

Borough of Malvern

Planning Commission Regular Meeting Minutes

October 2, 2014

Approved Minutes

A regular session of the Planning Commission was held on Thursday, October 2, 2014 at the Malvern Municipal Building. Members present included: Tom Burns, Dana Carosella, Amy Finkbiner, Dave Knies, Geoffrey Rubino and Carroll Sinquett.

Also present: Daniel Daley, Borough Engineer.

Chairperson Knies called the meeting to order at 7:34 pm.

Minutes of September 18, 2014 approved as corrected.

SALDO: 361 Old Lincoln Highway – Review Preliminary/Final Plan

Joseph Rubino, cousin and representative of owner
L. Patrick Spellman, P.E., Project Manager
Yerkes Associates, INC

A letter dated September 26, 2014, from Daniel H. Daley, P.E., Borough Engineer, to Sandra L. Kelley, Borough Manager, was reviewed line by line.

Zoning Ordinance

Section 602.B.2 – Front Yard Requirements

Discussion included the methods for meeting front yard setback requirements. The engineer will add the location of the adjoining house at 7 Raffaella Drive to the plan to demonstrate compliance with the zoning ordinance.

Subdivision Ordinance

Section 300.C – A Waiver of the Four-Step Design Process

Mr. Knies polled the members and a waiver of the Four-Step design process is not an issue for the Commission.

Section 301.C

A site visit is not needed.

Section 513 - Driveways

Lots 1 and 2 do not require a driveway turnaround. The developer has agreed to move the inlet for lot 3 and will redesign the driveway for lot 2 to avoid the inlet.

Section 515 – Sidewalks and Trails

Discussion included the sidewalks for 361 Old Lincoln Highway and the adjoining homeowners association. The developer will repair the sidewalks as needed for 361 and work with the HOA to encourage them to repair their sidewalks at the same time in a matching style. The existing sidewalk is 4 feet wide. No waiver is needed.

Section 517 – Stormwater Management

Section 518 – Erosion and Sedimentation Control

Mr. Spellman stated that the recommendations were “technically doable” and the developer will comply with them. He will meet with Mr. Daley to discuss further.

Section 519 – Sewage Disposal

Mr. Spellman stated that there are no issues but that it is a “slow moving process.”

Section 525

The plan has been approved by the Shade Tree Commission.

General Comments

The plan will show that lot grading is independent from the 347 Old Lincoln Highway plan.

The applicant plans to comply with all other items in the Engineer's letter.

The schedule for approval was discussed. The Commission would consider giving the Applicant a Preliminary/Final recommendation for approval if a plan set is submitted that meets all of the Engineer's recommendations.

Mr. Rubino will meet with the Borough Manager to clarify the address for Lot 3 so that side and rear lot setbacks can be addressed. He believes that the address will be on Old Lincoln Highway.

Sidewalk Survey

Tom Burns shared his findings on the condition of the sidewalks in his area. He also discussed house numbers - their location and style.

Public Comment

None

The meeting was adjourned at 9:07 pm.

Recorded by
Marty Laney