

Borough of Malvern

Planning Commission Regular Meeting Minutes

April 4, 2013

Approved Minutes

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 21, 2013 approved as corrected.

Old Business

217 S. Warren Avenue Development

Tom Galbally - TAG Builders

A motion was made by Mr. Sinquett to table any discussion regarding the 217 South Warren Ave development since neither the Borough Solicitor nor the applicant was in attendance. The motion was seconded by Dr. Finkbiner. The motion was approved.

Chairman Mongeau directed Commission members to a copy of the 60 day extension request from the applicant.

Public Comment:

Chairman Mongeau directed the those in attendance that any comments relating to the 217 South Warren Ave. development should be related to new issues that had not been previously been discussed.

Mr. Fruchter asked the Planning Commission if they were going to vote on the plan this evening. Mrs. Oswald explained that in accordance with the Pennsylvania Municipal Planning Code (MPC), the applicant's time clock was running out and a vote would have been required, but since the applicant had requested an extension, no action would be required at this time.

Mr. Fruchter had presentations prepared and proceeded to present some exhibits showing his concerns regarding the development. One of them was a model representing the presumed size of

the newly constructed home and his home, which is next to the property. He also presented his calculations regarding the lot width-to-depth ratios for the proposed lots, his buffering concerns, thoughts about the right of way along Second Avenue, and a list of previously proposed waivers.

Mr. Stuit was still concerned with the Borough Solicitor's explanation of the proposed alley's impact on his property. He also mentioned inconsistencies between his surveyor's pins and the applicant's. Chairman Mongeau directed Mr. Stuit to document his concerns and send them to the Borough manager so the Borough's solicitor can review and give his opinion.

Mr. Mongeau informed those in attendance, that if they want any copies of documents they should submit an Open Records Request (ORR) to Borough Offices.

All business before the Commission being completed, the meeting was adjourned at 9:25 pm.

Recorded by Chris Mongeau