

Borough of Malvern

Planning Commission Regular Meeting Minutes

November 15, 2012

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, November 15, 2012 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, Cecelia Oswald, and Carroll Sinquett.

Chairman Mongeau called the meeting to order at 7:35 pm.

Approval of Minutes

Minutes for September 6, 2012 were approved.

Old Business

151 Griffith – 233 First Ave. Minor Subdivision – Lot Line Change Request

Tom Galbally represented Eli Kahn

A letter dated November 9, 2012 from Daniel Daley to Sandra Kelley was reviewed. According to Mr. Daley the planned lot line will create a non-conforming structure on lot 2 (233 W. First Avenue.) The garage will be within the rear yard setback. Lot 1 is an existing non-conforming lot of record with regards to the lot area. The proposed lot line revision will make this lot a conforming lot.

The Planning Commission does not believe that a non-conforming lot can be approved. They recommend that either the existing garage be demolished or the lot line moved.

Cecelia Oswald asked that Mr. Kahn address general item 1 in Mr. Daley's letter. Carroll Sinquett suggested that Mr. Kahn get rid of the flag lot by moving the lot line. This would result in only one irregular lot.

2nd Avenue Lot Development Discussion

Tom Galbally, Tag Builders

Mr. Galbally stated that he met with his engineer and Daniel Daley. They are now planning to add an alley to the property so that no driveways will exit onto Warren Ave. Three of the five owners - those who abut the alley - would be responsible for maintaining the alley. Two units would be built on Warren Ave. and three on 2nd Ave.

Cecelia Oswald asked if Mr. Galbally had discussed the design with the fire company.

Sidewalks, curbs and rainwater drainage were discussed. Curbing will be limited to 2nd Ave. Widening of 2nd Ave. was discussed.

The pedestrian connection to the Borough Hall parking lot was also discussed.

Public Comment

None.

Case Log

Reviewed and edited by Dave Knies 11-20-12.

The meeting was adjourned at 8:25 pm.

Recorded by Marty Laney