

Borough of Malvern

Planning Commission Regular Meeting Minutes

March 7, 2013

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, March 7, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau and Carroll Sinquett

Chairman Mongeau called the meeting to order at 7:33 pm.

Approval of Minutes

Minutes for February 21, 2013 approved as corrected.

Old Business

217 S. Warren Avenue Development

Tom Galbally- TAG Builders

Since our last meeting, it was requested that Chairman Mongeau ask the Borough Solicitor to interpret several outstanding issues regarding (1) the 100 ft. set back requirement, Section 513.E of the Subdivision and Land Development, (2) whether or not the typo regarding the alley way width. i.e ... should it be 25ft in width, which is the stated requirement in numerals or 20ft width, which is the typo in text contained in Section 508 Alleys of the SALDO and (3), the requirement for the developer to preserve any specimen vegetation on the property in the Zoning Ordinance, Amend Section 201

Mr. Mongeau asked each member to reference the two letters/ emails. One from the Borough Solicitor, Riley, Riper Hollin & Colagrecco, titled Ordinance Interpretation, dated March 5, 2103 and the other from the Borough Engineer discussing the zoning ordinance for specimen vegetation.

Mr. Mongeau explained to Tom Galbally of TAG Builders the interpretation of the theses issues. Member of the Planning Commission discussed with Tom Galbally how these interpretations may impact the development.

Tom Galbally explained that after the previous meeting - and based upon the public comment on the waiver requests on his current plan - he decided to present a revised plan that did not require the driveway setback requirement, Section 513.E of the Subdivision and Land Development Ordinance. Tom handed a copy of the revised plan to the Planning Commission.. The new plan shows four houses facing South Warren Avenue and their respective driveway terminating on the alley. Only one house would be located on 2nd Avenue.

Tom asked for some direction on the waiver requests for curbing and sidewalks on South Warren Ave and 2nd Avenue. The Planning Commission consensus was that curbing and sidewalk should be constructed along 2nd Ave for the entire length of the development and sidewalks but no curbing be installed on South Warren Ave.

Several members of the public were in attendance. Below are some of their comments:

Isabelle Leininger – 211 Channing Ave- Was concerned that the style and quantity of the proposed homes were not going to fit in with the character of the neighborhood.

Paul Sidlick- 143 Channing- Asked if the alley was being built to Borough roadway specifications and if the alley was going to be dedicated to the Borough and how the cross easement works.

Paul Leininger- 211 Channing Ave- Asked about maintenance and responsibility of trash, snow removal and emergency vehicle access.

Mary Gables (owner's daughter) discussed how her late father had seen the proposed plan and believed it would be a positive addition to the borough.

Paul Dodson- stated that he believes that the development would be a 'plus' for the borough.

Danielle Whalen was concerned with parking issues, maintenance of the cross easements, and responsibilities of the development.

Other Business

Historical Commission Chairperson, Lynne Hockenberry gave a brief overview and progress that the Historical Sub-committee has been making on drafting the Historical preservation Ordinance.

All business before the Commission being completed, the meeting was adjourned at 9:10 pm.

Recorded by Chris Mongeau