

Borough of Malvern

Planning Commission Regular Meeting Minutes

May 17, 2012

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, May 17, 2012 at the Malvern Municipal Building. Members present included: Amy Finkbiner, David Knies, Chris Mongeau, Cecelia Oswald, and Carroll Sinquett.

Members of the public included: Eric Beauregard, resident; Bill Doughty, resident; Cassandra Doughty 145 Woodland Ave.; Cindy Currie, 135 Woodland Ave; Thomas Pratt, 122 Church St.; Bryan Scot, 127 Woodland Ave; G, C. Wallace, 505 Monument Ave.

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

Approval of Minutes

Minutes for May 3, 2012 were approved as corrected.

Old Business

144 Church Street

Tom Galbally and Lauren Duffy TAG Builders

Letter from Daniel H. Daley, PE to Sandra Kelley, Borough Manager dated May 11, 2012 was reviewed.

Tom Galbally explained that TAG Builders has purchased the house at 144 Church Street and will do some work on it and put it on the market. Four new twins will be built on the adjacent property. They will be 2200 square feet, three bedrooms, two and half baths and have full basements. Floor plans were provided. They are planned to sell for \$399,000 each. Parking for two cars will be created off Everetts Alley for each twin. These parking spots and the area between them and the alley will have a gravel surface. The houses will face Church Street, have front porches and back patios. Addresses for the properties have been obtained. There will be a storm water infiltration pit on each property. The homeowner will have to keep the leaf trap clean. Grading around the buildings will drain water away from the homes into the storm water feature.

Sewage disposal plans and planting of shade trees were discussed. Cecelia Oswald asked about plan to locate trees in relation to sanitary lines to avoid tree roots growing into these lines.

Waivers are being requested to combine the Preliminary/Final approval process, 4 Step Design Process. Tom Galbally agreed to make some improvements to the alley. A waiver is also need for Church Street.

Chris Mongeau, Sandra Kelley and Daniel Daley will meet with TAG Builders to discuss improvements to the alley. Any damage that occurs to the alley during construction will be repaired by the builder.

Public Comment

Eric Beauregard, Woodland Ave.

Mr. Beavregard described Everetts Alley as 10 ½ feet wide with 2-3 feet of grass on either side of its gravel surface. He asked if the surface of the planned parking spaces could be raised since that area is currently below the surface of the alley. Mr. Galbally explained that it would be raised. Mr. Galbally also described the design of the French drains that are planned.

Bill Doughty, 145 Woodland Ave

Mr. Doughty discussed a number of concerns the increased density of houses that would occur. These included: traffic, safety, aesthetics, width of Church Street, parking of both sides of Church Street, danger to kids on bikes and the 190 new apartments under construction on King Street. One set of twin houses would be acceptable to him on the property but not two sets. He would like to see Church Street zoned historical and the look and feel of the current neighborhood maintained. There is already encroachment in the alley and no plan to rip out fences. There is stuff in the right of way. He asked how his concerns about density could be addressed before approval for the project is granted.

Dave Knies suggested that the neighbors approach the Borough about a traffic calming plan for Church Street. Cecelia Oswald suggested that they ask for a traffic study to be done and for the Borough to address the existing storm water issues. Open space was also discussed. Ms. Oswald suggested that the homeowners might want to attend the upcoming hearing for the revised Comprehensive Plan to discuss this issue.

Cindy Currie, 135 Woodland Ave.

Ms. Currie asked why the residents had not been notified of this plan prior to this meeting. Chris Mongeau and Cecelia Oswald explained the Planning Commission Process and the zoning for the area in question.

Thomas Pratt, 122 Church St.

Mr. Pratt asked if the porches would be covered and Mr. Galballey explained that they would. He also inquired about changing the zoning and the members of the Commission explained that process.

No rendering of the facades of the proposed houses is currently available. The builder will have one prepared and will meet with the current homeowners for input. There are no architectural standards that the builder must follow and the Planning Commission and Borough Council do not review the architecture.

John Buckley

Mr. Buckley spoke in support of the builder.

Motion: Dave Knies moved and Cecelia Oswald seconded a motion to give Preliminary Approval to TAG Builders subject to the recommendations in Daniel Daley's letter. No improvement work is to be done to the alley until Final Approval is granted. The motion carried unanimously.

Cecelia Oswald strongly recommended that the builder meet with the residents to discuss the plans for the façade.

Monument Avenue

George Wallace, owner
Scot Nodland, Scot S. Nodland Builders

Mr. Nodland explained that Mr. Wallace wants to subdivide his property and build an additional single home on the corner of Monument and Malvern. The new construction would be a cape and either sold or rented. This property is zoned R2 and the land that will be used for the second house is 3000 square feet less than the 15000 square feet required by R2 zoning. R3 zoning would require only 12000 square feet of land.

The existing house was built in 1947 by Mr. Wallace's father. An addition was added in 1958. There is an apartment over the existing garage. The zoning requirements could be met by tearing down the existing garage and apartment and relocating them on the property or tearing down the existing house. Mr. Wallace inquired about the process of rezoning the property to R3. Chris Mongeau explained the zoning process and the desire not to create additional non-conforming properties in the borough.

Comprehensive Plan

Letter from Ronald T. Bailey, AICP to Sandra Kelley, Borough Manager, was discussed. Borough Council has scheduled a hearing for June 19, 2012.

The Case Log was reviewed by Dave Knies.

The meeting was adjourned at 9:45 pm.

Recorded by Marty Laney