

Borough of Malvern

Planning Commission Regular Meeting Minutes

February 7, 2013

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, January 3, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Chris Mongeau, Cecelia Oswald and Carroll Sinquett

Chairman Mongeau called the meeting to order at 7:30 pm.

Approval of Minutes

Minutes for January 17, 2013 approved as corrected.

Old Business

347 Old Lincoln Highway – sketch plan review

Joseph A. Rubino

Sketch plan A and C were presented. The project is adjacent to Malvern Woods and 361 Old Lincoln Highway, which belongs to Mr. Rubino's cousin's estate. Plan A was preferred by Commission members because it has regular rectangular lots. At this time Mr. Rubino proposes to build 3 simple carriage houses on 347 Old Lincoln Highway. Two carriage houses will face Old Lincoln Highway and the third carriage house will face the private drive.

Mr. Rubin suggested that he may be asking for at least one waiver for his plan.

At a future date, as yet to be determined, four more houses are proposed for 361 Old Lincoln Drive. Three houses will face Raffaella and one additional house will face Old Lincoln Drive. Cecelia Oswald noted that this property is zoned R3 B which does not permit the construction of town houses on Mr. Rubino's property.

Chris Mongeau recommended that Mr. Rubino discuss his plan with Daniel Daley, Borough Engineer. This discussion should include the dimensions of the proposed side yards, right of way requirement and the driveways on Old Lincoln.

Site Visit to Gable Property

The Commission will visit the property on February 10 at 11 am.

Public Comment

Danny Fruchter, Second Avenue

Mr. Fruchter stated that he continues to have concerns about the proposed construction on the Gable Property. His concerns include the environmental issues surrounding past use of herbicides by the green house owner and resolution of the property line dispute. The Commission reminded Mr. Fruchter that the required environmental testing is underway and that he must resolve the property line dispute with Mr. Galbally.

Additionally Mr. Fruchter is concerned about the silt fence limit of disturbance and the swales as pictured on sheet 6. His basement already gets wet after some storms. Carroll Siquett pointed out that the planned silt fence and swale should improve the drainage issues. Mr. Fruchter pointed out that plantings along the property line are not noted on sheet 3. Cecelia Oswald stated that buffering is not required by ordinance.

Mr. Fruchter asked the Commission to identify what is actual and what is proposed on sheet 4. Further discussion included the area needed for school bus turn around on Second Avenue, greenways, the proposed sidewalk in front of the Retreat House and buffering between the Borough property and the Gable property.

Chris Mongeau will discuss how the 100 foot setback for the proposed driveways on Second Avenue is determined with Daniel Daley.

February 5, 2013, letter from Sidne Baglini, 203 Channing Ave.

This letter was read to Borough Council

The meeting was adjourned at 9:07 pm.

Recorded by Marty Laney