

Borough of Malvern

Planning Commission Regular Meeting Minutes

June 18, 2015

Approved Minutes

A regular session of the Planning Commission was held on Thursday, June 18, 2015 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Lynne Hockenbury, Dave Knies, Chris Mongeau, Mark Niemiec, Geoff Rubino and Carroll Sinquett.
Also present: Mayor Burton

Chairperson Knies called the meeting to order at 7:35 pm.

Minutes of June 4, 2015 were approved as corrected.

Gable's Property

Letter from Daniel H. Daley, P.E. to Sandra L. Kelley, Borough Manager, dated June 17, 2015

Dave Knies reported on a meeting he attended. Discussion included the water retention plan, lot lines and landscape plan. The project can't move forward until these issues are settled. Escrow for lot 5 was also discussed. This project is on the agenda for the July 16, Planning Commission Meeting.

Walkability Study

Amy Finkbiner and Geoff Rubino will resend their data to Tom Burns. When the spreadsheet is complete major issues will be identified and the data for these issues will be confirmed with a second site visit. Data will be organized by street rather than Neighborhood Planning Area.

Public Comment

None

Herzak Property

The Herzak Property has been purchased by the Borough. The basketball court will remain. Borough Council is requesting suggestions for the disposition of the lot on the north side of Old Lincoln Highway. It is 16,402 square feet with a 20% grade. An environmental study has been completed. It is zoned R-3b. Discussion included front and side yard set-backs and 25% maximum coverage.

Suggestions for disposition included home for Historical Commission, Malvern Welcome Center, climbing wall, parking lot and sale of the property.

Mayor Burton discussed the possibility of combining the Herzak property with the two damaged properties between it and the PECO substation. John Buckley wanted to see the house on the Rubino property moved to this site rather than being torn down.

A zoning change to make the three properties more attractive to a developer was discussed.

DeRita Woodworking LLC, 183 Pennsylvania Avenue

As requested the Commission looked over the letter and sketch plan. DeRita wants to build a permanent storage structure, pole barn, in the area behind the shop. There is no support for an LD waiver; DeRita should submit an application and plan.

The meeting was adjourned at 9 pm.

Recorded by
Marty Laney