

MALVERN BOROUGH  
PLANNING COMMISSION  
In-Person & Via Zoom Conference  
Malvern, PA 19355

December 21, 2023  
7:30 PM

1. CALL TO ORDER – 7:33 PM

PLANNING COMMISSION PRESENT:

Carroll Sinquett, Chair  
Scott Oswald, Commissioner  
Christopher Mongeau, Commissioner  
David Knies, Ph.D., Commissioner  
Geoff Rubino, Commissioner  
Brian Hamilton, Commissioner  
Lynne Frederick, Alternate Commissioner

ABSENT:

Zoe Warner, Ph.D., Vice Chair

Staff & Professionals Present:

Corinne J. Badman, Assistant Borough Manager and  
Assistant Zoning Officer  
Ken Kynett, Esq., Planning Commission Solicitor  
Dan Daley, Borough Engineer

ABSENT:

1. MINUTES

A motion was made by Dr. David Knies, Ph.D., seconded by Mr. Christopher Mongeau, and carried by a vote of 6-0, to approve the minutes from the November 16, 2023 meeting of the Planning Commission as submitted.

2. OLD BUSINESS

- Nothing to report

3. NEW BUSINESS

- Malvern Prep Student Life Center

Mr. Justin Massie, of Terraform Engineering, LLC, presented the Preliminary/Final SALDO plans for the new Student Life Center to be located near the athletic fields on Malvern Prep's property. Mr. Dan Daley, Borough Engineer, went over his second review letter with Mr. Massie and the MPC. The waivers were discussed as well and all review items have been addressed or are in the process of being completed per Mr. Massie. The MPC asked that the Fire Marshal make sure he completes his assessment of the plans to ensure access to emergency vehicles.

A motion was made by Mr. Christopher Mongeau, seconded by Dr. David Knies, Ph.D., and carried by a vote of 6-0, to recommend the approval of the Malvern Prep Student Life Center Preliminary/Final SALDO

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Plans, pursuant to the Borough Engineers review letter dated, December 16, 2023, and to recommend approval of each waiver as presented and addressed in the same review letter.

- Kimberton Whole Foods Land Development Review Comments

Willistown Township had asked the MPC to provide any comments on the application from Kimberton Whole Foods looking to add an addition to the current store located on the border of Malvern Borough near Eastside Flats. The store is located in Willistown Township, but shares an entrance off King Street with Eastside Flats.

The MPC looked over the review from Chester County Planning Commission and did not see any issues with the proposed addition. They had no comments for Willistown regarding the review.

Assistant Manager Corinne Badman will relay the information to Willistown Township.

- 2024 Meeting Schedule

The MPC looked over the 2024 meeting schedule and saw no need for any changes. The July 4<sup>th</sup> meeting will be cancelled due to the holiday, and only rescheduled to another date if needed at that time.

#### 4. PUBLIC COMMENT

Nothing to report.

#### 5. ADJOURNMENT

A motion was made by Mr. Christopher Mongeau, seconded by Dr. David Knies, Ph.D., and carried by a vote of 6-0, to adjourn the meeting at 8:00 PM.

Respectfully submitted by,

Corinne J. Badman  
Assistant Borough Manager & Assistant Zoning Officer  
Secretary