

1. CALL TO ORDER: David Knies, Chair  
Amy Finkbiner, Vice-Chair  
Lynne Hockenbury, Commissioner (Arrived at 9:40 PM)  
Chris Mongeau, Commissioner  
Mark Niemiec, Commissioner  
Geoff Rubino, Commissioner  
Carroll Siquett, Commissioner

Also Present: Chris Bashore, Borough Manager  
Ari Christakis, Borough Solicitor  
Alicia Marziani, Borough Volunteer  
Neil Lovekin, Assistant Borough Manager/Secretary  
(Arrived at 9:40 PM)

2. OLD BUSINESS:

- a. Malvern Prep Application: All agree to let application go to Zoning Hearing Board, find no safety issues with plans. Ari recommended somebody represent the Planning Commission at this hearing, he will attend the meeting to be a representative for the Planning Commission since there will be no counterparty present. David Knies moves for a recommendation, Chris Mongeau motioned and Mark Niemiec seconded, 6-0 unanimously vote to send to Zoning Hearing Board.

- b. 128-142 EAST KING STREET: Matt Naylor, Russ Gallagher, and John New presented their conceptual design sketch for 128-142 E King Street. The Planning Commission reviewed the plans and made some recommendations. The applicants will re-work the design elements with their architect and bring the new plan to Borough Council at a later date.

3. APPROVAL OF MINUTES:

Amy Finkbiner brought forward an edit that needs to be made to last month's minutes. A motion was made by David Knies, seconded by Chris Mongeau and carried by a vote of 6-0 to approve the minutes of September 15, 2016 with edits.

4. NEW BUSINESS:

- a. Randolph Woods Initiative: Mark Niemiec contacted other outdoors educational venues, such as RiverBend, Great Valley Nature Center, and The Willistown Conservation Trust in regards to using Randolph Woods as a resource for environmental education and will set-up a meeting to discuss in person. Also discussed the idea reusing the old pump house or the land for an educational reason. Joe Bones will be planting trees along the wood-line of Randolph Woods. Chris Bashore informed the Planning Commission that the drive into Randolph Woods is going to be paved in 2017.

5. 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.

No Public Comments.

6. BOUROUGH COUNCIL UPDATE:

Chris Bashore updated the Planning Commission on the Borough Council's September 6, 2016 Meeting:

- Both zoning ordinances passes.
- Sold the 2004 Ford Truck.
- Traffic calming initiative sent back to public safety.
- Powleton and Monument intersections study to see if stop signs are warranted.

7. ADJOURNMENT:

All business having been discussed, a motion was made by David Knies, seconded by Chris Mongeau and unanimously carried by a vote of 7-0 to adjourn the meeting at 9:58 PM.

Respectfully Submitted By  
Alicia Marziani, Borough Volunteer