

# Chapter 10

## Community Facilities and Services Plan

Community facilities and services are those public programs and services, such as police protection, provided to Borough residents. They include Borough owned and operated programs and those offered by other public, private, and regional organizations. Due to the Borough's small size facilities and services are not necessarily municipally operated, thus the Borough may have little direct control over a particular service.

This Chapter identifies and evaluates the community facilities and services available in Malvern Borough, and provides direction for the continued provision of adequate facilities and services in the Borough. The availability of adequate community facilities is also important to the local economy, since businesses, as well as residents, are more likely to locate in an area with adequate facilities and services.

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## **BOROUGH ADMINISTRATION AND FACILITIES**

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The Borough provides the administrative facilities, programs, and services described below. Thus, the Borough has a greater degree of control over these functions than non-municipal functions or facilities. *Note* this section only covers Borough administrative services/facilities. The Borough also provides other services that are discussed under their relevant topic areas below in the other sections of this Chapter. These other Borough services include: road maintenance, stormwater management, solid waste, police, and emergency management disaster planning.

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### **BOROUGH ADMINISTRATION**

The major functions of a municipal government are to provide essential services, oversee budgeting, regulate land development, and represent residents.

The governing body of Malvern is the **Borough Council**, which consists of seven members who are elected at-large for four year terms in office. Governance in Malvern Borough is based on a Home Rule Charter, adopted by Borough Council in 2007. Council performs both legislative and executive functions and is ultimately responsible for Borough policy. Council appoints volunteer residents to various advisory commissions and may create temporary committees or taskforces to study specific problems or carry out special projects. Advisory commissions include: the Parks and

Recreation Committee, Planning Commission, Zoning Hearing Board, Shade Tree Commission, Civil Service Commission, and Historical Commission as well as other commissions, boards, and positions as established by the Council. There is also an appointed Emergency Management Coordinator, and Borough Council appoints the Fire Marshall and Fire Chief. Strong support, understanding, and involvement from residents for the various programs and advisory commissions are essential to Borough operation.

The **Borough Mayor**, who is also elected at large to a four year term in office, has limited authority in the legislative process but can veto ordinance and resolutions passed by Council, who can in turn veto the Mayor. The Mayor is also responsible for the Police Department.

An **administrative staff**, as follows, handles day-to-day operations of the Borough. Figure 10-1 illustrates the organization of the Borough government and administration.

**Full-Time Positions**

<ul style="list-style-type: none"> <li>• Borough Manager - supervises the staff of full-time and part-time employees, conducts daily administrative affairs, is a salaried position that reports directly to the Borough Council.</li> </ul>
<ul style="list-style-type: none"> <li>• Borough Treasurer.</li> </ul>
<ul style="list-style-type: none"> <li>• Code Enforcement Officer (Building Inspector / Zoning Officer / Code Enforcement).</li> </ul>
<ul style="list-style-type: none"> <li>• Public Works Superintendent and 4 skilled public works laborers - perform maintenance and operational tasks for the public sewer system, stormwater drainage, roadways, and parks/recreation facilities.</li> </ul>
<ul style="list-style-type: none"> <li>• Police Chief, Sergeant, 3 full-time Officers, Police Dept Administrative Assistant.</li> </ul>

**Part-Time Positions**

<ul style="list-style-type: none"> <li>• 1 part-time clerk.</li> </ul>
<ul style="list-style-type: none"> <li>• 5 part-time Police Officers.</li> </ul>
<ul style="list-style-type: none"> <li>• Additional seasonal public works employees are hired to help with public works duties as needed.</li> </ul>

**Consultants**

<ul style="list-style-type: none"> <li>• Borough Solicitor*, appointed annually and contracted for projects as needed.</li> </ul>
<ul style="list-style-type: none"> <li>• Borough Engineer, appointed annually and contracted for projects as needed.</li> </ul>
<ul style="list-style-type: none"> <li>• Auditor, appointed annually and contracted for projects as needed.</li> </ul>
<ul style="list-style-type: none"> <li>• Borough Zoning Hearing Board Solicitor*, appointed annually.</li> </ul>
<ul style="list-style-type: none"> <li>• Other consultants may be hired as-needed to assist with Borough planning and other special projects.</li> </ul>

\* Per the MPC, the Borough and ZHB each retain separate solicitors to provide unbiased legal counsel.

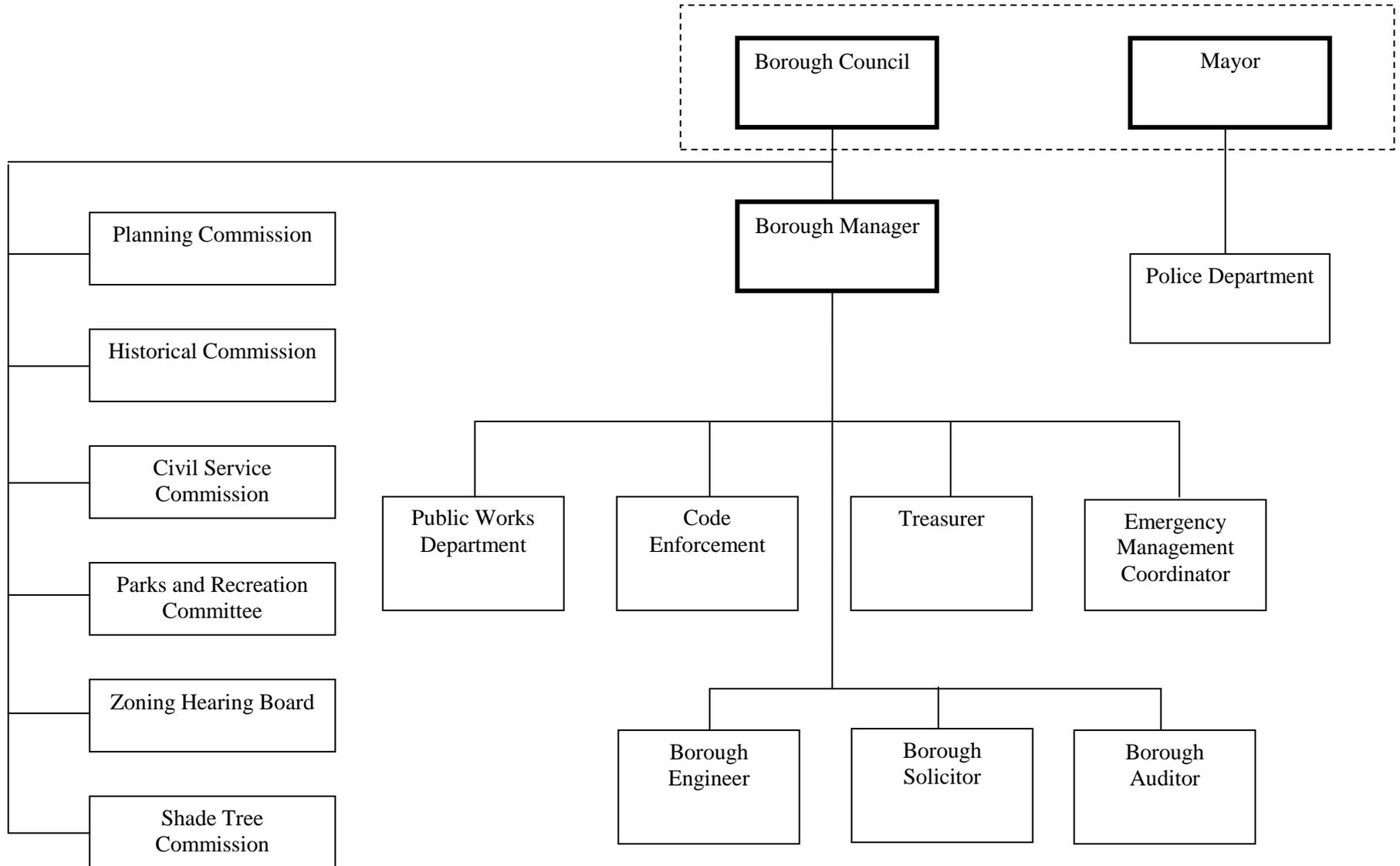
**Newsletter, Website, and Public Outreach**

The Borough publishes a quarterly newsletter, *The Borough Broadcaster*, which is mailed to all Borough property owners and is also available on the Borough website and at Borough Hall. The newsletter has served to help inform residents about various programs and issues.

The Borough actively maintains a Borough website: <http://www.malvern.org>. The website contains information about Borough contacts, public meetings, hearings, and notices, and events.

