

**Borough of Malvern
Planning Commission Regular Meeting Minutes
January 19, 2012
Approved Minutes**

A regular meeting of the Planning Commission was held on Thursday, January 19, 2012 at the Malvern Municipal Building. Members present included: Amy Finkbiner, David Knies, Chris Mongeau, Cecelia Oswald, and Carroll Sinquett.

Chairman Mongeau called the meeting to order at 7:33 pm.

Approval of Minutes

Minutes from December 15, 2011 were approved as corrected.

Old Business

The case log was reviewed by Dave Knies. He is communicating with Jeannine Spiers from the Chester Co. Planning Agency about approval of the Comprehensive Plan.

New Business

Mulch and More Noise Abatement Issue

190 Pennsylvania Ave.

Results of the sound study done on October 21 and October 24 and conducted by GAI Consultants of Berwyn, PA were reviewed. In a letter to the Planning Commission dated January 3, 2012, Bill Wilfong noted, “the plan appears to address the requirements set forth by the zoning order.”

Motion: The Planning Commission recommends approval of the noise barrier pan dated December 16, 2011, for 190 Pennsylvania Ave. and further recommends additional sound readings after completion of the wall at the owner’s expense at property line to verify compliance with Malvern Borough Zoning Ordinance 2311 B.

Made by: Cecelia Oswald

Second: Dave Knies seconded the motion and it was unanimously approved.

347 Old Lincoln Highway

Robert Birney

Welcome Home Builders

Mr. Birney shared his proposal for constructing one single and one 2 family semi-detached home on this site. He does not believe that the current building on the site can be saved. There are foundation and structural issues with the house and cinder block garage on the property. The three homes would be about 2000 square feet each. All homes have a garage at the front. The

width of the lots is 45 feet for the twins and 60 feet for the single family home. Mr. Birney has shared the proposal with Bill Wilfong.

Use of a 25 foot front set-back was discussed. This would bring the single home in line with others homes on the street. The Commission asked if two single homes could be built instead of a single and a twin. It recommended that the two planned structures be more closely aligned at the front. The developer requested that the Preliminary and Final Plan Approvals be combined.

Public Comment

Danny Fruchter who lives at 2nd and Channing expressed his concern about the proposed future use of the Gables Property. Mr. Fruchter noted that between 7:30 am and 9 am one car passes this property on Warren Avenue every 3 to 4 seconds. He does not believe that a car can exit or make a left turn safely from either of the two proposed driveways on Warren Avenue.

The meeting was adjourned at 9 pm.

Recorded by Marty Laney