

Borough of Malvern

Planning Commission Regular Meeting Minutes

August 1, 2013

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, August 1, 2013, 2013 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, and Carroll Siquett.

Vice Chairman Knies called the meeting to order at 7:30 pm.

Approval of Minutes

Tabled

New Business

Alba Restaurant – outdoor cafe

Amanda J. Sundquist

Unruh, Turner, Burke & Frees, attorneys at Law

Letter of Transmittal dated July 26, 2013, from Bill Wilfong to Chris Mongeau with Conditional Use Application.

The proposed deck would measure 16 x 25 feet. It will be used in good weather. The deck would be raised off the ground, have railing and be level with the Bilco doors. Access to the deck will be through the restaurant. The restaurant accommodates 46 diners and the bar 19. The deck will have room for 26 additional diners. Deck will be constructed of a new synthetic material. HVAC unit will be relocated. Alba currently has a parking agreement with Gallagher's Garage.

Dave Knies recommended that the plan include: emergency access, parking, lighting hours of operation, noise level and impact on surrounding neighborhood. He asked if the deck would be covered or use umbrellas with the tables. Carroll Siquett added storm water and sewage to the list.

A zoning hearing, conditional use hearing conducted by Borough Council and public hearing will need to be held. David Knies suggested that the developer get on Borough Council's agenda to familiarize them with the application.

Public Comment

Danny Fruchter

Mr. Fruchter, John Finkbiner and 3 other members of the public discussed set backs on the proposed plan for the Gable property and the TOD proposal. Mr. Fruchter introduced the concept of “do no harm.” He described the impact of small, medium and large projects on the borough and the impact of past development including the design center, shopping center and shops on King Street. He compared master planning to applicant based planning.

It was noted that the TOD project is dependent on the extension of Malin Road. East Whiteland officials have taken the view that extending Malin Road offers no benefit for their municipality.

All business before the Commission being completed, the meeting was adjourned at 9:07 pm.

Recorded by Marty Laney