

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:

Dan Daley, P.E., Borough Engineer
Gina Gerber, Esq., Borough Solicitor
Christopher Bashore, Borough Manager

2. APPROVAL OF MINUTES

Lynne Frederick noted two (2) typos in the minutes from the March 21, 2019 meeting.

A motion was made by Carroll Siquett, seconded by Lynne Frederick, and carried by a vote of 7-0 to approve the minutes from the March 21, 2019 meeting of the Planning Commission as amended.

3. UNFINISHED BUSINESS

a) 11 GRIFFITH AVENUE – REVIEW #3

Owner/Applicant: Renehan Building Group, INC.	Application #: 19-01
Lot Size: 0.776 acres	Zoned: R3a
	Tax Parcels: 2-4-25

Chris Lake, Director of Operations for Renehan Building Group, LLC and Matt Bush, P.E. Project Engineer, were present on behalf of the project.

The applicant discussed revisions to the stormwater management plan for the project. Matt Bush, P.E. stated that the above ground component was removed and that the 100-year storm event will be handled below ground. Dan Daley, P.E. stated that he believes that this is a better design. David Knies asked if the waiver request in regards to this matter has changed. Matt Bush, P.E., stated that the waiver request has not changed. Dan Daley, P.E., recommended leaving the waiver request in place. The members of the Planning Commission were in agreement with the waiver and design. Mark Niemiec noted that this shows good cooperation.

The Planning Commission reviewed Dan Daley, P.E.'s letter dated April 29, 2019. David Knies asked if additional right-of-way has been outlined. Matt Bush, P.E. stated that it has been. Matt Bush, P.E., noted that the applicant would like to maintain the existing 18 in. grass

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strip to match the existing grass strip on Griffith Avenue. Matt Bush, P.E., noted that the applicant will be adjusting the operation and maintenance notes on the plan.

The Planning Commission reviewed the landscaping plans in conjunction with the March 27, 2019 comments from the Shade Tree Commission. The Planning Commission noted a preference for no dogwood trees. Zoe Warner recommended reconfiguring the plan with a species with upward growth. Matt Bush, P.E., noted that there are nine (9) street trees required per the Borough's ordinances and if the dogwood tree is removed, there would only be eight (8) on the plan. Dan Daley, P.E., recommended a fee-in-lieu for the additional tree.

Carroll Sinquett asked if the stormwater pipe from the house to the southwest corner would dead end into stone. Matt Bush, P.E., stated that he was unsure, but could indicate it on the plan. Dan Daley, P.E., recommended indicating this on the plan.

A motion was made by Chris Mongeu, seconded by Mark Niemiec, and carried by a vote of 7-0 to recommend approval, subject to conditions, the plan entitled "Preliminary/Final Plan of Property for 11 Griffith Avenue" prepared by JMR Engineering, LLC, dated February 21, 2019, last revised April 5, 2019, signed and sealed by John M. Robinson, P.E., Registered Professional Engineer, proposing the subdivision of an existing 0.776 acre lot at tax parcel number 2-3-25 into two (2) lots, including the demolition of an existing single-family detached dwelling unit and constructing two (2) new single family detached dwelling units in the R-3a zoning district. The motion recommended granting the following waivers from the Malvern Borough Subdivision and Land Development Ordinance and the Malvern Borough Stormwater Management regulations:

1. Section 181-300.C. regarding the requirement for separate preliminary and final plan submissions.
2. Section 181-301.E. regarding the requirement to submit maps indicating the findings of each step of the Four-Step Design Process.
3. Section 181-503.A. requiring a minimum cartway width of 34 ft. for a collector road (existing cartway width is 30 ft.).
4. Section 181-503.E.2. requiring driveways to be located 100 ft. from an intersection.
5. Section 181-513.K.5. requiring driveway turnarounds to be located outside of the public right-of-way.
6. Section 181-515.D.1. requiring a planting strip width of three (3) feet.
7. Section 181-525.C.2. requiring that one (1) street tree be installed per every 35 feet of street frontage.
8. Section 177-310.B. regarding stormwater basin and emergency spillway requirements (Borough Engineer deems proposed spillway design adequate).

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9. Section 177-306.R. regarding positive overflow controls (Borough Engineer deems proposed design adequate).

The motion recommended the following conditions on the plans:

1. Compliance with the comments contained in the Borough Engineer's Engineering Review Letter, *11 Griffith Avenue Subdivision Plan, Renehan Building Group, Plan Review #3, EBWA Project # 2780-126, dated April 29, 2019.*

2. Compliance with the Shade Tree Commission review letter, *Site Visit of Property at 11 Griffith Avenue, Malvern, PA, Conducted by Malvern Shade Tree Commission dated March 27, 2019* and any subsequent Shade Tree Commission reviews for this subdivision application.

3. Applicant shall provide a fee-in-lieu for any required street trees not shown on the plan pursuant to the waiver from section 181-525.C.2. of the Land Development Ordinance in an amount to be determined by the Borough Engineer.

4. Prior to plan recordation, Applicant shall relocate the stormwater pipes coming from the proposed residential dwelling units to show discharge into the stormwater inlet structures for Lots 1 and 2.

4. NEW BUSINESS

a) Comprehensive Plan and Land Use Ordinances Update

Christopher Bashore stated that he, Neil Lovekin, Assistant Borough Manager, and David Knies, Malvern Planning Commission Chair, met to outline the update of the Comprehensive Plan and Land Use Ordinances. Christopher Bashore stated that the Borough should look to obtain a grant for the update of the Comprehensive Plan. Once the Comprehensive Plan update is completed, the Borough should work to update its Zoning and Subdivision & Land Development Ordinances.

5. OPEN ZONING HEARING BOARD APPLICATIONS

Christopher Bashore stated that there are no open Zoning Hearing Board applications.

6. BOROUGH COUNCIL UPDATE

Carroll Sinquett stated that there was no update from Borough Council and the next meeting of Borough Council is scheduled for May 7, 2019.

7. PUBLIC COMMENT

David Knies 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.

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Patricia Marcozzi, 221 Channing Avenue, expressed concern about the dumpsters along Ruthland Avenue for the new Brick & Brew restaurant. Christopher Bashore stated that there is no screening requirement for dumpsters unless the project is a land development application.

8. ADJOURNMENT

All business having been discussed, a motion was made by Carroll Siquett, seconded by Lynne Frederick, and carried by a vote of 7-0 to adjourn the meeting at 8:50 p.m.

Respectfully submitted by,

Christopher Bashore
Borough Manager