

1. CALL TO ORDER:

PRESENT:

David Knies, Chair
Mark Niemiec, Vice-Chair
Lynne Frederick, Commissioner
Chris Mongeau, Commissioner
Geoff Rubino, Commissioner
Carroll Siquett, Commissioner
Zoe Warner, Commissioner

ABSENT:

Staff & Professionals Present:

Alyson Zarro, Conflict Counsel
Mike Conrad, Conflict Engineer
Ari Christakis, Borough Solicitor
Dan Daley, Borough Engineer
Neil Lovekin, Asst. Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Siquett, seconded by Mark Niemiec, and carried by a vote of 7-0, to approve the minutes of Thursday, November 1, 2018, as submitted.

3. UNFINISHED BUSINESS:

a) 13 LOVERS LANE – PRELIMINARY/FINAL PLAN – REVIEW #3

Owner:	Severn Properties, LLC	Application #:	18-05
Location:	13 Lovers Lane	Tax Parcel:	2-4-44/43.1
Lot Size:	0.49 & 0.33 acres	Zoned:	R3b

Dave Hopkins, Applicant/Equitable Owner, intends to perform a lot line change, create three (3) lots, retain the home on tax parcel #2-4-44, and build two (2) single-family homes. Public sewer and water are existing in the private drive and will be tapped into for the new homes.

Dave Hopkins, Applicant/Equitable Owner, and Matt Bush, P.E., Project Engineer were present on behalf of the project.

Geoff Rubino stated he lives at 5 Lovers Lane and will recuse himself from any decisions related to this land development project.

A motion was made by Chris Mongeau, seconded by Lynne Frederick, and carried by a vote of 6-0-1, Geoff Rubino abstained, to recommend approval, subject to conditions, the plan entitled "Preliminary/Final Plan of Property for 13 Lovers Lane" prepared by JMR Engineering,

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LLC, dated July 13, 2018, last revised October 17, 2018, signed and sealed by John M. Robinson, P.E., Registered Professional Engineer, proposing the subdivision of an existing 1.03 acre lot at tax parcels 2-4-43.1 and 2-4-44 into three (3) lots, with two (2) new single family dwelling units to be constructed, pursuant to the Malvern Borough Land Development Ordinance of 2006, as amended for the development of certain property in the Borough of Malvern, Chester County, Pennsylvania, in the R-3b Residential District.

b) 126 WOODLAND AVENUE – PRELIMINARY – REVIEW #2

Owner:	Saint Patrick’s Parish	Application #:	18-03
Location:	126 Woodland Avenue	Tax Parcel:	2-4-239/238/244.1
Lot Size:	2.78 acres (combined)	Zoned:	I4

Applicant proposes to consolidate three (3) parcels into one (1) parcel and to construct an addition to the existing school building.

Ted Jeffries, Project Manager, Kelly Sullivan, Esq., and Matt Bush, P.E., Project Engineer were present on behalf of the project.

Dan Daley reviewed his Plan Review #3, dated November 9, 2018 by line item, items of discussion included: 1) Underground stormwater controls, 2) Basketball court dimensions and proximity to buildings and streets, 3) Screening of playground area for adjacent property owners, and 4) Bus traffic, volume, and peak hours.

Chris Mongeau inquired if parish staff were able to take interior/exterior photographs of the two (2) buildings located on Woodland Avenue prior to their demolition. Ted Jeffries said maintenance staff did take photographs and will share the photos with the Borough.

A motion was made by Chris Mongeau, seconded by Mark Niemiec, and carried by a vote of 7-0, to recommend approval, subject to conditions, the plan entitled “Preliminary/Final Site Plan of Property for St. Patrick Parish School Addition” prepared by JMR Engineering, LLC, dated February 23, 2018, last revised November 9, 2018, signed and sealed by Matthew Scott Bush, P.E., Registered Professional Engineer, proposing the consolidation of three (3) parcels into one (1) parcel (reverse subdivision) and construction of a school addition, new playground, renovation of an existing house to be used as a parish/school office, and demolition of two (2) existing parcels, pursuant to the Malvern Borough Subdivision & Land Development Ordinance of 2006 (“Land Development Ordinance”) for the development of certain property (“Property”) in the Borough of Malvern (“Borough”), Chester County, Pennsylvania, in the I-4 Institutional District.

