

## **Borough of Malvern**

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

**March 21, 2013**

#### **Approved Minutes**

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A regular meeting of the Planning Commission was held on Thursday, March 21, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, Cecelia Oswald and Carroll Sinquett

Chairman Mongeau called the meeting to order at 7:38 pm.

#### **Approval of Minutes**

Minutes for March 7, 2013 approved as corrected.

#### **Old Business**

##### **217 S. Warren Avenue Development Tom Galbally- TAG Builders**

Scheduled for April 4, 2013 meeting.

#### **Public Comment:**

##### **Kurt and Isabelle Leininger owners of 211 Channing Avenue**

A letter dated March 20, 2013, from Stephen Stuit, Partner of Bartley Investments LLC and owner of 218 Channing Street to Sandra Kelley, Borough Manager, was reviewed by Kurt Leininger. He requested access to the latest proposed drawing for the Gable Property and was advised to contact the Borough Manager for all documents. The Leiningers stated that they will drop their opposition to five houses being built if the houses are craftsman style homes and less than 1800 square feet. They noted that - as planned - there are no back yards for children to play in, and no guest parking. The Leiningers suggested that the 3600 square feet houses currently planned will probably have 3 cars at some point.

##### **Stephen Stuit, Partner of Bartley Investments LLC and owner of 218 Channing Street**

Mr. Stuit is concerned about the impact of the proposed alley on his ability to build a garage or install a shed on his property and the liability of people parking on his property. Chris Mongeau will discuss these issues with the Bureau Solicitor.

**Syd Baglini**

Ms. Baglini is concerned that the proposed houses are not in keeping with the current character of the neighborhood.

**Alda Cortese, 234 Channing Avenue**

The speaker read a letter from Danny Fruchter stating that proposed house #5 is only 30 feet from his house. It is large and imposing. Mr. Fruchter also noted that there is a need for a turnaround in the proposed alley.

The Planning Commission concluded the meeting with a discussion of the “character of the neighborhood” issues. Cecelia Oswald asked that an overlay of the existing trees be provided. The requirements for the four step design process were reviewed. It was noted that the Phase I Environmental Review is not yet available. Chris Mongeau will ask the Borough Solicitor what conditions trigger a Phase I Environmental Review.

All business before the Commission being completed, the meeting was adjourned at 9:20 pm.

Recorded by Marty Laney