Public meetings, such as Borough Council and Planning Commission meetings, provide residents an opportunity to offer input into the planning process. Meeting notices as well as meeting agendas and minutes are posted on the Borough website, outside the Post Office, and at Borough Hall.

Figure 10-1: Malvern Borough Organizational Chart, 2011



## BOROUGH FACILITIES

The **Malvern Borough Hall** is located at the southeast corner of First and Warren Avenues. (see Map 10-1) Dedicated in 1899, the building was originally constructed as an elementary school, and remained in use as a school until June 1981 when the Great Valley School District donated the property to the Borough. At that time, the existing Borough Hall was located on the northwest corner of Warren and First Avenues. The Borough renovated the school building and began operations there in 1982. Moving to this building provided the Borough with additional office and meeting space, as well as allowed the historic building to be preserved and maintained. Malvern Borough Hall contains all Borough administrative offices, Council Chambers, small meeting rooms (which are available



**Borough Hall  
pre-renovation**

for community purposes and organizations) on the second floor; the Malvern Borough Public Library on the first floor, and the Borough Police Station on the ground floor. Borough Hall is ADA compliant. Borough Hall underwent a significant renovation in 2003 and at present, the Borough Hall has adequate room for administration and meetings.



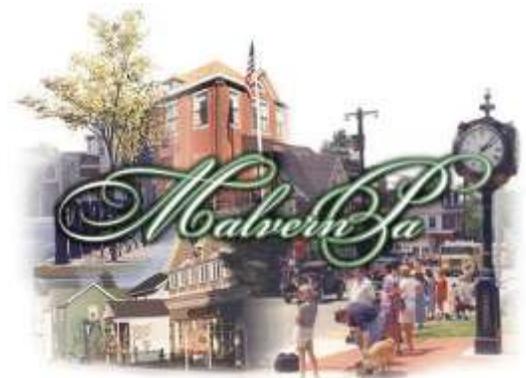
**Borough Hall  
post-renovation**

The Borough has a **Public Works facility** at the south end of Ruthland Avenue where maintenance and street repair equipment is stored. The Borough also owns another building off Ruthland Avenue, which currently (2011) has a multi-year lease by Comcast Cable and will remain in this use through much of the timeframe of this Plan. The capacity and location of the public works buildings will be evaluated during the timeframe of this Plan.

The Borough has an ongoing **Capital Improvements Program** that is funded through the Capital Reserve Fund. The Borough updates their Capital Improvements Program annually. The Borough is considering whether there is a need for an indoor community center for recreational programs and other community functions.

Borough facilities also include the **Borough's website** ([www.malvern.org](http://www.malvern.org)) and **Facebook** page, which contain information about the municipal government and services, such as Borough administration, commissions, and boards. The Borough considers both as important methods to disseminate information to the public. As communication technology has evolved, the Borough has made additional uses for the website, such as providing digital versions of plans, ordinances, and permit forms, and has undertaken other proactive approaches, such as its Facebook presence, in providing information. The Borough's website also provides web links to other organizations and events in the Borough, in essence creating an "electronic village or community" which was recommended in the 1999 Comprehensive Plan.

**Internet access infrastructure** has an impact on resident and business livelihood and community. Malvern recognizes that telecommunication technology can allow a community to have a straightforward and equitable means of accessing information for employment, intellectual pursuits, and municipal interaction. A fiber optic trunk line, located along the SEPTA right-of-way, serves as the spine for the fiber optic cable network which as of 2009 ran throughout the entire Borough and provides the potential for digital information access to residents and businesses.



Computers for public use are available at the Malvern Public Library to provide computer access to a broad constituency. Technology and wireless communications are a less tangible, but nonetheless crucial, form of community facilities/services. To keep pace with current and expanding technologies and resident expectation and/or demand, the Borough must take into account continued incorporation of new technologies into Borough affairs including the potential for Borough-wide wireless ‘wi-fi’ internet access and communications for public use.

Continuing advances in mobile communication and information technologies are likely to increase the number of Borough workers that will be able to work primarily from their homes via telecommuting, for example, lessening the need for travel to and from central office locations. In Chester County based on recent Census data, working from home and telecommuting is a small, but growing, choice of “commuting” for County working residents.

Another issue related to telecommunications is that of **cellular telephone antennas**. Cellular communications are an important part of telecommunications. Malvern is obligated (under federal legislation) to allow for cellular antennas within the Borough, but the Borough can determine where such antennas are to be permitted. Commercial communication antennas that are obviously antennas in appearance are only permitted (2011) in the industrially zoned area of the Borough.

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## BOROUGH FINANCE SUMMARY

Municipal finances are closely related to the provision of community facilities and services, since facilities and services represent a significant portion of the Borough’s budget.

### Funds

Malvern Borough currently maintains *four* separate funds as follows:

- The **General Fund** is an unencumbered fund that is used for the Borough’s day to day operating expenses. Revenues for this fund are gathered from a number of sources and will be discussed in greater detail below.
- The **Capital Reserve Fund** was established in 1993 to fund the Borough’s capital improvement program needs, primarily those arising from the “Olde Towne Malvern” plan. Monies for the Capital Reserve Fund come from surpluses in the General Fund, which are transferred annually into the Capital Reserve Fund. The capital improvements program has a 5 year timeframe, and is updated annually.
- The **Sewer Fund** is used exclusively for operating expenses and capital improvements associated with the Borough’s portion of the Valley Forge Sewer Authority system, the Wilson Road Pumping Station (in Tredyffrin Township), and the Valley Creek Trunk Sewer. Revenues for the Sewer Fund are generated by collection of sewer fees from Borough ratepayers.
- The **Highway Aid Fund** consists of monies received from the Commonwealth of Pennsylvania liquid fuels tax. The State distributes these monies to municipalities under a formula based on population and the number of miles of municipal streets. These monies must be accounted for separately from any other Borough money and must be spent on the upkeep of dedicated streets within the Borough.

Since the Sewer Fund and Highway Aid Fund are encumbered funds that have specific revenue sources and strict limits on how expenditures can be used, the remainder of this analysis will focus on the General Fund and the Capital Reserve Fund. These funds receive revenues from a variety of sources and can be expended at the Borough's discretion.

## Revenues and Expenditures

Taxes provide the greatest percentage of revenues. As of 2011, the Borough assesses annual real estate taxes to property owners (3.9697 mills) as well as an annual earned income tax (1.0%), a per capita tax (\$10), and a local services tax (\$52). Property owners additionally pay non-borough imposed real estate taxes including an annual county tax (3.965 mills) and an annual school district tax (18.22 mills).

Malvern participates in the PA CoStars cooperative purchasing program which encourages partnerships between Local Public Procurement Units (which includes municipalities, school districts, etc.) and the Commonwealth of PA.

The following two tables show the general fund annual budget for 2010. Figure 10-1 shows revenue sources and Figure 10-2 shows expenditures under the general fund. These tables are included as examples of a typical year's general fund revenues and expenditures. (Numbers are rounded to the nearest dollar.)

**Figure 10-1: General Fund Revenue Budget Summary – 2010 Actual**

Description	Specific Description	Amount (\$)	% of Total Budget
Taxes			
Real Estate Tax	Current, Prior Yrs, Delinquent and Interim	\$816,345	30.5%
Real Estate Transfer Tax	Current Yr.	\$54,060	2.0%
Earned Income Tax	Current and Prior Yrs.	\$1,107,295	41.4%
Per Capita Tax	Current and Prior Yrs.	\$20,005	0.7%
Local Services Tax		\$69,620	2.6%
Licenses and Permits	Liquor, Bldg. and Plumbing permits/regist.; Street permits; Zng and Subdiv. permits; Housing, Prop. Mainten. and Rental fees; Inspection fees; Franchise (Comcast) fees	\$146,325	5.5%
Fines and Forfeits	Ordinance Violations; Motor Vehicle Code Violations; False Alarm Penalties	\$50,901	1.9%
Investments and rents	Earnings on Investments; Rents of Property	\$55,262	2.1%
Grants and Gifts	State Contributions to Pensions; Grants from State, Federal and County Govts.	\$210,975	7.9%
Public Safety	Police Special Duty Detail	\$4,920	0.2%
Sanitation Services	Recycled Trash Rebate	\$1,310	0.05%
Miscellaneous	Misc. Income; ZHB fees; Police Dept. Alarm regist. and copies of Accident/Misc. reports; Library Renovations; Misc. Refunds	\$49,958	1.9%
Transfer from Other Funds	Highway Aid Fund	\$84,575	3.2%
<i>Total General Fund Revenues</i>		\$2,671,551	100.0%

