

REGULAR MEETING  
BOROUGH COUNCIL  
MALVERN BOROUGH  
1 East First Avenue  
Malvern, PA 19355

July 5, 2017  
7:30 P.M.

PRESIDING: Council President Bramwell

INVOCATION: David B. Burton, Mayor

PLEDGE OF ALLEGIANCE TO THE FLAG

1. ROLL CALL: Council President Bramwell  
Council Vice-President Uzman (Absent)  
Council Member Finkbiner  
Council Member Grossman (Absent)  
Council Member Lexer  
Council Member Meisel  
Council Member Sinquett  
Mayor Burton

Council President Bramwell informed all present that copies of the agenda were available at the front entrance.

2. RECORDING OF MEETING:

Council President Bramwell asked in accordance with Resolution No. 714 if any member of the audience was recording the meeting.

No member of the audience identified themselves as recording the meeting.

3. APPOINTMENT AND SWEARING IN OF FULL-TIME POLICE OFFICER – MARK KOENIG, JR:

A motion was made by Council Member Lexer, seconded by Council Member Meisel, and carried by a vote of 5-0 to appoint Mark Koenig, Jr. as a full-time officer with the Malvern Police Department, effective July 7, 2017.

Mayor Burton administered the Oath of Office for Officer Koenig, Jr.

4. APPOINTMENT AND SWEARING IN OF PART-TIME POLICE OFFICERS – DANIEL SHERIDAN & ELI JOHN POT:

A motion was made by Council Member Lexer, seconded by Council Member Sinquett, and carried by a vote of 5-0 to appoint Daniel Sheridan and Eli John Pot as part-time officers with the Malvern Police Department, effective July 7, 2017.

Mayor Burton administered the Oath of Office for Officer Eli John Pot. Officer Sheridan will be sworn in at the July 18<sup>th</sup> Borough Council Meeting.

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5. OLD BUSINESS:

- a. Ordinance No. 2016-2: Issuance of Non-Electoral Debt

Council President Bramwell tabled this agenda item for discussion.

6. NEW BUSINESS:

- a. Malvern Borough Personnel Policy Update

A motion was made by Council Member Finkbiner, seconded by Council President Bramwell, and carried by a vote of 5-0 to authorize the Borough Manager to adopt the Malvern Borough Personnel Policy Handbook, effective July 6, 2017.

- b. Pedestrian Pavement Markings – E. King St.

Borough Manager Bashore stated the Borough received a Vision Partnership Program grant from Chester County to complete a large-scale traffic study, particularly focused on King Street. The Public Safety Committee met to discuss the installation of enhanced pedestrian pavement markings on East King Street. At this meeting, the Committee reviewed a draft plan prepared by McMahon Associates, as well as different options for East King Street. Options considered included installation of roadway painting leading up to the crosswalks and the installation of delineators at the crosswalk entrances. The plan before Borough Council this evening proposes the following: 1) The installation of roadway painting in the east and west bound lanes of East King Street; 2) The use of roadway paint on the north side of King Street at the eastern Borough boundary to create a bump-out effect; 3) The installation of a double-yellow center line down East King Street from Bridge Street to the eastern Borough boundary; and 4) Repainting of the crosswalk boundaries at these intersections. The estimated cost to complete this work is \$8,000.00.

Council Member Meisel asked Borough Manager Bashore to contact the Willistown Township Manager to determine if the township would consider lowering the speed limit on East King Street, prior to reaching the borough boundary.

Council Member Finkbiner inquired whether a solid white line could be painted on East King Street. Borough Traffic Engineer Yurick stated the road is not wide enough to create line dividers.

A motion was made by Council Member Meisel, seconded by Council Member Lexer and carried by a vote of 5-0 to authorize \$6,000.00 from the General Capital Reserve Fund to be spent on the completion of the Pedestrian Pavement Markings as follows: 1) The installation of roadway painting in the east and west bound lanes of East King Street; 2) The use of roadway paint on the north side of King Street at the eastern Borough boundary to create a bump-out effect; 3) The installation of a double-yellow center line down East King Street from Bridge Street to the eastern Borough boundary; and 4) Repainting of the crosswalk boundaries at these intersections.

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Joan Yeager, 1404 Raintree Lane, asked if borough officials could work with Willistown Township officials in making Sugartown Road between Monument Avenue and West King Street safer for vehicles and pedestrian safety.

Borough Manager Bashore stated Sugartown Road is a state-owned road through the Department of Transportation (i.e. PennDOT) and in past discussions, PennDOT was not receptive.

