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**Borough of Malvern**

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**Planning Commission Regular Meeting Minutes**

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**January 16, 2014**

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**Approved Minutes**

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A working session of the Planning Commission was held on Thursday, January 16, 2014 at the Malvern Municipal Building. Members present included: Dave Knies, Cecelia Oswald and Carroll Sinquett.

Also present: Amy Finkbiner, Chris Mongeau and Daniel Daley

Acting Chairman Knies called the meeting to order at 7:38 pm.

**Approval of Minutes**

Minutes of December 19, 2013 were tabled.

**Old Business**

**Sketch Plan Review – 347 &361 Old Lincoln Highway**

Joseph Rubino

Mr. Rubino presented a sketch plan for 361 Old Lincoln Highway. The number of proposed houses has been reduced from four to three. All three will have driveways on Rafella. The house on lot 3, the corner lot will face Old Lincoln Highway. The other two houses will face Rafella. The site lines are uniform. According to Mr. Rubino's engineer no variances or waivers are required. The address for the lot at the corner of Rafella and Old Lincoln was discussed.

Mr. Knies requested that Mr. Rubino meet with Daniel Daley, the Borough Engineer, to review the new plan. The necessity for this review was discussed. Mr. Rubino will come back to the Planning Commission at its February 6<sup>th</sup> meeting.

**Public Comment**

Danny Fruchter asked about the size of the property.

Mr. Rubino explained that it was about 70,000 square feet. The lots measure 11,000, 11200 and 18,000 square feet.

Lynn Hockenberry stated that she was pleased with the revised plan.

## **New Business**

### **Review MB Draft Act 167 Storm Water Management Ordinance**

Dan Daley explained the history of the Chester County Water Resource Authority Act 167 of 1978. All municipalities must adopt the proposed revisions to this act. He explained the time frame for doing so.

Northern Chester County Falls is part of the Valley Creek Water Shed. Southern Chester County is part of the Crum Creek Water Shed.

The Borough's current ordinance was adopted in 2005. It is based on the Crum Creek Study and exceeds the standards of the Chester County ordinance.

Discussion included the impervious surface standard, tear downs, decks and swimming pools. It was decided that swimming pools would be recommended as impervious area due to high number of months the pool has an impervious cover.

Dan Daley will provide the Planning Commission with a list of sections to be reviewed by the Commission and a time schedule for doing so.

### **Selection Criteria for MPC Commissioners**

Resumes have been received from three potential candidates. Additional resumes are expected. Mr. Rubino stated that his son and Aaron Abel previously submitted resumes for prior vacancies but were never contacted. Candidates will be interviewed on the January 23<sup>rd</sup> at the regular meeting of the Commission. Proposed selection criteria include:

- Skill sets complementary to those of existing MPC members,
- Volunteer experience,
- Time availability to serve,
- Environmental knowledge,
- Above ground' planning / construction experience
- Experience with legal matters, ordinances, etc.

- People skills

### **116 North Warren Avenue - Proposed Parking Lot**

The developer is to be invited to the January 23<sup>rd</sup> meeting. He will be asked to prepare to address the following topics:

- How would the lot be operated?
- Who would be served by this lot?
- How would storm water be dealt with?
- Are any waivers [and / or variances] required?
- What about sidewalks?
- What is the lighting plan?
- Sight lines for vehicles and pedestrians?

### **Proposed Sidewalk on Channing Avenue**

Danny Fruchter presented a drawing of the west side of Channing Avenue. A side walk has been proposed for this area as part of the plan to re route the Patriots Path. The width of the proposed sidewalk, grass strip, existing storm inlets, fire hydrant and magnolia tree were discussed. Syd Baglini stated that the neighbors are opposed to the construction of a six foot wide sidewalk on the west side of Channing Avenue.

Mr. Fruchter was advised to take his concerns to the Borough Council at their next meeting.

### **Plans Submitted to the Planning Commission**

Cecelia Oswald recommended that in the future Developers be required to submit waiver free preliminary plans in addition to their proposed plans. If this is not possible then they should submit a preliminary plan that has as few waivers as possible.

The meeting was adjourned at 10 pm.

Recorded by Marty Laney