Source: Malvern Borough, 2011

**Figure 10-2: General Fund Expenditure Budget Summary – 2010 Actual**

Description	Specific Description	Amount (\$)	% of Total Budget
General Government	Payroll; Office expenses; legal and engineering services; Bldg/lot maintenance	\$337,000	10.8%
Public Safety	Ambulance, medic, fire/bldg. Inspection/zoning and Planning Comm.	\$724,003	23.2%
Sanitation	Stormwater maintenance; Trash removal	\$276,078	8.8%
Streets	Road equipment, signs, lighting, materials, snow removal, payroll, maintenance	\$424,185	13.5%
Culture and Recreation	Parks maintenance, programs, payroll, supplies; Library; Shade tree maintenance	\$66,604	2.1%
Tax Collection	Commissions on Tax Collections; Commissions on EIT Collection; EIT Study group; General Expenses	\$28,568	0.9%
Miscellaneous Expenditures	Insurance; Pension Fund; Health Care; Workers Comp.; Military and Civic Contribution	\$334,220	10.7%
Transfer to Cap. Res. Fund		\$935,782	30.0%
<i>Total General Fund Expenditures</i>		<i>\$3,126,391</i>	<i>100.00%</i>

Source: Malvern Borough, 2011.

For the several years prior to 2010, the Borough had been operating with a budget surplus and excess capital reserve funds. With the continuing worldwide economic recession (that began in 2008), by 2010 the Borough felt its impact with budgetary constraints; however overall the Borough has remained in good financial standing.

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## BOROUGH FACILITIES AND ADMINISTRATION NEEDS

Malvern Borough contains a variety of public facilities and services to serve the needs of its residents, and overall, these services are well provided and administered. The Borough is aware of future needs for Borough Administration and Facilities and the following briefly discusses these areas of consideration. The Borough has developed recommendations to help address these needs, as discussed below under *Borough Facilities and Administration Recommendations*.

- ***Borough Administration*** – Continued public participation in Borough volunteer groups, commissions (such as Parks and Recreation), and positions provides active local input in municipal matters and government, helps the Borough inform citizens of municipal programs, promotes good Borough/public communication, and reduces Borough administrative costs. Strong public support, knowledge, and involvement is needed for effective Borough operation.
- ***Borough Facilities*** – There may be a future need for an indoor recreation center for senior, youth, and other programs for Borough residents. This idea is at the conceptual stage of the planning process and is not likely to come to fruition during the 10-year timeframe of this Plan; it is, however, an item for ongoing discussion and evaluation.
- ***Borough Outreach and Communication*** - There is a need to continue cooperative communication with residents, organizations, and businesses in the Borough through a variety of means including the Borough newsletter and website about events, meetings, Borough matters, and activities in the Borough. For public outreach, the Borough must continue to maintain an up-to-date web and social media presence both in terms of content and technology.

- **Telecommunication and Mobile Information Technology** - Malvern must continue to consider the implications of the increasing global reliance on mobile communication and information technologies. Continuing advances in these areas will likely increase the number of workers that will be able to telecommute. This has implications; though minor as of 2011, for vehicular traffic planning, such as helping to alleviate some congestion, and for changes in land use planning, such as an increase in major and minor home occupations. To keep pace/current, the Borough must take into account and incorporate new technologies into Borough activities.
- **Borough Finance** - Continuing to maintain, review, and update the capital improvements program on a regular basis as well as continuing to seek and apply for external funding sources to implement Borough plans and projects remains a need for maintaining the Borough's quality financial effectiveness.

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## **BOROUGH FACILITIES AND ADMINISTRATION RECOMMENDATIONS**

### **Borough Administration**

- 10.1 Continue to actively promote public participation in Borough government through various volunteer groups, commissions, and positions. These volunteer positions reduce Borough administrative costs and provide direct resident input into municipal programs. Strong support, understanding, and involvement from residents for the various programs and advisory commissions are essential to Borough operation.
- 10.2 Continue to evaluate staffing and consultant needs to ensure that the administrative needs of the Borough continue to be met.
- 10.3 Consider partnering with area communities to retain a part-time grants coordinator.

### **Borough Facilities**

- 10.4 Continue to monitor and evaluate whether there is a need for an indoor community center for recreational programs and other community functions.
- 10.5 Evaluate the Borough's Public Works Facility for its capacity and whether it remains adequate to meet the current and projected future needs/demands of the Borough.

### **Borough Outreach**

- 10.6 Continue to provide outreach to residents and businesses about Borough plans, ordinances, forms, boards and commissions as well as public notices and meetings, programs, topical areas, events, and issues via the Borough website, social media, and quarterly newsletter, *The Borough Broadcaster*. Though the Borough website currently does not have this capacity, in the future as updates are undertaken to the Borough web site, the Borough could also consider collecting email addresses at public meetings and on the Borough website and creating/sending an "email blast" notification of events. By design, the Borough Facebook page can continue to provide quick outreach and receive feedback/input about events and the most current happenings in the Borough.

- 10.7** Continue to provide links on the Borough’s website to other entities/events websites, for the purpose of continuing to share information and resources. The Borough should continue to enhance the current collaborative “electronic community” through continuing to work in cooperation with local businesses and organizations to reference events, entities, and activities occurring in and around the Borough on the Borough website and likewise for those organizations to reference Borough activities and events on their websites.

## **Telecommunications and Information Technology**

- 10.8** Continue to consult with a technology advisor to keep the Borough website modern and at pace with improvements in technology and usability.
- 10.9** Continue to take into account the implications of the global trend of increased reliance on mobile communication/information technologies on land use and transportation decisions in the Borough. For example, this trend will likely lead to more workers working/telecommuting from home; thus resulting in reduced need for/levels of travel to/from central work office locations while increasing the need/number of workers with home offices and perhaps clients and deliveries to their homes. Consider methods to incorporate and deploy new/mature information technologies, such as wireless communication, for public use. As well, consider exploring an affordable and reasonable means to enable the potential for Borough-wide wireless ‘wi-fi’ internet access for residents and businesses.

While the impact of telecommuting on commuting travel demand remains relatively minimal as of current Census data, working from home notably increased in the Borough since 2000 (also see Chapter 9). During the timeframe of this 10-year Comprehensive Plan, the Borough may continue to experience shifts in worker commuting patterns. Malvern train station will continue to attract commuter traffic, so those patterns should stay stable or increase. Telecommuting/working from home could continue to increase (also serving to help reduce future commuter traffic/congestion as well as the associated negative environmental impacts). The Borough should continue to examine zoning home-occupation regulations to ensure they provide a balance of adequate, but not burdensome, standards for home offices while still protecting the community from the impacts of a higher intensity of home-occupations.

- 10.10** As cellular communications are a key element for telecommunications, as are their apparatus including communication antennas, encourage communication antennas that can be incorporated into the architectural features of buildings or other structures so that the casual observer is unaware of their existence. This can be accomplished through design review and zoning regulations. Specifically, commercial communication antennas should continue to be allowed in industrial, commercial, and institutional areas of the Borough, pending Borough review for any antenna attached to an existing structure and exceeding the height of that structure by more than 15 feet. The current (2011) conditional use process remains an appropriate avenue for regulating such antennas.

## **Borough Finance**

- 10.11** The Borough is in good financial standing and should continue its current financial practices. Although there are no large scale capital improvement plans slated for the next several years, prior to undertaking any, the Borough should continue to reevaluate the revenue stream and expenditures to ensure adequate finances are available. The Borough should continue to maintain and review its capital improvements program on a regular basis.

On an ongoing basis, the Borough should continue to investigate other funding sources for the capital improvements program, plans, and studies in order to reduce the capital output needed from the Borough. This recommendation particularly applies to sources of funding for continued revitalization of the King Street corridor. The Borough should continue to work with business owners to implement the Revitalization Plan and continue to work on strategies to help revitalization improvements/activities continue.

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## UTILITIES AND INFRASTRUCTURE

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While the Borough does not directly provide all of the following facilities or services, they are part of the Borough's basic infrastructure and are important for the health and safety of residents, institutions, and businesses. In some instances, it may be possible for the Borough to work with service providers to help strengthen the quality of service provision and operation.

