
Borough of Malvern

Planning Commission Regular Meeting Minutes

January 23, 2014

Approved Minutes

A regular session of the Planning Commission was held on Thursday, January 23, 2014 at the Malvern Municipal Building. Members present included: Dave Knies, Cecelia Oswald and Carroll Sinquett.

Also present: Amy Finkbiner, Chris Mongeau, Neil Lufkin, Assistant to the Borough Manager, Lynne Hockenberry, Tom Burns, Gail Newman and Geoffrey Rubino

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

Approval of Minutes

Minutes of December 19, 2013 were approved.

Old Business

Sketch Plan Review – 116 North Warren Avenue

Chuck Dobson, Engineer

Chad Parnis, Developer

The existing single family home, garage and out buildings on the property will be demolished. The lot is triangular in shape and is zoned LI, light industrial. Parking would be a “Conditional Use.” The developer is proposing to build an unattended parking lot. Access will probably be by a card reader. The developer is seeking feedback from the Planning Commission and Bill Wilfong before proceeding with his plan. The following were discussed: impact on local community, storm water management, sidewalks, waivers and variances, lighting, location of right of way, traffic, entrance and exit from the lot, origination of the stream, handicapped parking and site lines. Pictures of the existing structures were requested by the Historical Commission.

Dave Knies recommended that the Developer run the sketch plan by Borough Council.

Public Comment

None

Interviews of Candidates for Membership on the Planning Commission

Three candidates were interviewed. Tom Burns is a 40 year resident of the Borough and a retired engineer who worked for Verizon. He volunteers for Habitat for Humanity and coaches little league. Gail Newman is a Dental Hygienist and has prior small business experience. She volunteers to provide dental care to underserved urban populations. Geoffrey Rubino is a mortgage broker, office manager and manages rental properties. He volunteers with the Scouts and the Butterfly Run.

All candidates were asked about their availability to attend meetings twice a month and to obtain Master Planning Certification. All were asked if they could approve a plan that met zoning requirements but that they did not like. Cecelia Oswald asked Mr. Rubino about a possible conflict of interest.

Sidewalk on Channing Avenue

There was a brief discussion of the six foot sidewalk width and imperious surface. The unanimous consensus of the Planning Commission was that the six foot wide sidewalk width was unnecessarily wide. Further, the Planning Commission discussed the position of the sidewalk relative to curbing and the potential location to minimize impact to the specimen Magnolia tree.

Dave Knies reviewed the Case Log.

The meeting was adjourned at 8:53 pm.

Recorded by Marty Laney