

Borough of Malvern

Planning Commission Regular Meeting Minutes

March 15, 2012

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, March 15, 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 7:35 pm.

Approval of Minutes

Minutes were postponed to the end of the meeting.

Old Business

Mulch and More Noise Abatement Issue

190 Pennsylvania Ave.

Mark Thompson, Attorney

Mike Townsend and Jay Beaver, Owners

Mr. Thompson noted that the applicants selected Orsatti Associates to produce the plan, dated March 13, 2012, based on a recommendation by Wendy McLean.

Mr. Beaver presented the plan for the new property, detailing the fence and other buffering. The adjoining property on the west side is about 20 feet lower in elevation, so no screening is necessary on that side. The gap at the southeast corner is to facilitate access to the neighboring business. The stacked logs along the south and north borders will be kept to a maximum height of about 10 feet. The fence will be placed well within the property line. The trees between Quaker Lane and the property fence will be preserved. Stone products, which raise the most concern with noise levels, will be stored in the rear of the property, further from the residences on Karen Drive.

The plan shows a proposed asphalt paving area (150' x 94') for the storage bins, but the applicants indicated that they may use a hard-packed gravel instead. There was discussion of

using alternative materials to reduce impervious coverage. Mr. Beaver explained that for materials other than asphalt, it is difficult to prevent gravel and/or dust from mixing with the mulch. If stormwater management is required, it will be addressed by the Borough Zoning Officer, along with other issues relative to the Zoning Ordinance, such as setbacks and monitoring of noise levels.

Motion: The Planning Commission recommends approval of the buffering plan dated March 13, 2012, for 190 Pennsylvania Ave. and further recommends extending the log stack towards the driveway by 30 to 40 feet and adding a note that the log piles will be kept to a maximum height of 12 feet.

Made by: Cecelia Oswald

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

Case Log

The Case Log was reviewed by Dave Knies.

Public Comment

None

Approval of Minutes

Minutes from January 19, 2012 were approved as corrected.

Minutes from March 1, 2012 were approved as corrected.

The meeting was adjourned at 8:45 pm.

Recorded by Amy Finkbiner