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### ROAD MAINTENANCE

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With the exception of a few private roads, nearly all the roads within the Borough boundaries are municipal-owned and maintained (also See Chapter 9). Paoli Pike and Sugartown Road that border the Borough to the south and west are state roadways and thus do not fall under the jurisdiction of the Borough. The Borough has a systematic program for maintaining all roadways whereby each road is assessed every two years. The Borough's Public Works personnel are responsible for overseeing and ensuring maintenance of the Borough roadways. Major roadway repair projects are contracted out. The Public Works crew supervises contractors, does site preparation and clean up, and performs minor road patching. Road projects are principally financed through leveraging the state Liquid Fuels with other monies. While some secondary roads do not need repair more than every 15 years, parts of busier roads such as King Street need to be repaired every three to four years. The bridge on Bridge Street is also municipally-owned and maintained. Amtrak owns the Warren Avenue underpass.

Traffic studies have been completed for various areas of the Borough based on funding/costs and need as follows:

- ⇒ In 2001, a W. King Street Traffic Calming Study was completed and
- ⇒ In 2000, a Borough-Wide Traffic Study for the following areas was completed: Bridge Street and Old Lincoln Highway; Broad Street/Raffaella Drive and Old Lincoln Hwy; Bridge Street and Broad Street; Broad Street and Warren Avenue; Ruthland Avenue and King Street; Bridge Street and King Street; Warren Avenue and King Street; Sugartown Road and King Street; Sugartown Road and Monument Road; Warren Avenue and Paoli Pike.

The current system of road maintenance provides adequate service, and no significant issues relating to roadway maintenance were identified in this planning process.

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### WATER SERVICE

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In 1993, the Borough sold all of its water rights, except ownership of springs, to the Philadelphia Suburban Water Company, which in 2004 became Aqua PA, and Malvern is now part of the company's main system. Borough wells have been sealed, and all water is supplied by Aqua PA.

The Borough is completely served by public water. Only one residence and the St. Joseph's Retreat are not connected. These properties continue to use private wells. Most of the water storage areas have been removed with the transfer to Aqua PA; however this should not present a problem for the Borough now or in the future because of the adequate supply of water provided by Aqua PA.

The Borough is located in the Delaware River Basin Commission (DRBC) Groundwater Protection Area. The DRBC is responsible for protecting the groundwater resources of 232 municipalities in southeastern Pennsylvania (DVRPC region), and regulates all groundwater withdrawal which averages over 10,000 gpd over a 30 day period. The purpose of the regulations is to ensure the management of water withdrawal to prevent the depletion of natural stream flows and groundwater.

There are no present plans for major improvements; since Aqua PA purchased the Borough's water system, the quality of water has been very good. However, as part of routine maintenance in August 2009 Aqua PA replaced water pipes in various areas of the Borough. In addition, the Borough has had a circular system for over 10 years, in which water comes into the Borough, circulates around the Borough, and flows out, keeping sediments to a minimum. With all the past system enhancements included in the transfer to service to Aqua PA, water pressure in the pipes increased from about 23 psi to 40 psi. Electronic telephone meters enable the reading of meters over the phone lines by Aqua PA, thus stopping the need for field visit readings taken on site. The Borough considers the system state-of-the-art.

St. Joseph's Retreat is a crucial parcel for the Borough, both in terms of natural resources and sheer size. Since St. Joseph's Retreat still uses on-lot water supply, future changes in use or development of this site could impact water usage, thus possibly affecting the natural water resource supply and water table in the Borough. While this may not result in a direct affect on the water supply to Borough residents and businesses, it still affects overall water resources in the Borough which the Borough advocates to protect through this Comprehensive Plan's policy. There is no indication that the St Joseph's Retreat would develop within the lifetime of this Comprehensive Plan, however the Borough needs to still consider this impact in future planning as a possibility, albeit a remote one.

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## WASTEWATER SERVICE

Sewage treatment for the Borough is primarily provided by the Valley Forge Sewer Authority (VFSA), whose treatment facility is located along the Schuylkill River in Schuylkill Township. The VFSA indicates in their Draft Act 537 Plan that Malvern Borough has a reserve capacity of 543,650 gallons per day (gpd) as a member municipality of the Authority, and in 2008 used 323,257 gpd, which is 59.46% of Borough's total allocation. This allocation constitutes 6.79% of the Valley Forge Sewer Authority's current capacity of 8 million gallons per day (MGD). The VFSA ultimately wishes to pursue an expansion to allow for 11.52 MGD; which would have the Borough allotted a total of 4.72% of the total capacity of the system.



Other municipalities that are member or partner municipalities of the VFSA include Charlestown, East Pikeland, Schuylkill, Tredyffrin, Easttown, East Whiteland, and Willistown Townships. Malvern Borough, along with most of the other member and partner municipalities utilize the Wilson Road Pump Station, located in Tredyffrin Township, as well as the Valley Creek Trunk Sewer System, located in E. Whiteland Township that conveys wastewater to the VFSA treatment plant for treatment and disposal.

The VFSA serves most of the Borough's existing residences, institutions, and businesses. The Borough utilizes its own collection system. The sewer collection system in the Borough is composed of collection lines, pumping stations (Crestside Way, Ruthland Avenue, and the 1<sup>st</sup> and Powelton Avenues Pumping Station), and the Wayne Avenue ejector station that are owned and maintained by the Borough. The collection lines are periodically inspected for inflow and infiltration (I and I) issues, as well as other potential problems that might be found within the system.

Not all of the wastewater generated in the Borough is conveyed via the Borough system to the VFSA. For example, the sewer collection system for the Tidewater development connects to Willistown Township's public sewer system, which required an inter-municipal agreement for provision of these services.



The majority of the Borough is connected to the public sewer system. According to the Draft Act 537 Plan for the VFSA, the areas in the Borough that currently do not have public sewers are in the southeastern area of the Borough and include portions of the St. Joseph's Retreat site and 16 single-family detached residences along Paoli Pike and on South Warren Avenue. These areas utilize on-lot sewage disposal facilities for wastewater disposal (St Joseph's Retreat relies on community on-lot systems and the residences rely on individual on-lot systems) and there are no known malfunctioning on-lot sewage disposal systems.

While it has not been feasible to connect these properties to public sewer it may be necessary in the future to explore connections to the VFSA system through Willistown Township, as Willistown is a partner municipality of the VFSA system. If current uses and development intensity remain the same in the Borough, as is expected during the timeframe of this Comprehensive Plan, extension of service to these areas may not be necessary or feasible. However, should development of the St. Joseph's Retreat occur or if significant individual on-lot system malfunctions occur, the continued use of the current on-lot community system (St. Joseph's) or the individual residential on-lot systems, respectively, should be re-examined. There are also two properties, one in the northwest corner of the Borough, and one in the far northeast that do not utilize public sewer because there are no buildings on these lots.

The Borough's Chapter 94 Report for Municipal Wasteload Management shows Malvern used 323,257 gpd in 2008 or 59.46% of the Borough's total allocation, thus the Borough has excess capacity at the VFSA. Since there is limited potential for development in the Borough, long term sewer capacity should be available as it is needed for infill and redevelopment. According to the Chapter 94 Report, the 30-year projection for Malvern Borough is 543,257 gpd. This indicates that if the Borough were to achieve build out, it would not exceed its allocated capacity through VFSA. Sewage capacity is not expected to be an issue for the Borough in the foreseeable future. Based on the Draft Act 537 Plan for the VFSA, there is currently excess sewer capacity for Malvern. However, further changes in zoning could occur based on the recommendations of this Comprehensive Plan which could potentially affect predicted remaining capacity. There is an important link between land use planning and sewage facilities planning. (Also see Chapter 13 for green infrastructure)

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## STORMWATER MANAGEMENT

Stormwater management involves the safe and effective collection, control, infiltration, and treatment of the excess water (stormwater) that runs-off into Borough storm sewers (also known as municipal separate storm sewer system or MS4s) or directly into streams after a rainstorm or snow melt. The purpose of stormwater



management is to minimize intermittent flooding, reduce erosion and sedimentation of streams, and reduce the contamination of groundwater and streams, the natural ecosystem, and drinking water sources. There is periodic flooding in the Borough during and after storm events (particularly in the areas near Crest Avenue, Malvern Avenue, and Highland Avenue) and the Borough Revitalization Plan (see Appendix D) recommends undertaking a Stormwater Study in the Borough. There are also notable stormwater run-off related erosion concerns on the steep slopes along North Warren Avenue. Because of the importance of stormwater management in watershed protection and planning, one of the seven major goals of the Chester County Water Resources Plan, *Watersheds* (2002)<sup>1</sup> is to “reduce stormwater runoff and flooding.”

