

**Borough of Malvern**

**Planning Commission Regular Meeting Minutes**

**April 16, 2015**

**Approved Minutes**

A regular session of the Planning Commission was held on Thursday, April 16, 2015 at the Malvern Municipal Building. Members present included: Dana Carosella, Amy Finkbiner, Dave Knies, Geoff Rubino and Carroll Sinquett.

Also present: Neil Lovekin, Assistant Borough Manager; Daniel Daley, Borough Engineer; and Tom Burns

Chairperson Knies called the meeting to order at 7:32 pm.

Minutes of March 19, 2015 were approved.

**Malvern Preparatory School – Waiver for Temporary Building**

Kaitlin R. Miceli, Riley Riper Hollin & Colagreco  
Ted Caniglia, Malvern Preparatory School

Letter from Louis J. Colagreco, JR., Riley Riper Hollin & Colagreco to Sandra Kelley, Borough Manager, dated March 27, 2015

Letter from Neil D. Vaughn, Fire Marshall, to Sandra Kelley, Borough Manager, dated April 13, 2015

Letter from Daniel H. Daley, P.E., Borough Engineer, to Sandra Kelley, Borough Manager, dated April 16, 2015

The temporary building will be located on existing asphalt between the Duffy Arts Building and Dougherty Hall and to the west of Stewart Hall. The applicant is seeking a variance from the Zoning Hearing Board because the building will not comply with the building separation requirements set forth in the Zoning Ordinance. The 8300 square foot temporary structure will consist of seven modular units. It will sit 3 feet above the paved surface and will be anchored. The building will arrive in July and be ready for use in September.

Discussion included dimensions of the building, location of bathrooms, water, source of electricity, technology in building, heat pump, air conditioning, emergency vehicles, gutters, stormwater management, ramp, exterior lighting, transport of temporary building, current and future enrollment, plans for permanent building.

Amy Finkbiner moved and Carroll Sinquett seconded that:

The Planning Commission recommends a waiver of the land development approval process for the Malvern Prep Modular Building, subject to the following conditions:

1. The applicant obtain approval from the Zoning Hearing Board of the setback variance.
2. The applicant obtain approval from the Borough Fire Marshal on the height of the electrical connection.

3. The temporary building shall only remain in place a maximum of (a) five years (60 months) from the occupancy approval of the temporary structure, or (b) three (3) months from the approval of occupancy of the proposed permanent building, whichever comes first.
4. The applicant comply with the comments in the Borough Fire Marshal's letter dated April 13th, 2015.
5. Enrollment shall not exceed the projections in the Riley Riper Hollin & Colagreco letter dated March 27, 2015 by more than 5% (i.e., a maximum of 672 students) in the next five years.

The motion carried unanimously.

### **Walkability Study**

Tom Burns volunteered to repeat the Walkability Study annually. Discussion included current process for sidewalk repair/replacement, brick sidewalks, street address numbers, and possible designation of Paoli Battlefield as a national monument. Amy Finkbiner distributed an incomplete list of priorities. Mr. Burns will forward remaining data to Dave Knies.

Dave Knies will ask Borough Council if they are willing to take on sidewalk repair and ask if they want an annual update.

### **New Business**

Dana Carosella announced her resignation from the Planning Commission.

The meeting was adjourned at 9:32 pm.

Recorded by  
Marty Laney