

Borough of Malvern

Planning Commission Regular Meeting Minutes

October 16, 2014

Approved Minutes

A regular session of the Planning Commission was held on Thursday, October 16, 2014 at the Malvern Municipal Building. Members present included: Tom Burns, Dana Carosella, Amy Finkbiner, Dave Knies, Geoffrey Rubino, Chris Mongeau and Carroll Siquett.

Also present: Wendy W. McLean, Borough Solicitor.

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

Minutes of October 29, 2014, reviewed and approved as corrected.

Review of Ordinances

Wendy McLean reviewed the following ordinances: Specimen Tree, Woodland Disturbance, and noted they are not in need of changes. She also noted that they are not in the current "ordinance books". Recommended new books need to be printed. Also the aforementioned are not on the Borough web site.

She also noted Daniel H. Daley, P.E., Borough Engineer, is permitted to request/hire in, a Landscape Architect/ Planner billing the applicant as part of his overall review of submitted plans as needed.

Amy Finkbiner would like to see more specific information about existing trees on submitted plans.

Wendy McLean also reviewed the "open space ordinance and the definition of active vs. passive. She suggested that a review of the current uses of the "open spaces", and create a list of approved specific uses for each of the spaces. Of particular concern were the Battlefield", Randolph Woods, and the Paoli Monument Grounds.

Another definition, relating to impervious surface coverage as it relates to "Net lot area" was discussed. The discussion centered around whether utility (electric, water, sewer, ect.) , pipeline easements and storm water run of areas be excluded or included in the 'net lot area' used for the impervious surface calculation.

After thoughtful discussion, the members concluded that all the aforementioned could be included in the 'net lot area' as most are under "green" surfaces or other required paved surfaces such as roadways and sidewalks. Thus, said areas are not adding to the overall impervious surface of a lot/development plan.

Dave Knies suggested a list of changes not in "Ordinance Book" be prepared and submitted to Borough Council. Wendy noted that early in 2015 would be the best time to do this.

Sidewalk Survey

Progress is well underway, and expected to be completed and presented prior to year's end. There was discussion regarding the recording and submission of the compiled data to Borough Council.

Chris Mongeau suggested compiling a spreadsheet data base, containing not only the summarization, but the data related to each address. This would provide a baseline for the next survey, as well as where the needs for improvement are. Chris will be defining a spreadsheet for this purpose.

Carroll Siquett also suggested, with the high cost to have one or two blocks of a sidewalk replaced, a resident be inclined to put off needed work. He suggests Borough Council take the "needs to be repaired/replaced now" list, acquire a bid price to do them all, and bill each owner their "per block, section, walk cost", thus passing on the savings of a larger scale project.

Public Comment

None

The meeting was adjourned at 9:07 pm.

Recorded by
Thomas Burns