- **Existing conditions –**

Stormwater collection lines serve nearly the entire Borough, and the Borough services these lines. Based on discussion with Borough officials, these lines range in age from around 16 years to 100 years. In the southwest quadrant of the Borough there is a de-energizing system that was constructed approximately 17 years ago in order to slow water movement to reduce erosion and corrosion effects. This system includes a rock quarry that in effect acts as a filter.



**Act 167 Stormwater Management Plans<sup>2</sup>:** Malvern lies within two watersheds - Crum Creek and Valley Creek. Flooding, instream erosion, and water quality impacts of ineffective control of stormwater runoff are serious problems in both watersheds. Malvern lies at the top of both watersheds and some of the headwaters tributaries of both watersheds lie within the Borough’s borders. East Branch Crum Creek in the Valley Creek watershed and West Branch Warren Run in the Crum Creek watershed (see Map 12-3) are impaired streams within the Borough. East Branch Crum Creek drains into Valley Creek which is impaired, while West Branch Warren Run continues outside the Borough boundaries but stops shortly thereafter at Massacre Run. Valley Creek and its tributaries are extensively impacted by runoff and erosion from stormwater. PA Act 167 plans are in preparation for the Crum Creek watersheds and completed (2010) for the Valley Creek watershed; Malvern has been actively involved in development of both plans. Malvern will be required to adopt the ordinance standards that are included in final Act 167 Plans for both watersheds, and for implementing other relevant items of the plans.

**National Pollutant Discharge Elimination System (NPDES) MS4:** Malvern is listed as a “municipal separate storm sewer system” (MS4) by EPA and PADEP and therefore is under the National Pollution Discharge Elimination System (NPDES) MS4 permit program. The NPDES program controls water pollution by setting limits on the amount of pollutants that can be discharged from point sources.<sup>3</sup> The NPDES MS4 program is mandated by the Federal Clean Water Act and is administered by PADEP in Pennsylvania. Malvern has obtained the required MS4 permit for discharge of stormwater to waters of the Commonwealth. Malvern is implementing the required activities under that permit, as discussed below under Current Protection Measures.

<sup>1</sup> *Watersheds: An Integrated Water Resources Plan for Chester County, PA and its Watersheds*, Chester County Water Resources Authority, September 2002.

<sup>2</sup> Enacted in 1978, Pa Act 167 requires all counties in Pennsylvania to complete stormwater management plans for all watersheds within their boundaries. Traditionally, Act 167 plans have been conducted on an individual watershed basis. The purpose of the plan is to identify stormwater and flooding problems in the watersheds and strategies to address them. Act 167 requires development and implementation of minimum ordinance standards for controlling stormwater runoff, and it is intended to assist municipalities and counties in minimizing the increase of flooding and stormwater runoff caused by development activities.

<sup>3</sup> Point sources are discrete conveyances such as pipes or man-made ditches.

- **Current Protection Measures:**

**Act 167 Stormwater Management Plans:** Malvern Borough is working with both Delaware County and Chester County in development of the Act 167 plan for Crum Creek and worked with both on the now completed plan for Valley Creek. In 2005, Malvern adopted the early Crum Creek Act 167 ordinance as recommended by Delaware County. Through that ordinance Malvern is requiring new development and redevelopment to include stormwater management systems that provide for stormwater infiltration, protection of water quality, control of runoff volume from smaller storms, requirements for long-term operation and maintenance of new stormwater management facilities by the facility owner, among other design standards.

**National Pollutant Discharge Elimination System (NPDES) MS4:** Malvern Borough, a MS4 community, takes part in the statewide effort to tackle issues related to combat storm sewer pollution. To this end under the Borough's MS4 permit, the Borough is implementing the necessary measures to comply with the six MCMs (minimum control measures) required by the PADEP including the following:

- ⇒ Identified and located all outfalls owned and/or operated by the Borough
- ⇒ Screened all stormwater outfalls to identify presence of any illicit non-stormwater discharges to the municipal stormwater system and eliminated or plans to eliminate any such discharges that have been found
- ⇒ Adopted a post-construction stormwater management ordinance, using the early Crum Creek 167 ordinance
- ⇒ Partnered with Chester Ridley Crum Watershed Association (CRCWA) and is providing public education and public involvement activities
- ⇒ Developed and is implementing a "good housekeeping" program to eliminate polluted runoff from Borough maintenance facilities and properties
- ⇒ Developed and is implementing an Operation and Maintenance program for stormwater facilities owned and operated by the Borough
- ⇒ Established requirements for inspection, operation, maintenance and repair of stormwater systems by the system owner



## SOLID WASTE DISPOSAL AND RECYCLING



Malvern contracts with a waste management company for solid waste collection and disposal for residential areas in the Borough. At this time, industrial, commercial, and institutional organizations as well as apartments, condominiums, and townhouses are responsible for their own solid waste disposal.

Solid waste is disposed in the Lanchester Landfill, which is expected to reach maximum capacity in 2018, at which point it will be retired from use. Curbside pick-up of regular household waste is provided twice per week and recycling is provided once per week. Recycled material collected has greatly expanded to include glass jars and bottles, metal containers (aluminum cans and clean foil, tin and steel aerosol empty cans), plastics (grades 1 through 7), cardboards, and all paper products. As well, the Borough has contracted for single stream recycling, which provides easier recycling for Borough residents as well as for pick-up of materials. Since leaf burning is not permitted within the Borough, curbside leaf pick up is provided during November. Bulk items are collected once a year.



To improve solid waste disposal, the Borough has developed an ordinance to control waste for commercial, industrial, and institutional uses. As of 2011, there are no significant problems relating to solid waste disposal in the Borough, though as the Lanchester Landfill will be at capacity in 2018, solid waste disposal needs to be evaluated during the timeframe of this Plan.

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## UTILITIES AND INFRASTRUCTURE NEEDS

The Borough contains a variety of public facilities and services to serve the needs of its residents, and, in general, these services are well provided and administered. The Borough is aware of future utilities and infrastructure needs, but has limited direct control over service provision since other entities control many of the utilities and infrastructure services/facilities. This section highlights areas of consideration for utilities and infrastructure, taking into account the level of control and influence the Borough has over these facilities and services. The Borough has developed recommendations to address those areas, listed below under *Utilities and Infrastructure Recommendations*.

- **Road Maintenance** – Addressing road maintenance problems early on could reduce repair costs. The Borough needs to continue a system for road maintenance.
- **Water Service** - The Borough needs to address water connection policy for new development.
- **Wastewater Service** – There is a significant link between land use and sewage facilities planning, and there is a need to coordinate plans as adequate sewage facilities need to be provided to accommodate recommended future land uses. If changes occur to zoning, there is a need to re-examine the amount of sewer capacity with the VFSA needed and remaining.
- **Stormwater Management** - Malvern falls under the National Pollution Discharge Elimination System MS4 permit program, mandated by the Federal Clean Water Act and administered by PADEP. Malvern needs to continue to implement the activities required under that permit. As well, Malvern needs to continue to participate in the completion of the required Act 167 Stormwater Management Plan for Crum Creek, and needs to continue to participate in carrying out and enforcing the recommendations of the completed Act 167 Plan for Valley Creek. As PA Act 167 requires the development and implementation of ordinance standards for controlling stormwater runoff, it is important that Malvern continues to participate in the Act 167 planning efforts through which ordinance standards are developed.
- **Electrical Power Supply** – The entire Borough is serviced with PECO above-ground electrical power supply in the right-of-way. There is an electrical substation in the northern part of the Borough along Old Lincoln Highway.
- **Solid Waste Disposal** - Lanchester Landfill will be at capacity in 2018, solid waste disposal alternatives need to be evaluated during the timeframe of this Plan.

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## UTILITIES AND INFRASTRUCTURE RECOMMENDATIONS

### Road Maintenance

- 10.12** Continue the Borough's systematic approach for road maintenance as an efficient way to provide roadway maintenance services. Major improvements could be included as part of a

Capital Improvements Plan. Equipment needs should continue to be monitored and adequate capital budgeting set aside.

