

Borough of Malvern

Planning Commission Regular Meeting Minutes

February 19, 2015

Approved Minutes

A regular session of the Planning Commission was held on Thursday, February 19, 2015 at the Malvern Municipal Building. Members present included: Dana Carosella, Amy Finkbiner, Dave Knies, Chris Mongeau, Geoff Rubino and Carroll Siquett.

Also present: Neil Lovekin, Assistant Borough Manager and Tom Burns, former Planning Commission Member

Chairperson Knies called the meeting to order at 7:30 pm.

Minutes of February 5, 2015 approved as corrected.

Malvern Preparatory School – sketch plan

Christian M. Talbot, Head of School

Doug Waite - Gilmore Associates, Engineer

Malvern Prep is seeking permission to erect a Mod Space temporary classroom on existing paving. The paved area is currently used for parking. The school wants to be able to begin using the temporary space in the fall of 2015. The developer has come to the Planning Commission to solicit comments and direction on how to move forward with the proposed project.

The school is in need of learning space. The middle school is currently located in the oldest building on campus. Mr. Talbot explained that the students are larger in size and they are carrying large book bags. The school is looking for a flexible space. A new building is in the planning stage and fund raising has already begun. It will be located to the left of Austin Hall.

The temporary building will be located within the Ring Road. It will be one story and will be taken down when the new permanent building is ready to be occupied.

Discussion included the unusual nature of the request, the paved surface, setbacks between buildings, waivers needed, and the ability to meet existing ordinances.

The Commission recommended that the developer meet with Daniel Daley, Borough Engineer. Chris Mongeau stated that he was not opposed to fast tracking the project but that the Commission needed more information about the proposed project. Dave Knies suggested that they tie the request for the temporary building to the plan for the proposed new building. Carroll Siquett said that he did not object to giving a time limit to the life of the temporary building.

Public Comment

Syd Baglini

Ms. Baglini asked:

- Will the proposed building increase enrollment? “No.”
- Is the paved area flat. “Yes.”

- Is the roof flat? She expressed concern for rain water management.
- Are there other projects that are similar to the proposed one? “Yes, in Upper Dublin and Plymouth Township.

Public Comment (other)

None

Walkability Study

Discussion included trip hazards, missing sections of sidewalk, and lack of sidewalks for safe passage.

Tom Burns will generate a list of sidewalk repairs needed and send to Dave Knies with a copy to Neil Lovekin. Bill Willfong can cite property owners.

Dave Knies talked about the need to prioritize new sidewalk construction by choosing locations that give “the most bang for the buck.” Syd Baglini said that priority should be given to needs of Borough residents and that Malvern Prep should pay for the sidewalk that is needed to connect it with the train station. Mr. Knies noted that this could be negotiated when the plan for the new building at the Prep is approved.

It was noted that sections of sidewalk are needed in many locations: Longford Ave., Monument Ave, Malvern Ave., West First Avenue, East Broad St. and Griffith Ave.

The meeting was adjourned at 9:30 pm.

Recorded by
Marty Laney