

Borough of Malvern

Planning Commission Regular Meeting Minutes

March 19, 2015

Approved Minutes

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

Also present: Neil Lovekin, Assistant Borough Manager; Wendy McLean, Borough Solicitor and Aristidis Christakis.

Chairperson Knies called the meeting to order at 7:33 pm.

Minutes of February 19, 2015 approved

Vacant Seat – Interviews

Gail Newman, 11 Landmark Drive

Ms. Newman stated that she is a long time resident of Chester County and a recent resident of Malvern. She currently serves of the Communication Committee established by Borough Council. She has worked in both the business sector and the medical field. She is interested in both history and esthetics and would offer a “good balance” to the commission.

Mark Niemiec, 118 Warrington Way (Tidewater)

Mr. Niemiec has lived in a New Jersey, Connecticut and Villanova during his corporate career. He moved to Malvern to be near his grandchildren. He has been president of an HOA and been involved in the energy field. In his corporate life he “learned to listen” and developed the ability to “see trends.”

The candidates were asked about their ability to vote for a project that they did not like but met all the SALDO requirements, their availability to attend meetings and complete the Master Planning course, and what they liked about Malvern and what they would change.

An Executive Session was held after the meeting was adjourned to discuss candidate selection.

Vacant Seat - Public Comment

Syd Baglini

Ms. Baglini described the TOD proposal and previous experience with steep slope development. She asked if the candidate would be able to tell the Commission that “you don’t like it.” Can you stand up for the citizens?” Can you “push back to big developers?”

Public Comment (other)

John Buckley

Mr. Buckey questioned the selection process and asked why he “get on the Planning Commission.”
Mr. Knies explained the process for applying to become a member of the commission.

Syd Baglini

Ms. Baglini asked about cluster development ordinance and possible development of the retreat property.
At Ms. McLean’s suggestion Ms. Baglini will email her questions to Ms. McLean.

SALDO and other Ordinances – Review and Discussion

Wendy McLean, Borough Solicitor
Proposed Zoning Ordinance Amendments
Malvern Planning Commission Case Log, Ordinance – related Initiatives

The proposed Ordinance was reviewed. Discussion included: front yard abutting the private road that intersects Old Lincoln, flag lots, Gables property, corner lots having two front yards, double frontage lots, and the fence on the retreat property.

The case log was reviewed. Discussion included process for approving ordinances, by right language, minimum track size, storm water and Greenway going through Malvern Retreat property.

Walkability Study

Mr. Knies explained the current process for correcting trip hazards. He stated that the Walkability Study will be a useful resource for Borough Council to use when funds become available.

The Planning Commission will establish a list of priorities based on the study. Priorities to include:

- access to parks
- access to other key areas
- large areas without sidewalks
- sidewalk “gaps” in nearly – complete streets/blocks
- signage needed
- overhead lights

The meeting was adjourned at 9:32 pm.

Recorded by
Marty Laney