate right turn only onto Longford Avenue and proper signage be placed after consultation with Borough authorities. Seconded by Mrs. Stevens. Unanimously approved. Additional recommendation: inform Borough Council that Planning Commission agrees with Historical Commission that Borough demo permit procedure require applicant to provide interior and exterior photos prior to demolition.

Tag Builders: After questions by Mr. Vike, Mr. Thomas Galbally answered that the original plan was checked by Mr. Dan Dailey and the latest revision was dated August 16, 2007 which has not been presented to the Planning Commission. Mr. Galbally addressed several items mentioned in Mr. Dailey's letter. Mr. Mongeau mentioned to Mr. Galbally that the borough solicitor is waiting for a letter from Tag Builders regarding seepage bed and home owners responsibility. Per Mr. Galbally, his soil engineer sent testing to Mr. Daily for review. Mrs. Stevens asked if the Shade Tree Commission has been contacted and Mr. Galbally responded, not yet. Mr. Mongeau questioned the placement of sidewalks on both sides of the street. Mr. Vike stated that it is in the building code that all new construction should have sidewalks

Action: Mr. Galbally is requested to provide preliminary costs estimate of seepage beds and sidewalks and also per Mr. Mongeau, a template of the homeowners' association model, prior to the next Planning Commission Meeting. Mr. Galbally will gather the lawyers together to discuss storm water – there also needs to be legal representation to determine ownership of the road. Tag Builders will attend the September 20th meeting.

Public Comment: Mr. DeFlavitis is okay with the sidewalk on one side of the street.

PUBLIC COMMENT

None

The meeting adjourned at 9:30 p.m.

Minutes taken by: Joan Fogarty