## Water Supply

- 10.13** Continue the requirement in the Subdivision and Land Development Ordinance that new development is connected to public water, and reconsider whether new single-family detached dwellings on one acre or greater should be served by an on-lot water supply system.<sup>4</sup>

## Wastewater Service

- 10.14** Coordinate sewage facilities planning and land use planning as adequate sewage facilities need to be provided to accommodate recommended future land uses. Based on any changes that may occur in Borough zoning in the future, the amount of sewer capacity with the Valley Forge Sewer Authority (VFSA) that will be needed and the remaining amount of expected capacity should be re-examined. If it is determined that there will still be excess capacity, the Borough will need to consider its use. Given there are areas in the Borough not served by public sewer, a future consideration for the Borough is maintaining adequate capacity to accommodate future service to these sites as well as future infill and redevelopment areas.

Borough policy and regulations should support development and sewage types which are sensitive to existing resources and the Borough's small town environment. The Draft Act 537 Plan for the VFSA recommends that future development be publicly sewered, and this should remain an ongoing policy and be supported by the standards in the Borough subdivision and land development ordinance through requiring that properties connect to public sewer when their redevelopment occurs. Additionally, the inter-municipal agreement for provision of services to Tidewater by Willistown should continue to be monitored by the Borough to ensure adequate service to Borough residents and business owners.

## Stormwater Management

### 10.15 General –

- Continue to implement and enforce the existing stormwater management ordinance.
- Encourage private property owners, particularly those with larger properties and/or extensive impervious cover, to voluntarily install improvements to reduce the impacts of stormwater runoff on receiving streams.

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<sup>4</sup> Article V, Section 520B of the SLDO states: All subdivisions and land developments comprised of the following uses shall be served by a public water supply system, except as noted in Section 520.C.

- Residential single-family detached dwellings on lots of less than one acre.
- Residential multifamily dwellings.
- Mobile home parks.
- Commercial, industrial, institutional or other non-residential buildings.

Article V, Section 520C states: Private on-site water supply systems. Subdivisions and land developments comprised of residential single-family detached dwellings on lots of one acre or larger may be served by an on-site water supply system. All proposed on-site water supply systems shall have a permit certified by the Chester County Health Department prior to issuance of the building permit.

**10.16 Act 167 Stormwater Management Plans –**

- Continue to actively participate in preparation of the final Act 167 plan for Crum Creek.
- Adopt the required ordinance provisions that are included in final Act 167 Plans
- Implement other relevant items from Act 167 Plans.

**10.17 NPDES MS4 -**

- Continue to implement requirements of the MS4 permit and its MCMs.
- Continue to partner with CRCWA and other municipalities to fulfill MS4 requirements as cost-effectively as possible.

**10.18** Continually monitor stormwater lines in the Borough to ensure proper drainage, flow, and discharge, as well as erosion and sedimentation control. As discussed in the Borough Revitalization Plan (see Appendix D), consider undertaking a stormwater study.

## **Solid Waste Disposal and Recycling**

**10.19** Consider investigating developing joint yard waste pick-up/composting with neighboring communities for cost savings measures and to further Borough energy conservation objectives. Evaluate solid waste disposal alternative sites.

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# **OTHER FACILITIES AND SERVICES**

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This section discusses emergency services, health and human services, educational facilities, and the post office. Similar to other types of services and facilities discussed in this Chapter, the Borough provides some of the services discussed in this section (police and emergency management disaster plan) and thus has direct control over those services, however the Borough does not provide other services (fire/ambulance, medical/human services, school/education, library), and thus the Borough has varying degrees of input over these services.

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## **EMERGENCY SERVICES**

Emergency services include police, fire, and ambulance services. Because of the Borough's small size and limited resources, it is not feasible for all emergency services to be provided at the municipal level. County, regional, and volunteer organizations, therefore, help to provide these services to Borough residents. For instance, the Chester County Department of Emergency Services operates a 911 emergency dispatch service and coordinates disaster relief operations for the entire County. Various regional and county reciprocal arrangements exist.

### **Police Protection**



The Malvern Borough Police Department is currently located on the ground floor of Borough Hall. Police protection is provided by a municipal-operated police force, which consists of a Police Chief, Sergeant, 3 full time Officers, 5 part-time Officers, and a Police Department Clerk Administrative Assistant. All police force members have received state and county training. The police department's service area is the entire Borough for which the police provide 24-hour protection. Reciprocal arrangements made with East Whiteland, Willistown, and Tredyffrin provide additional protection and emergency coverage. The Police Department is located

on the ground floor of the Borough Hall and consists of an office and detention area. The Borough Police Force owns and operates two marked police cars and one unmarked police car. Police services focus on patrol services, building positive community relations, and crime prevention, and also provides criminal investigations when necessary. While there are no specialists in the department, such as juvenile officers, there are police generalists who can perform a wide range of police services. Most calls to the Borough Police Department come via the Borough’s use of the Chester County 911 system.

<b>January 1 2008 – December 12, 2008</b>		
<b>4,488 total calls received by Borough Police Dept.</b>		
29 Part I Crimes (Burglaries, Thefts, Simple Assaults and Aggravated Assaults)	143 Part II Crimes (DUIs, Criminal Mischief, Harassments, etc.)	All other calls (include automobile accidents and minor incidents)

Source: Borough Police Department, 2009

<b>Averages of Calls Received by Borough Police Dept. Annually</b>		
~ 15% of calls are Crimes	~ 10% of calls are Auto Accidents	~ 75% of calls are Minor Incidents and Service-Related

Source: Borough Police Department, 2009

There has not been any increased trend of certain crimes being committed in the Borough. The Borough has adequate police service and coverage.

### Fire Protection and Ambulance Service



Malvern has a volunteer fire company, which is located on the east end of King Street at Ruthland Avenue. The Malvern Fire Company provides fire protection and ambulance rescue services to the entire Borough as well as some areas outside of the Borough. The Fire Company also has cooperative reciprocal arrangements with East Whiteland and East Goshen Fire Companies for added protection for the Borough. As with many volunteer organizations, additional volunteers are always needed.

<b>Fire Protection Staff, 2009</b>		
8 professional firefighters/EMTs	10 part-time firefighters/EMTs	30 volunteer firefighters

Source: Borough Fire Department, 2009

<b>Fire Protection and Rescue Equipment, 2009</b>		
500 gallon pumper-ladder truck with a 75 foot ladder	3,000 gallon water tanker- pumper truck	1,000 gallon pumper- rescue truck
4x4 squad firefighting/rescue tool- EMS assist truck	3 ambulances	3 medic cars
1 emergency-disaster team response trailer	1 Fire Chief 4x4 command truck	1 Deputy Chief 4x4 command truck

Source: Borough Fire Department, 2009

Fire protection and rescue equipment is generally in good condition. The Fire Company recently updated their vehicles and equipment with thermo-infrared equipment to allow firefighters to see in a smoke filled room and locate hiding or injured people. Fire hydrants connected to the public water system are available throughout the Borough. The Fire Company also maintains the Sugartown Substation which services Willistown and East Goshen. The Fire Marshall feels that the fire protection service is currently adequate. If new regulations are proposed at the state level, they could potentially allow counties to determine emergency service area boundaries. If such a new redesignation bill were passed, this would increase the Fire Company’s service area greatly, and may require some additional equipment or volunteers.

The Fire Company provides all ambulance services to the Borough. The Borough Fire Marshall feels this service is adequate. Currently, Basic Life Support (BLS) services and Advanced Life Support (ALS) services are provided in the Borough, as well as adjacent areas outside of the Borough. Most of the Fire Company’s funding comes from the ambulance service it provides. However, additional funding comes from loans, rental of the fire hall, and fundraisers.

As with police service, the Fire Company/ambulance service uses the Chester County 911 emergency dispatch system. Ambulance response times are well below the 10 minute standard recommended by the PA Dept of Health.

Fire Response Time, 2008		EMS Response Time, 2008	
Day - 6 minutes	Night - 4 minutes	Day - 1 minute	Night - 4 minutes
361 total calls received		2,556 total calls received	

Source: Borough Fire Department, 2009



The Fire Company has a long history of service dating to 1888, prior to the Borough’s official creation. Although not included in the active equipment roster, a 1903 vintage gasoline powered 750 gallon water-pumper, in fact the first in Pennsylvania, is maintained by the volunteers and is usable for back up service if needed.

The Fire Company is active in community social functions, hosting bingo games for the annual fair at the Paoli Memorial Associations Grounds as a Fire Company fundraiser. The Borough Fire Company received a substantial grant from 2009 Federal Economic Recovery Stimulus package monies to undertake an update and expansion of the Fire Hall. When renovations are completed in 2012, there will no longer be room for the existing Fire Hall banquet facility. Also, certified volunteers offer CPR training at the fire hall. The source of most of the information in this section is the Fire Company and its website.



