

## **Borough of Malvern**

### **Planning Commission Regular Meeting Minutes**

**February 5, 2015**

#### **Approved Minutes**

A regular session of the Planning Commission was held on Thursday, February 5, 2015 at the Malvern Municipal Building. Members present included: Dana Carosella, Amy Finkbiner, Dave Knies, Chris Mongeau, Geoff Rubino, and Carroll Sinquett.

Also present: Dave Burton, Mayor; Daniel Daley, Borough Engineer; and Neil Lovekin, Assistant Borough Manager.

Chairperson Knies called the meeting to order at 7:38 pm.

Minutes of January 29, 2015 approved as corrected.

#### **SALDO – 361 Old Lincoln Highway**

A. J. Rubino (not present)

Joseph Rubio

L. Patrick Spellman, P.E., Project Manager

Yerkes Associates, INC

Mr. Spellman's presentation included the following:

- Front yard set-backs. All houses have been moved forward 7 feet to match the set-back of the rest of the homes.
- Driveway grading issues
- 3 waivers requested: 4 step process, cart width of Old Lincoln, right angles to right of way
- Turn-around for lots 2 and 3 not needed (bump out). Lot 3 has a driveway bump out on the plan as discussed.
- Security agreement
- Drafting corrections

Dave Knies asked about the site grading plan. Mr. Spellman stated that it will be submitted with the building permits. Dan Daley stated that the grading is ok as designed. He noted that we do not know which house will be built first and grading will be handled during the permit process.

Dave Knies asked about the road width. Dan Daley stated that Old Lincoln is less than 32 feet wide as required but that it doesn't make sense to widen it. If it were to be widened, widening would occur on the opposite side of Old Lincoln from the proposed development.

Joseph Rubino described the current status of the plan to match the sidewalks with those of Malvern Woods. Malvern Woods is currently in the process of bidding out sidewalk repairs. It is yet to be determined whether they will replace the current brick surface with the same materials or with stamped concrete.

Lynne Hockenbury, Historical Commission, noted that photographs of the existing structure are still needed.

Amy Finkbiner moved and Chris Mongeau seconded the following motion:

The Planning Commission recommends that Borough Council grant the three waiver requests for, and preliminary / final approval of, the Subdivision Plan for 361 Old Lincoln Highway contingent on:

- (1) The comments in Dan Daley's letter dated 30 Jan 2015;
- (2) The applicant will follow the sidewalk design of Malvern Woods, subject to Borough approval; and
- (3) The Historical Commission be allowed to enter the property to take photos after the tenants have moved out and before demolition has begun.

The motion carried unanimously.

### **SALDO - 347 Old Lincoln Highway**

A. Joseph Rubio, owner  
L. Patrick Spellman, P.E., Project Manager  
Yerkes Associates, INC

Mr. Spellman's presentation included the following:

- The houses now have a smaller footprint
- Setbacks meet requirement
- The houses will be connected to the public sewer line
- Security agreement
- O & M agreement
- Drafting notes

Six waivers have already been granted. Dave Knies asked about tree type and location. The sidewalks will match 361 and Malvern Woods.

Dan Daley noted that that lot 1 faces Old Lincoln and its garage faces the private road. There will be a sidewalk from the house to Old Lincoln. This plan meets the approval of the Commission.

There was a lengthy discussion about future development along the private road and the current sewer line.

Chris Mongeau moved and Dave Knies seconded the following motion:

The Planning Commission recommends that Borough Council grant final approval of the Final Subdivision Plan for 347 Old Lincoln Highway contingent on:

- (1) The comments in Dan Daley's letter dated 30 Jan 2015;
- (2) The plan be revised to show the Lot 2 sewer connecting to the Old Lincoln Highway main rather than the private line;
- (3) The applicant will follow the sidewalk design of Malvern Woods, subject to Borough approval; and
- (4) The front of the house on Lot 1 will face Old Lincoln Highway rather than the private road, and will have a walkway to Old Lincoln Highway.

The motion carried unanimously.

### **Official Map**

Dan Daley explained that Wendy McLean has the map and will give it to him to update. Dan will bring the updated map to the Commission for review and recommendation to Borough Council.

## **Borough Ordinances**

Dave Knies hopes to have Commission finalize drafts of the changes in March.

## **Historic Commission proposed Ordinance**

Lynne Hockenbury reported on the public hearing. A Q & A is being developed for the Borough website as an outcome of the hearing.

The meeting was adjourned at 9:30pm.

Recorded by  
Marty Laney