

1. CALL TO ORDER:

PRESENT:

David Knies, Chair
Mark Niemiec, Vice-Chair
Lynne Frederick, Commissioner
Chris Mongeau, Commissioner
Geoff Rubino, Commissioner
Carroll Sinquett, Commissioner
Zoe Warner, Commissioner

ABSENT:

Staff & Professionals Present:

Ari Christakis, Borough Solicitor
Chris Bashore, Borough Manager
Neil Lovekin, Asst. Borough Manager/Secretary

2. APPROVAL OF MINUTES:

A motion was made by Lynne Frederick, seconded by Mark Niemiec, and carried by a vote of 7-0, to approve the minutes of Thursday, September 6, 2018, as amended.

3. UNFINISHED BUSINESS:

a) 13 LOVERS LANE – PRELIMINARY/FINAL PLAN – REVIEW #2

Owner:	Severn Properties, LLC	Application #:	18-05
Location:	13 Lovers Lane	Tax Parcel:	2-4-44/43.1
Lot Size:	0.49 & 0.33 acres	Zoned:	R3b

Dave Hopkins, Applicant/Equitable Owner, intends to perform a lot line change, create three (3) lots, retain the home on tax parcel #2-4-44, and build two (2) single-family homes. Public sewer and water are existing in the private drive and will be tapped into for the new homes.

Dave Hopkins, Applicant/Equitable Owner, and Matt Bush, P.E., Project Engineer were present on behalf of the project.

Geoff Rubino stated he lives at 5 Lovers Lane and will recuse himself from any decisions related to this land development project. Mr. Hopkins and Geoff are drafting a maintenance agreement for the property owners that live on Lovers Lane. Joe Rubino, 1 Raffaella Drive, stated he has not seen the draft maintenance agreement and would like to review it prior to the Planning Commission making its recommendation to Borough Council. Dave Hopkins will forward the agreement to Mr. Rubino.

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On Monday, August 27, 2018, members of the Planning Commission conducted a site visit of the proposed project, discussion included relocating the garage and driveway on Lot #3 from the north-side of the property to the south-side to better accommodate snowplows and trash haulers.

Dan Daley went over his Plan Review #2 letter of the proposed project with the Planning Commission, discussion focused on: 1) Definition of 'Private' Road, 2) Turnaround for Lovers Lane, 3) Sewer Maintenance Agreement for all owners abutting Lovers Lane, and 4) Plan notes to reference various agreements and easements for abutting property owners on Lovers Lane.

Matt Bush will make the recommended changes to the Preliminary/Final Plan as presented in the Borough Engineer's letter dated, September 29, 2018 and based on the recommendations of the Planning Commission.

4. NEW BUSINESS:

No new business was discussed.

5. BOROUGH COUNCIL UPDATE

Carroll Sinquett said at the Tuesday, October 2, 2018 meeting of Borough Council, the items of discussion included: 1) Zoning analysis of residential districts, with the exception of the R7 zoning district, with the staff of the Brandywine Conversancy, 2) Review side-yard setbacks, and 3) Held a Public Hearing for the conditional use of a cultural center at the First Baptist Church of Malvern.

6. OPEN ZONING HEARING APPLICATIONS

Neil Lovekin stated there are no new applications, therefore the Monday, October 22, 2018 hearing has been cancelled.

7. UPDATE – RANDOLPH WOODS TASKFORCE

Mark Niemiec announced the Randolph Woods Taskforce is scheduled to hold a meeting on Wednesday, October 10, 2018 at 6:30 p.m. in Borough Hall to draft a list of priorities for the Borough Council to consider to implement in the 2019 Calendar Year.

Dan Daley stated there are private foundations, such as the William Penn Foundation and the Brandywine Conversancy that will provide grant funds for projects that promote environmental health and public welfare.

8. 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.

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No member of the audience had any comments for the Planning Commission.

9. ADJOURNMENT:

All business having been discussed, a motion was made by Carroll Sinquett, seconded by Lynne Frederick, and carried by a vote of 7-0 to adjourn the meeting at 8:44 p.m.

Respectfully submitted,

Neil G. Lovekin
Assistant Borough Manager/Secretary