

1. CALL TO ORDER: David Knies, Chair (Absent)
Amy Finkbiner, Vice-Chair
Lynne Hockenbury, Commissioner
Chris Mongeau, Commissioner
Mark Niemiec, Commissioner
Geoff Rubino, Commissioner
Carroll Sinquett, Commissioner

Also Present: Neil Lovekin, Assistant Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Carroll Sinquett, seconded by Lynne Hockenbury and carried by a vote of 6-0, to approve the minutes of Thursday, May 18, 2017 as submitted.

3. PUBLIC COMMENT:

Amy Finkbiner 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.

- a) No public comment was made.

4. NEW BUSINESS:

a) 51 RUTHLAND AVE. – SKETCH PLAN

Owner/Applicant: Richard & Walter Haly III
Lot Size: 0.85 acres

Application #: N/A
Tax Parcel: 2-4-38

Applicants intend to subdivide the property into five (5) lots and develop two (2) two-family semi-detached dwellings (4 twins) and one (1) single-family detached dwelling.

Matthew Bush, P.E., JMR Engineering, LLC was present on behalf of 51 Ruthland Avenue.

Matthew Bush stated the plan was designed as a 'By Right' and will not require any waivers from the Subdivision and Land Development Ordinance. Applicants will install sidewalk and curbs to front on Ruthland Avenue.

Carroll Sinquett requested Neil Lovekin verify with the Borough Solicitor if the private drive that the Malvern Fire Department uses constitutes as a second front yard.

Mark Niemiec asked if the twin homes will have garages.

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Matt Bush stated the twin homes are proposed to have twenty (20) foot-wide garages along the front façades, in addition to driveways.

Carroll Sinquett mentioned a waiver would have to be sought if the driveways do not have turnarounds installed and if they are not adequately spaced from one another.

Amy Finkbiner would like the applicants to consider bringing the homes forward, towards Ruthland Avenue to maintain the aesthetics and pedestrian-oriented design that is present with the existing homes.

Carroll Sinquett asked Mr. Bush how much closer could the homes to move towards Ruthland Avenue. Mr. Bush stated the homes could be shifted forward by approximately fifteen (15) feet.

Mark Niemiec asked when the applicants will be submitting a Preliminary and/or Final Plan for the borough's review. Mr. Bush stated the applicants are planning to submit an official application in the coming weeks and have already completed the necessary soil testing.

b) 11 GRIFFITH AVE. – SKETCH PLAN

Owner/Applicant: Mary Bortner / Joseph Willis

Application #: N/A

Lot Size: 0.6 acres

Zoned: R3-A

Tax Parcel: 2-3-25

Applicant intends to subdivide 11 Griffith Avenue into two (2) lots and build two (2) semi-attached homes.

Joe Willis, P.E., JMW Enterprises, LLC and Shimon Guy, P.E. of Guy Engineering Associates, Inc. were present on behalf of 11 Griffith Avenue.

Shimon Guy mentioned that a survey of the property was not completed when the Sketch Plan was compiled. Mr. Shimon stated the 'Exception' that appears on the Sketch Plan is written in the deed and used to be of the same parcel before it was subdivided off and became the neighboring property. The applicant's pending survey will clarify it and new deeds will be written.

Shimon Guy stated sidewalks will be installed along Griffith Avenue and anticipates no waivers will be requested from the Subdivision and Land Development Ordinance.

Shimon Guy asked Neil Lovekin to provide clarification on two (2) design elements: 1) How to calculate Right-Of-Way (ROW) that fronts King Street for new development; and 2) What the required area for each building lot is for the R3-A Zoning District. Mr. Lovekin will seek clarification from the Borough Engineer and report back to Shimon and the Planning Commission.

5. OLD BUSINESS:

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a) RANDOLPH WOODS AD HOC COMMITTEE - UPDATE

Mark Niemiec stated the Randolph Woods Ad Hoc Committee met on Wednesday, May 31, 2017 to finalize its first status report to be presented at the June 6, 2017 meeting of Borough Council. Mark Niemiec mentioned the Committee held a site walk on April 23, 2017 to: 1) Document the existing conditions of the property and identify future uses for the property, including additional passive recreational opportunities and re-establishing the trail network; 2) Evaluate the issues of encroachment by neighboring property owners; and 3) Evaluate the condition of the trees and vegetation on the property.

b) ZONING HEARING BOARD – OPEN APPLICATION

No open applications at this time.

c) 2017 INITIATIVES

Commissioners were in agreement to table discussion.

d) BY-LAWS

Ari Christakis is drafting a mission and vision statements for the Planning Commission to review instead of reviewing the By-Laws.

e) BOROUGH COUNCIL UPDATE

Carroll Siquett stated there is no update – next Borough Council meeting is June 6th.

f) ZONING HEARING BOARD - DETERMINATIONS

5 RAFFAELA DRIVE – APPLICATION NO: ZHB-17-02

Owner/Applicant: Jerome & Patty Heppelmann

Zoned: R3b - Residential

Tax Parcel: 2-4-43.2

On May 22, 2017, the Zoning Hearing Board rendered a decision to grant a variance from Chapter 220, Section 602.B.6 to allow for an additional 266 sq. ft. (2.4%) of maximum lot coverage for expansion of a rear-yard deck. The Borough is anticipating a final decision to be submitted in the coming weeks.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Mark Niemiec, seconded by Lynne Hockenbury and unanimously carried by a vote of 6-0, to adjourn the meeting at 8:20 p.m.

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Respectfully submitted,

Neil G. Lovekin

Assistant Borough Manager/Secretary