

PLANNING COMMISSION

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Dave Knies asked for clarification regarding grading, specifically runoff direction. Matt Bush stated the plans show that the front yards will be sloped to drain to Ruthland Avenue and that the rear yards will be sloped to drain towards the rear of the properties.

Mark Niemiec encouraged Matt Bush to incorporate design standards that improve traffic flow on Ruthland Avenue towards Randolph Woods.

Amy Finkbiner mentioned, and Chris Mongeau agreed, that they would like the applicant to keep the proposed homes closer to the street to maintain the aesthetics of the Old Towne Neighborhood.

The Planning Commission discussed two (2) crosswalks, one at the intersection of Ruthland and First Avenues and a second crosswalk at the intersection of Ruthland Avenue and Raspberry Lane.

Carroll Sinquett stated he would like the applicant to add the gas lines onto the plans. Matt Bush stated he will have to verify with the Applicants if they propose natural gas as a utility prior to adding utilities to the plans.

Dan Daley and the Planning Commission discussed moving trees closer to Rutland Avenue to place them within the Shade Tree Commission's guidelines.

Dan Daley recommended the Planning Commission consider placing a condition of plan approval regarding any landscaping along the private driveway utilized by the Malvern Fire Company. His concern is the developer and/or future property owners may want to plant trees or hedges to block the sight of the Comcast building and in doing so would accidentally create an unsafe line of sight condition with emergency vehicles and pedestrians.

Dan Daley recommended two (2) Victorian-style street lights be included on the plans. One at the intersection of Lot #4 and #5, with a second light at the intersection of Lot #2 and #3. Matt Bush and the Planning Commission were in agreement with Mr. Daley's recommendation.

Matt Bush stated he will address Dan Daley's comments in his review letter dated, September 15, 2017. Mr. Bush anticipates revised plans will be submitted to Borough Administration in early October 2017.

- b) 324/328 EAST KING STREET – PARKING EXPANSION – REVIEW #1
Owner/Applicant: Jim Renehan/Renehan Reality, Inc. Application #: 17-05
Lot Size: 0.32 acres (Combined) Zoned: C3 Tax Parcels: 2-4-293 & 294

Applicant intends to construct additional parking in the rear of both properties.

Jim Renehan, Applicant was present on behalf of the project.

Dave Knies asked Dan Daley to go through his review letter dated, September 18, 2017 regarding the proposed plan. Items discussed, included: 1) Number and location of proposed

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parking spaces; 2) Tabulation of parking spaces in relations to existing/proposed use(s); 3) Easement Agreements for common/shared driveway; 4) Stormwater Management; and 5) Existing verses required Right-of-Way.

Mark Niemiec asked where the trash dumpster will be located. Dan Daley stated the location will be dependent upon how the parking stalls are arranged.

The Planning Commission determined that a group site visit is not necessary, but individual commissioners could make their own visits.

c) OPEN ZONING HEARING APPLICATIONS

No new applications were submitted to Borough Administration since the September 7th Meeting of the Planning Commission.

d) BY-LAWS

Discussion tabled, awaiting draft mission and vision statements from Borough Solicitor Christakis.

e) BOROUGH COUNCIL UPDATE

Carroll Sinquett stated at the September 5, 2017 meeting of Borough Council the following actions were taken: 1) Approval of three (3) Preliminary/Final Subdivision/Land Development applications; 2) Dedication of a portion of Right-of-Way in front of 1 Raffaella Drive; and 3) Potential sale of the Valley Creek Sewer Trunk.

f) RANDOLPH WOODS AD HOC COMMITTEE – STATUS REPORT #2

Mark Niemiec provided an update on the actions that have occurred within the Randolph Woods Ad Hoc Committee. The Committee: 1) Met with Lauren McGrath, Field Study Site Coordinator for the Willistown Conservation Trust; 2) Reviewed information related to the development of a master plan and the first draft of the survey prepared by the Borough Engineer; and 3) Conducted sub-committee meetings for Communication/Uses, Encroachment, and Environmental.

g) ZONING HEARING BOARD – DETERMINATIONS

No new determinations have been made.

5. NEW BUSINESS:

a) Property History Review Prior to SALDO Application and/or Zoning Hearing

Dave Knies requested that Borough Administration provide background information

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when a property is proposed for land development and/or going to be heard by the Zoning Hearing Board. Neil Lovekin stated he will coordinate with Borough staff in addressing Dave's request.

6. ADJOURNMENT:

All business having been discussed, a motion was made by Mark Niemiec, seconded by Chris Mongeau, and carried by a vote of 6-0, to adjourn the meeting at 10:25 p.m.

Respectfully submitted,

Neil Lovekin
Assistant Borough Manager/Secretary