

Borough of Malvern

Planning Commission Regular Meeting Minutes

August 2, 2012

Approved Minutes

A regular meeting of the Planning Commission was held on Thursday, June 21, 2012 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, Cecelia Oswald, and Carroll Sinquett.

Also in attendance: Builder Tom Galbally- Tag Builders, Cassandra Doughty, 145 Woodland Ave

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

Approval of Minutes

Minutes for July 19, 2012 were approved as corrected.

Old Business

144 Church Street – TAG Builders Recommendation

A motion was made by Dave Knies and seconded by Carroll Sinquett “that Borough Council approve the Final Subdivision and Land Development Plan contingent upon compliance with the remaining items specified in Dan Daley’s review letter of Letter dated July 13, 2012.”

- The Planning Commission added the following notes and/or conditions to accompany the recommendation:
 - Recommends that the alley behind the four new properties and the existing twin property be paved to a minimum 12- foot cart-way width centered within the right-of way.
 - The waiver from compliance to the Four step Design Process, Section 300. C of the Malvern SALDO be approved.

The motion was unanimously approved.

Cassandra Doughty of 145 Woodland Ave, asked Mr. Galbally about saving the magnolia tree on the property. Mr. Galbally said that he intends to remove all the trees from the property before starting construction and he will be planting new trees per the SALDO requirements. After looking at the plans and having an impromptu site visit by Cecelia Oswald and Dave Knies, it was determined that the tree species on the plans was incorrectly identified – in terms of both species type and diameter - and that based upon the planned location of the house there is a possibility that the magnolia tree could be spared, if the storm-water bed location was shifted..

Mrs. Oswald challenged Tom's need to remove the tree and urged him to save the tree, if possible. Mr. Galbally, after looking at the plans, answered that he believes that the tree could be saved and promised to make a good faith effort to save it..

Comprehensive Plan-SALDO- Zoning Ordinance

Since the Comprehensive plan was approved early this year, the Planning Commission is going to review the Sub-division and Land Development ordinance (SALDO) and Zoning Ordinance for areas of conflict between the three documents as well as identifying possible areas for improvements. After some discussion, the Planning Commission decided that a couple of members will take specific sections of the comprehensive plan and review them in relationship to the other two documents. They will then present their findings to the Planning Commission. If the Planning Commission determines that any a specific document needs a change, a recommendation will be made to Borough Council for their review. This is an on-going item for the Planning Commission agenda.

Public Comment

None

The meeting was adjourned at 8:55 pm.

Recorded by Chris Mongeau