

1. CALL TO ORDER

PRESENT:

David Knies, Chair
Mark Niemiec, Vice-Chair
Geoff Rubino, Commissioner
Carroll Siquett, Commissioner
Zoe Warner, Commissioner

ABSENT:

Chris Mongeau, Commissioner

Staff & Professionals Present:

Neil Lovekin, Assistant Borough Manager/Zoning Officer

2. APPROVAL OF MINUTES

A motion was made by Mark Niemiec, seconded by Carroll Siquett, and carried by a vote of 5-0, to approve the minutes from the November 7, 2019 meeting of the Planning Commission as amended.

3. UNFINISHED BUSINESS

- a) No 'Unfinished Business' was discussed.

4. NEW BUSINESS

- a) 523 MONUMENT AVENUE – REVIEW NO. 1

Owner/Applicant: Robert & Kristen Coughlin
Lot Size: 1.0 acres

Zoned: R2

Application #: 19-03

Tax Parcels: 2-6-37

Robert Coughlin, Owner/Applicant, and Mark Padula P.E., Engineer were present on behalf of the proposed land development project.

Discussion focused on the Borough Engineer's Review letter #1, dated November 15, 2019, as well as the Final Minor Subdivision Plan, as prepared by Padula Engineering, dated October 21, 2019.

Discussion centered on the waivers requested from the land development ordinance:

- 1) Section 181-514.A. – Requires curb to be installed along both sides of all streets
- 2) Section 181-515.A. – Requires sidewalks to be provided on both sides of all existing and proposed streets

Dave Knies initiated a discussion on the installation of sidewalks on the north-side of Monument Avenue, in front of the proposed project. Commissioners would want to have the sidewalk match the existing aesthetics of the neighborhood.

Rob Coughlin will include sidewalk and curb on the north-side of Monument Avenue as the Planning Commission requested. A waiver will still be necessary to not install sidewalk along the south-side of Monument Avenue.

Mark Niemiec suggested that Mr. Coughlin consider putting something in writing, such as on the land development plan that clearly identifies ownership of the existing fence that will separate the new home from the existing home. Carroll Sinquett recommended that Mr. Coughlin consider adding fence posts, in the rear of two properties, to better define and divide the fence ownership.

Zoe Warner asked Mr. Coughlin if he has existing stormwater issues and whether the proposed project may worsen any issues. Mr. Coughlin stated the existing home, located at 523 Monument Avenue is impacted by stormwater flows in the rear yard.

Padula will redesign the stormwater management system to increase capacity, as mentioned in Mr. Daley's Review letter and as required in the Stormwater Management Ordinance.

Mark Niemiec initiated a discussion on the Fire Marshal's Review letter, dated November 4, 2019. Mr. Coughlin agreed to schedule with Aqua Pennsylvania, Inc. a flow test of the closest fire hydrant to ensure adequate water supply in case of a residential fire. Neil Lovekin will provide Mr. Coughlin with the appropriate contacts at Aqua Pennsylvania, Inc. to schedule a flow test.

Mr. Padula will address Mr. Daley's comments in his review letter and will submit revised plans in January 2020.

5. ZONING HEARING BOARD APPLICATIONS

Neil Lovekin stated there is one (1) new application before the Planning Commission for its review and recommendation.

The hearing is scheduled for Monday, December 23, 2019, in which the property owner of 33 Daisey Lane is seeking a Special Exception pursuant to sections 220-601.B.(3) and 220-2412.B. of the Borough's Zoning Ordinance in order to operate a major home occupation at the residence. Per the Borough Zoning Ordinance, a minor homebased business is not permitted to have employees. Since an employee would be coming to the residence, a Special Exception from the Zoning Hearing Board is required.

The Commissioners agreed that the proposed home occupation would likely have little to no impact to the cul-de-sac on Daisey Lane. The Commissioners agreed there was no planning issues regarding the application, so long as the project complies with other applicable Zoning and Land Development requirements for which no relief is requested and/or granted.

A motion was made by Mark Niemiec, seconded by Geoff Rubino, and carried by a vote of 5-0, to recommend not sending the Borough Solicitor to the Zoning Hearing since no planning issues were identified based on the application submitted by Ashley Grossman, 33 Daisey Lane.

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6. BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the November 19, 2019 meeting of the Borough Council, items discussed included: 1) Authorizing cooperative purchasing and participation in phases 3 and 4 of the Regional Streetlight Procurement Program administered by the Delaware Valley Regional Planning Commission; 2) Establishing an Environmental Advisory Council; 3) Advertising the Proposed 2020 Budget and 4) Approving the Collective Bargaining Agreement with the Malvern Borough Police Officers' Association.

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.

No public comment was made.

8. ADJOURNMENT

All business having been discussed, a motion was made by Carroll Sinquett, seconded by Zoe Warner, and carried by a vote of 5-0 to adjourn the meeting at 9:02 p.m.

Respectfully submitted by,

Neil Lovekin
Planning Commission Secretary