Ari Christakis stated the Applicant will submit a waiver of the 90-Day review period, outlined in the PA Municipal Planning Code, to extend Borough Council approval to the January 15, 2019 regular meeting.

4. NEW BUSINESS:

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a) 155 CHANNING AVENUE – PRELIMINARY/FINAL PLAN – REVIEW #1

Applicant:	Brad & Lorin Wolfe	Application #:	18-06
Location:	155-157 Channing Ave	Tax Parcel:	2-4-235
Lot Size:	0.62 acre	Zoned:	R4

Brad and Lorin Wolfe, Applicants/Owners, intend to subdivide existing lot into two (2) lots – maintain the current rental property and build a new single-family home on the interior lot.

Brad Wolfe, Applicant/Owner, and Nick Vastardis, P.E., Project Engineer were present on behalf of the project.

Mike Conrad asked Mr. Wolfe to clarify the number of apartments that exist in the complex located at 155 Channing Avenue as he saw five (5) meters on the outside of the building. Mr. Wolfe stated there are four (4) apartments, 3 two-bedroom and 1 one-bedroom, each with a designated meter and one meter for the complex. Currently, there are three (3) vehicles associated with the rentals.

Mike Conrad reviewed his Plan Review #1, dated November 30, 2018 by line item, items of discussion included: 1) Utility easement, 2) Off-street parking for Lot #1, 3) Minor versus Major Plan Classification, and 4) Utility connections.

Isabelle Leininger, 211 Channing Avenue, questioned the proposed impervious coverage calculations for Lot #1 and #2.

Paul Sidlick, 143 Channing Avenue, was concerned about the condition of the trees along the north property line of Lot #2.

Mark Niemiec asked the applicant/owner to add additional parking to the site off of First Avenue to offset parking spaces that would be lost with the addition of a new driveway on Channing Avenue.

Mark Niemiec asked Mr. Wolfe what the proposed square footage of the new home on Lot #2 may be. Mr. Wolfe stated he anticipates the new home will be around 3,000 to 3,500 square feet depending on the final approved lot.

Sid Baglini, 203 Channing Avenue, mentioned that Channing Avenue is designated as a snow emergency route and has school bus and vehicle traffic due to Saint Patrick's School being at the end of the road. In addition, First Avenue is a snow emergency route along with being a direct route for the Malvern Fire Company's emergency vehicles.

Ted Neely, 150 Woodland Avenue, wants to see the old Maple trees that exist on the rear of Lot #1 and Lot #2 remain. Mr. Vastardis stated the plan shows the trees are proposed to stay.

5. OPEN ZONING HEARING APPLICATIONS:

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Neil Lovekin stated no new applications have been submitted for the Zoning Hearing Board. The next scheduled hearing is scheduled for January 9, 2019, in which the property owner of 331 Old Lincoln Highway is appealing the determination of the Zoning Officer for violations of the Borough's Zoning Ordinance regarding the keeping of motor vehicle parts outdoors. As this application is an appeal to the Zoning Officer's determination, the Planning Commission does not need to review for any planning issues. The Borough Solicitor will be in attendance to support the Zoning Officer's determination of the Borough's Zoning Ordinance.

6. BOROUGH COUNCIL UPDATE:

Carroll Sinquett said at the Tuesday, December 4, 2018 meeting of Borough Council, the items of discussion included: 1) Hiring a new full-time police officer, 2) Valley Creek Sewer Trunk sales agreement, 3) 2019 Budget preparation, and 4) Actions taken by the Borough to gain compliance with Willistown resident's properties encroaching on Randolph Woods.

7. PUBLIC COMMENT:

Dave Knies informed all present that copies of the agenda are available at the front entrance. Citizens/taxpayers were advised that Public Comment is the time to offer comments on any item on the agenda to bring any issues/concerns before the Planning Commission.

Ari Christakis stated the First Baptist Church has filed an appeal of the Conditional Use approval that granted the Church a 'Cultural Center' use.

8. ADJOURNMENT:

All business having been discussed, a motion was made by Carroll Sinquett, seconded by Geoff Rubino, and carried by a vote of 7-0 to adjourn the meeting at 9:37 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary