



## BOROUGH COUNCIL/PLANNING COMMISSION JOINT MEETING

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Lou Colagreco, Esq., and Chris Shaknis were present on behalf of the property owner, ZMC Partners LP. Lou Colagreco, Esq. stated that the plan is for the proposed building to be the corporate headquarters for Crumdale Partners. It was noted that there is interest from several municipalities in having the company located in their community, but they would like to be headquartered in Malvern Borough. Lou Colagreco, Esq. stated that they must make a decision on whether or not to proceed with construction soon. It was noted that no engineering has been completed.

Chris Shaknis stated that the subject property is approximately a half acre with a proposed 20,000 sq. ft. building on the property. The building will be owner-occupied. The plan proposes 41 on-site parking spaces, while utilizing available public parking. It was noted that the proposed building height is 43 ft. and will only pursue a variance if the proposed concept is palatable. Discussion was had on stormwater management for the site and it was noted that the applicant proposed to have an underground stormwater management facility. Chris Shaknis stated that he projects 50-55 employees working from this facility as their company is growing.

Lou Colagreco, Esq. stated that the proposed office uses is a by-right use in the Borough's Zoning Ordinance. Lou Colagreco, Esq. noted that he believes that the Borough's height requirements for office buildings may need to be revised due to the need for infrastructure in the ceiling. It was noted that the proposed ceiling height for the building is 12 ft. to 14 ft. Lou Colagreco, Esq. stated that they are anticipating a 12-month land development process with an 8-10 month construction period.

Carroll Sinquett opened the floor to questions from the Planning Commission. David Knies, Ph.D., asked if all access to the site would be from King Street. Lou Colagreco, Esq. stated that all access would be from King Street. David Knies, Ph.D., asked if the applicant would need to excavate for parking. Chris Shaknis stated that they would not be excavating for parking.

Mark Niemiec asked about the alley and if the applicant had considered using it for access. Chris Shaknis stated that the alley is too narrow and the current concept does not propose using the alley. Mark Niemiec asked if a traffic signal could be installed. Chris Shaknis stated that if a traffic signal warranted the installation of a traffic signal, then they would consider installing it.

David Knies, Ph.D., asked about the HVAC system for the building. Chris Shaknis stated that the HVAC units will be located on the roof of the building. The applicant reviewed the mechanical penthouse and elevator shaft proposed for the building.

Carroll Sinquett asked about the current staffing level. Chris Shaknis stated that they currently have 30 employees.

David Knies, Ph.D., asked about subletting the building. Chris Shaknis stated that they were not planning to sublet the building. Council Member Phillips asked about the potential for outgrowing the building. Chris Shaknis stated that he was unsure about that at this time.

Mark Niemiec asked about the proposed budget for the project. Chris Shaknis stated that the proposed budget at this time is \$6 million to \$10 million.

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David Knies, Ph.D., asked about parking. Chris Shaknis reviewed the on-street parking near the site. Geoff Rubino asked how the analysis for the available on-street parking was completed. Chris Shaknis stated that they undertook a visual analysis. Lou Colagreco, Esq. stated that they are still completing an analysis of available parking. David Knies, Ph.D., asked if the owner had considered making the on-site parking available to the public during none business hours. Chris Shaknis stated that this under discussion.

Carroll Sinquett asked if the owner anticipated employees and clients using the train for access. Chris Shaknis stated that they do and the location to the train is part of the appeal of the proposed site.

Mark Niemiec asked about stormwater management. Chris Shaknis stated that there has not been a full discussion on stormwater management completed.

Carroll Sinquett opened the floor to questions from Borough Council. Council Member Raynor asked about parking. Chris Shaknis stated that the identified on-street parking spaces are public spaces. Council Member Raynor stated that the spaces are typically occupied. Borough Manager Bashore noted that there are time restrictions on parking along King Street. Council Member Raynor asked if the owner intended to use the original brick in the building. Chris Shaknis stated that he was not sure.

Council President Finkbiner asked if the parking would cover the entire lot. Chris Shaknis stated that it would.

Council Member Phillips noted concerns with the entrance to the parking lot, the existing intersection of King Street and Bridge Street, and with the building not being occupied in the evening. Lou Colagreco, Esq. stated that a multi-tenant building was considered in the early stages, but it was determined that it was not viable.

Council Member Bones asked about the entrance on King Street and if it should align with Bridge Street. Dan Daley, P.E., recommended that the entrance align with Bridge Street. Council Member Bones asked about the possibility of a traffic signal. Dan Daley, P.E., stated that it was his understanding that a previous study undertaken by Malvern Borough indicated that a traffic signal was warranted at this intersection.

Council Member Laney asked if the property owner was open to making changes to the façade. Chris Shaknis stated that they were open to making modifications.

Carroll Sinquett opened the floor to questions from the members of the public in attendance.

John Buckley, 165 Church Street, stated that the applicant had previously stated that the bricks would be used as part of the project. Mr. Buckley asked if there would office space on the ground floor. Chris Shaknis stated that there would not be and the ground level would be all parking. Mr. Buckley stated that he supported the idea of a traffic signal at the intersection.

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Al DiMattia, 17 – 31 Channing Avenue, asked if the proposed building would touch the existing building to the west. Chris Shaknis stated that there is a 5 ft. setback. Mr. DiMattia asked about if there were plans to use the alley off of Channing Avenue to access the building. Chris Shaknis stated that there are no plans to use the alley for access. Mr. DiMattia asked if the Borough was aware that the alley is not a Borough-owned alley. Wendy McLean, Esq., stated that she did not agree, but that was not a point of discussion at this time since the applicant is not proposing to use the alley.

Heather Ginterreiter, 105 Old Lincoln Highway, noted concerns with traffic congestion on Old Lincoln Highway and Bridge Street. Ms. Ginterreiter is concerned about additional traffic.

Danny Fruchter, 234 Channing Avenue, asked if the Borough needs a large office block in the middle of the Borough, which is different from the existing characteristics from the existing development. Mr. Fruchter noted that the concept does not fit how the Borough is developing and this should not be approved simply for the income. Mr. Fruchter noted concerns with traffic flow at the intersections entering the parking area for the building. Mr. Fruchter noted the former derelict buildings on the site and that the Borough should consider the actions of the owner, noting that it is a valuable lot and they could sell it to someone who may not need variances and could building within the codes of the Borough.

Ari Christakis, 233 E. King Street, stated that he disagreed with Mr. Fruchter's comments and noted that this presents a good opportunity for the Borough to have an owner-occupied building in the center of the Borough, noting that this may yield the best product for this location. Mr. Christakis stated that whatever is built will bring additional cars to the Borough, which will bring additional commerce to the businesses in the community.

Carroll Sinquett asked if Crumdale Partners would consider flexible hours for its employees. Chris Shaknis stated that it is something that could be considered.

Council Member Raynor noted the comments about traffic on Bridge Street and noted that access could also be done via King Street, as well as that this would be during rush hour.

Mark Niemiec asked about client visits to the business. Chris Shaknis stated that client visits are not significant. Mark Niemiec asked about business deliveries. Chris Shaknis stated that the deliveries are standard office products.

Council Member Bones asked if Crumdale Partners has a history of giving back to the community in a tangible way. Chris Shaknis stated that they do and he noted a recent community event in Willistown Township that they participated in. Chris Shaknis noted that the partners are philanthropic.

Sidne Bagline, 203 Channing Avenue, asked about on-street parking and if that would be designated for this use. Chris Shaknis stated that it would not be. Ms. Bagline noted that the existing businesses on King Street rely on those spaces for their businesses. Council President Finkbinder stated that there are time restrictions on certain streets.

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Council Member Bones asked about the possibility of leasing spots from a surrounding property. Chris Shaknis stated that this has been discussed as a possibility. Lou Colagreco, Esq. noted that they are not considering the off-site parking spaces for their own internal planning purposes. Lou Colagreco, Esq. stated that they believe that they can adequately park the building with the identified 41 on-site parking spaces.

Council President Finkbiner asked about the study that indicated that a traffic signal may be warranted at the intersection of King Street and Bridge Street. Borough Manager Bashore stated that was indicated in an early draft of the *Malvern Borough-wide Multimodal Transportation Study*. Council President Finkbiner asked if a new traffic study would be required. Borough Manager Bashore stated that there would be.

Danny Fruchter, 234 Channing Avenue, noted potential issues with the flow of traffic into the parking lot for the building. Mr. Fruchter noted that he was not opposed to the use, but was trying to look at the practicality of the design. Lou Colagreco, Esq. stated that the design needs to function for the owner.

Council Member Phillips asked if Malvern Borough has Crumdale Partners' top choice for a location. Chris Shaknis stated that it was.

Council President Finkbiner stated that the property has been vacant for a significant amount of time and she sees no reason that it would not be vacant for another 15 years if the owner did not have the opportunity to pursue this concept. Council President Finkbiner stated Borough will not be purchasing as it is cost-prohibitive.

Lou Colagreco, Esq. stated that next step in the process is for the owner to file an application to the Zoning Hearing Board for a variance for the height of the building. Lou Colagreco, Esq. stated that they will continue to evaluate the property further and keep the Borough abreast of any updates.

The members of Borough Council and the Planning Commission for their presentation.

#### 4. MINUTES

A motion was made by Mark Niemiec, seconded by David Knies, Ph.D., and carried by a vote 5-0, to approve the minutes from the February 20, 2020 meeting of the Planning Commission as presented.

#### 5. PUBLIC COMMENT

Carroll Sinquett advised all present citizens/taxpayers that Public Comment is the time to offer comments on any item not on the agenda and to bring any issues/concerns before the Planning Commission.

No public comment was heard.

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6. ADJOURNMENT

All business having been discussed, a motion was made by Geoff Rubino, seconded by David Knies, Ph.D., and carried by a vote of 5-0 to adjourn the meeting at 8:50 p.m.

Respectfully submitted by,

Christopher Bashore  
Borough Manager