

## **Borough of Malvern**

### **Planning Commission Regular Meeting Minutes**

**November 20, 2014**

#### **Approved Minutes**

A regular session of the Planning Commission was held on Thursday November 20, 2014 at the Malvern Municipal Building. Members present included: Chris Mongeau, Tom Burns, Geoff Rubino, Dave Knies, Amy Finkbiner, and Carroll Siquett.

Also Present: Wendy McLean, Borough Solicitor  
Neil Lovekin, Asst Borough Manager  
Dave Burton, Mayor

Chairperson Knies called the meeting to order at 7:35pm and announced the following agenda changes:

- the Planning Commission will review final plans submitted for 347 Old Lincoln Highway.
- Eastside Flats signage issues have been resolved by the Borough Engineer.
- Wireless Communication Ordinance changes will be discussed at this meeting.

#### **Wireless Communication Ordinance review**

Wendy McLean discussed proposed changes to section 2414 in the Malvern Borough Zoning Ordinance manual, as well as definitions included in the Malvern Borough Zoning Ordinance. This stems from a proposed cellular facility at the Malvern Firehouse.

Discussion regarding the proposed firehouse facility: Tom Burns wants to ensure that the tower is maintained from construction to deconstruction, and that this tower does not pose any risk to the Borough, firehouse, or nearby residents. Wendy stated that the tower proposed at the firehouse would be 150 feet high, with a 50 foot setback, and that the tower-use would need to be approved via a conditional use hearing.

#### **Walkability Study progress update**

Tom Burns & Chris Mongeau are meeting to develop a spreadsheet to consolidate data from each PC member's assigned territory. The intent of the spreadsheet is to create a

database that can be updated over time, and used as a tool to determine areas in need of repair, or areas that could benefit from sidewalks.

Initial thoughts about recommendations from PC members:

Chris Mongeau would like some to see some unfinished sidewalk sections completed (e.g., Griffith Ave has portions that are complete, but gaps exist between the finished sections). Chris also thinks that in the areas that residents oppose installation of sidewalks, the Borough should at a minimum install curbing to add a more finished feel.

Tom Burns noted that some sidewalk sections are impassable to those in wheelchairs, and that is a real concern. Also that some crosswalks near monument park need to be looked into as cars are looking for pedestrians in wrong place.

It was questioned whether the 'fee-in-lieu of' funds could be used to address sections of the walkability study that we feel are most in need of either repair or installation of new sidewalks and/or crosswalks.

This topic will be carried over to the December Planning Commission meetings.

#### **Review of meeting minutes from 10/16/2014**

Meeting minutes were reviewed, corrected, and approved. Carroll Sinquett motioned for approval; Geoff Rubino seconded the motion.

#### **Public Comment**

Mayor Burton informed the Planning Commission that the Borough property on Woodland Ave will be sent to the Planning Commission for review. Mayor Burton stated that the Herzak property on Old Lincoln Highway has an offer from the Borough but that it is dependent on an environmental study to be conducted. The Mayor also noted that at the last Borough Council meeting the 'Greenway Trial' was discussed in terms of being rerouted to the intersection of Old Lincoln Hwy and Rt. 30 to make for a more safer crossing point.

The meeting was adjourned at 8:36pm.

Recorded by Geoff Rubino