Fire and ambulance services to the Borough have been adequate with very good response times, adequate staffing, and equipment which is in good condition. This company is staffed primarily with volunteers, and as with many volunteer organizations, additional volunteers are always needed. At this time, this issue is not impacting service, but should continue to be monitored in the future. Additional minor equipment needs have been identified by the Fire Company and are planned to be acquired in the future, but these needs are more specific than is relevant for this Comprehensive Plan update. Revenues for emergency services are currently adequate.

## HEALTH AND HUMAN SERVICES

Due to the relatively limited resources of most municipalities and the vast expense associated with providing medical and human services, health and human services and facilities are mostly provided on a larger regional scale to serve regional needs.



### Medical Facilities

The nearest medical facility to the Borough is the Paoli Hospital and surgery center (a member of the Main Line Health System) which is located approximately 1.5 miles northeast of the Borough on

Route 30. This facility contains 215 beds, an emergency room, intensive care unit, coronary care unit, MRI facilities, and the Foxchase Cancer Center. It is the only hospital in Chester County with a trauma center accreditation. Paoli Hospital also has a center for addictive diseases, hospice, and provides home care nursing along with other social services. The Chester County Hospital in West Chester, a 261-bed facility, and the Phoenixville Hospital, a 136-bed facility, are also accessible to the Borough. With the Bryn Mawr Rehabilitation Center (2.5 miles away) and Remed, a brain injury rehabilitation center, in Paoli, and the Chester Valley Rehabilitation and Nursing Center (1.5 miles away) within very close proximity, specialized health care is readily available to Borough residents.



**Bryn Mawr Rehab**

Many physicians and dental offices are available throughout the Malvern/Paoli area, and doctor's offices are currently permitted and located in several zoning districts in and around the Borough.



**Paoli Hospital**

There are no nursing homes or continuing care facilities within the Borough, but there are a number of nursing home, assisted living, and continuing care facilities nearby in eastern Chester County, the closest ones being Chester Valley Rehabilitation and Nursing Center, Highgate at Paoli Pointe, and Sunrise Assisted Living Center.

These types of facilities are generally provided on a larger, rather than municipal, scale due to their regional nature and vast expense. And while there are no facilities located within the Borough boundaries, these facilities are available and have been increasing within the region. Given the current population trends within the region and the aging population, the capacity of these facilities should continue to be monitored in the future to ensure adequate service is provided. The Borough permits senior care and similar facilities within some of the institutional districts (I-1 and I-2 districts) and should continue to permit these types of uses to provide necessary facilities for residents (Zoning Article XXIV Section 2403). Malvern is an appropriate location for such uses on a smaller scale due to easy pedestrian and public transit access for a population which may no longer have access to motor vehicles.

## Human Services

A variety of programs for human services are available from both public and private sources. Programs range from mental health, counseling, day care, family services, and housing assistance to employment training. These types of services are generally not provided on a municipal basis, but are available to residents from regional organizations.

Malvern is considering the need for an indoor community center for senior, youth, and recreational programs as well as other community functions. The Borough may appoint a taskforce to investigate this possibility. According to recent Census information, around 28 percent of Malvern's population is in the 55+ age range, as compared with around 24 percent in 2000. Implications of an aging population include changing demands for housing, care, and recreational facilities.

As noted above, the Borough is in close proximity to various levels of senior living/care establishments, which include; Highgate at Paoli Pointe, Sunrise Assisted Living of Paoli, and Chester Valley Rehabilitation and Nursing Center.

Other facilities in the area that provide for human service needs include: Deacon's Pantry, Wings for Success, and 202 Housing Inc. According to recent Census data, around 4 percent of individuals residing in Malvern are below the poverty level. Provision of human service needs is a larger scale matter than a small borough such as Malvern can undertake. For this reason, no formal

study has been initiated about human service needs by the Borough nor is it possible for the Borough to provide these services. However, the Borough, as is possible, should continue to be aware of organizations in and around the community that assist Borough residents with services such as food assistance, shelter, or senior and child care. In particular, the Borough finds there may be a need for child care facilities in the area. The Borough does permit these facilities in zoning through independent commercial or nonprofit day care centers in the C1, C2, and C4 Commercial Districts (Articles XII, XIII, and XV) as a Conditional Use as well as through in-home day care in the R1, R2, R3, and R4 Residential Districts (Articles IV-VII) as a Special Exception Use.

## Emergency Management Plan

The Borough has an Emergency Management Plan, which is to be updated every 2 years. It indicates that in the case of an emergency, the St. Joseph's Retreat House can provide shelter and food for 450 people. The Borough Emergency Management Coordinator is responsible for updating the plan and its implementation in emergency situations. The Borough has sign on to the County Hazard Mitigation Plan.

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## EDUCATIONAL FACILITIES

### Public Schools

Malvern is part of the Great Valley School District, which also includes Charlestown, East Whiteland, and Willistown Townships. The School District operates four elementary schools, one middle school, and one high school. Currently, no public school facilities are located within the Borough. The school district is a type of local governmental entity or a political subdivision in Pennsylvania. It receives no direct funding from the Borough. The School District receives its revenues from its power to levy taxes on real estate and property transfers.



Total student enrollment projections for the entire School District are as follows: 3,942 students estimated to attend in 2010-2011; 3,955 students estimated to attend in 2011-2012; 3,973 students estimated to attend in 2012-2013; and 3,964 students estimated to attend in 2013-2014.

While educational facilities are not within the direct control of the Borough and the Borough can do little to directly ensure adequate levels of school facilities, the school district actively analyzes and projects facilities needs.

### Private Schools



Malvern contains several private educational schools, over which the Borough has no direct control over. The Catholic Archdiocese of Philadelphia operates **St. Patrick Parish School**, for grades K-8, located on Channing Avenue. The school is associated with St. Patrick Parish/Church located in the same block. The Archdiocese of Philadelphia is closing St. Monica School in Berwyn and for the 2012/13 school



year is redirecting its students to St. Patrick where enrollment will increase but not beyond capacity. **Malvern Preparatory School**, for grades 6-12, is a private Catholic Augustinian school for boys. This facility is located on a 103-acre campus, having a large amount of open space, to the south of the Paoli Battlefield Site. **Willistown Country Day Montessori School**, for grades K-6, is located on First Avenue at South Warren Avenue.

Although education is the main objective of these private school facilities, they also contribute and are important to the community in other ways. These institutions contribute to the small town community character and provide resources to the community. For example, the vast land and open space of Malvern Preparatory School, while not open to the public, serves as a scenic gateway into the Borough from the south on S. Warren Avenue, and contributes great visual appeal and significant open space in the Borough. This scenic quality is enhanced by the heavily wooded St. Joseph's-in-the-Hills Retreat across Warren Avenue from Malvern Prep, also not open to the public.

## Library Service

The Malvern Public Library is part of the Chester County Library System and is located on the first floor of the Borough Hall. Major funding sources come from the state and county funds. County funds originate from the Borough, Willistown, East Whiteland, and East Goshen Townships, which make up the library's primary service area. Approximately 18 percent of the users are Borough residents with both Willistown and East Whiteland having the largest user-base at 21 percent each, followed by both East Goshen and other surrounding municipalities at 20 percent. In addition to contributing funding, the Borough provides in-kind services including the facility in Borough Hall, maintenance, and utilities. The library has approximately 40,760 items catalogued, with a total circulation of approximately 143,700 items in 2008. Since the library belongs to the Chester County Library System, that entitles library members access to over 1,890,225 items and of that, 969,952 are books (2008 totals). There is also access to an extensive collection of periodicals and newspapers through the Chester County Library System. Titles not available through the County System may be obtained through the inter-library loan program, which gives access to library systems statewide. Library cards are free to anyone who lives, works, or attends school in the County.



Library space in Borough Hall is inadequate to serve all the library functions; the current space can accommodate the catalogued items, however there is insufficient space for administration and regional programs. When available, Borough meeting rooms on the second floor of Borough Hall are used for large library programs and functions. In 2003, the Borough Hall underwent a major renovation and expansion which added a reading room and children's porch to the library's space. This expanded the library's floor area and provided much needed space for children's programs.

Currently, Borough resident needs are met by the existing facility. However, since the library also serves the larger surrounding area, the library is looking into expanding its function and programming to also meet Malvern area educational and community needs.

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## POST OFFICE

Though the Post Office in the Borough has eliminated full service postal operation/service, the Borough has worked with the Postal Service to keep a retail post office in the King Street facility.