Council President Bramwell directed the Borough Manager to ask Police Chief Marcelli to continue discussions with the Willistown Township Police Chief in determining what the municipalities could do to improve safety.

c. 190 Pennsylvania Avenue – Request for Extension

Alyson Zarro, legal counsel for the Aras Rug Company stated the owners are requesting additional time to record their approved land development plans.

Council Member Sinquett requested the Aras record their approved plans, then their revised deeds.

A motion was made by Council Member Sinquett, seconded by Council Member Lexer and carried by a vote of 5-0 to authorize an extension to the Aras Rug Company, 190 Pennsylvania Avenue, to submit all required documentation to the Borough that is necessary to record the plan pursuant to the Municipalities Planning Code, and not to exceed one-hundred-and-twenty (120) days.

d. Escrow Release Requests

i. 183 Pennsylvania Avenue, LLC – Escrow Release Request #2

A motion was made by Council Member Sinquett, seconded by Council Member Lexer and carried by a vote of 5-0 to release \$6,850.00 to 183 Pennsylvania Avenue, LLC as recommended by the Borough Engineer's letter dated, June 29, 2017.

ii. Greenstone Development II Corporation/TAG Builders, Inc. – Escrow Release Request #3

A motion was made by Council Member Sinquett, seconded by Council Member Meisel and carried by a vote of 5-0 to release \$26,560.70 to Greenstone Development II Corporation/TAG Builders, Inc as recommended by the Borough Engineer's letter dated, June 29, 2017.

e. Request for Fundraiser – Malvern Fire Company

A motion was made by Council President Bramwell, seconded by Council Member

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Sinnett and carried by a vote of 5-0 to authorize the Borough Manager to submit a letter to the Pennsylvania Liquor Control Board supporting the Malvern Fire Company's request for a fundraiser that includes the serving of alcoholic beverages at its annual Pig Roast on August 26, 2017.

### f. Zoning Hearing Board

Borough Manager Bashore stated there is one (1) application before the Zoning Hearing Board for their meeting in July. The applicants are Thomas and Jaime Bemiller and the subject property is 227 Monument Avenue. The applicants are seeking a variance to allow more than one (1) supplemental dwelling unit on the lot. The applicants are requesting authorization to use an existing structure as an additional supplement dwelling unit. There is an existing garage apartment and cottage on the lot. The Planning Commission is scheduled to review the application at their meeting on July 6, 2017. This application will be before the Zoning Hearing Board at their meeting scheduled for July 24, 2017.

### g. Parks & Recreation Committee – Special Meeting

Borough Manager Bashore stated the Parks & Recreation Committee will be holding a special meeting on Thursday, July 13, 2017 at 6:30 p.m. to discuss the proposed community art project that would be located in the rear of borough hall.

### h. Paul Wilkins Plaque

Borough Manager Bashore stated the plaque that memorializes Paul Wilkins has been received and Borough Council should determine a date for the bench dedication ceremony at their July 18, 2017 meeting.

### i. Malvern Fire Company Fair

Borough Manager Bashore stated the annual Malvern Fire Company Fair, held on the Monument Memorial Grounds will take place from Tuesday, July 11, 2017 thru Sunday, July 15, 2017.

## 7. PUBLIC FORUM:

Council President Bramwell advised citizens/taxpayers that Public Forum is the time to offer comments to bring any issues/concerns before Council that were not on the agenda.

a. John Buckley, 165 Church Street, requested Borough Council and the public to use the microphones when speaking as he has trouble hearing what is being said. In addition, the banner at the consignment store next to the Flying Pig Saloon blocks the stop sign at the intersection of East King and Bridge Streets when coming east-bound.

Council President Bramwell directed the Borough Manager to have the Code Enforcement Officer investigate the banner at the consignment shop, identified as Upscale Consignment.

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b. Lynne Hockenbury, 227 East Broad Street, asked if the Code Enforcement Officer could investigate the business signs being placed on the fence of the property located at the intersection of East King and Bridge Streets. The signs are more prevalent on the weekends and some stay up for weeks before being removed.

Council President Bramwell directed the Borough Manager to have the Code Enforcement Officer investigate the temporary signs being placed the subject property.

8. ADJOURMENT:

At 8:18 p.m. Council President Bramwell stated Council will adjourn to executive session to discuss litigation matters.

Council President Bramwell reconvened the public meeting at 8:30 p.m.

All business having been discussed, a motion was made by Council Member Lexer, seconded by Council Member Meisel, and carried by a vote of 5-0 to adjourn the meeting at 8:33 p.m.

Respectfully submitted,

Neil G. Lovekin  
Assistant Secretary