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## OTHER FACILITIES AND SERVICES NEEDS

Malvern Borough contains a variety of public facilities and services to serve the needs of its residents, and overall, these services are well provided and administered. The Borough is aware of future needs related to these facilities and services, but has little control over providing many of

these services as they fall under the control of other entities. The following briefly discusses areas of consideration for these other facilities and services, taking into account the minimal level of control or influence the Borough has over these facilities and services. The Borough has developed recommendations to address these areas, which are listed below under *Other Facilities and Services Recommendations*.

- **Police Protection** – Police staffing, education, and training needs to be monitored to continue to provide high quality police service to the community.
- **Human Services** - The Borough needs to raise awareness in the Borough about organizations in and around the area which could assist Borough residents with services such as food assistance, shelter, or senior and child care. In particular, the Borough finds there may be a need for child care facilities in the area.
- **Emergency Management Plan** – For emergency preparedness planning, the Borough needs to update that plan on a regular basis. There also needs to be a residential awareness component added to the plan and perhaps a link to the plan added to the Borough website.
- **Schools** - The Borough needs to maintain communication with the school district as well as private schools within the Borough, so that each entity remains informed as to plans and decisions which may affect them.
- **Library Service** - The Borough provides additional space for library programs and functions in Borough meeting rooms. This assists the library in meeting and expanding its programming and functions. There is a need for the Borough and library to continue to work cooperatively to ensure that library space needs are met.

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## OTHER FACILITIES AND SERVICES RECOMMENDATIONS

### Police Protection

**10.20** Because of the Malvern Borough Police Department’s key role in maintaining public safety, continue to conduct an ongoing analysis of the general adequacy of coverage based on changes in population and crime. As well, continually examine equipment needs for the department to ensure adequacy. Additionally, monitor staffing, training, and education needs on an ongoing basis in order to continue to provide efficient and effective police service to the community.

### Human Services

**10.21** Provision of human service needs is a larger scale matter than a small borough such as Malvern can undertake. As is possible, continue to be aware of organizations in and around the community that assist Borough residents with services such as food assistance, shelter, or senior and child care and help communicate the services of these organizations to Borough residents. As well, continue to permit child care, senior care, and other services through zoning regulations.

## **Emergency Management Plan**

- 10.22** Through the Emergency Management Coordinator and in coordination with Chester County DES, continue to revise the Emergency Management Plan on a regular basis to ensure that assistance is provided to Borough residents. The Coordinator could also determine how to accommodate a greater number of Borough residents in shelter areas. Add a residential awareness component to the plan, and adding a link to the plan on the Borough website could be considered. There should be awareness of Homeland Security standards when revising that plan.

## **Schools**

- 10.23** While educational facilities are not within the direct control of the Borough and the Borough can do little to directly ensure adequate levels of school facilities, assert indirect influence through municipal review of changes to school buildings and land as required through the Municipalities Planning Code. Also continue to stay informed and maintain open communication with the school district so that each entity remains informed as to plans and decisions which may affect them. Help the school district by keeping them informed of any significant developments that may be proposed in the future. To the greatest extent possible, take part in and provide input on any future redistricting.

Continue working cooperatively with the private schools in the Borough by keeping open lines of communication and discussing and sharing future plans. This helps ensure that current use and character of the school sites are maintained to the greatest extent possible into the future.

## **Library Service**

- 10.24** As the Malvern Public Library is a critical regional service facility located in the heart of Malvern Borough, continue efforts to work with the library to accommodate the library's space needs within Borough Hall.

## **Post Office**

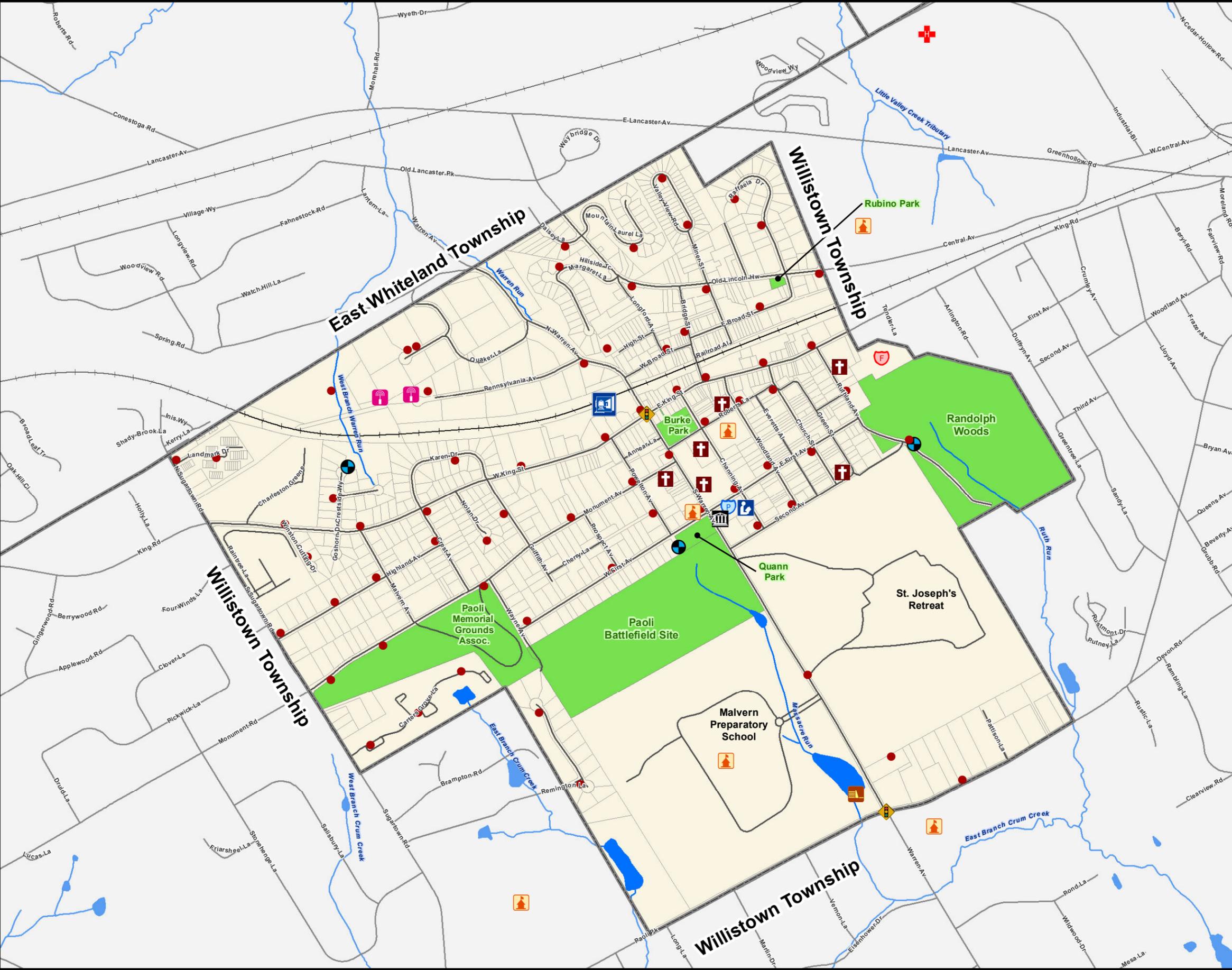
- 10.25** Continue to work to ensure that the U.S. Postal Service retains a retail post office in the King Street corridor.

# Map 10-1 Communities Facilities

## Malvern Borough Comprehensive Plan

This map was digitally compiled for internal maintenance and developmental use by the County of Chester, Pennsylvania to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained hereon, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

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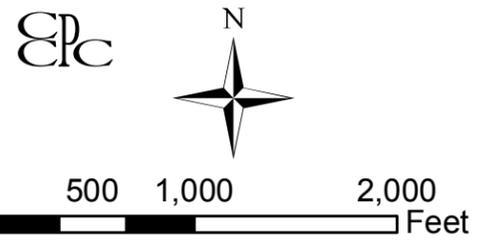


### Map Features

- Private Schools
- Malvern Public Library
- Municipal Building
- Places of Worship
- Malvern Fire & EMS Station
- Malvern Police Station
- Paoli Hospital
- Malvern Train Station
- Traffic Signals
- Fire Hydrants
- Pump Stations
- Cell Tower
- Malvern Prep Dam

### Base Features

- Municipalities
- Ponds & Streams
- Parcels
- Roads
- Parks and Recreation
- Railroad



December 2011

Data Source: CCPC, 2011.