

Borough of Malvern

Planning Commission Regular Meeting Minutes

December 4, 2014

approved Minutes

A regular session of the Planning Commission was held on Thursday, December 4, 2014 at the Malvern Municipal Building. Members present included: Dana Carosella, Dave Knies, Chris Mongeau, Geoffrey Rubino and Carroll Sinquett.

Also present: Neil Lovekin, Assistant Borough Manager and Daniel Daley, Borough Engineer.

Chairperson Knies called the meeting to order at 7:30 pm.

Minutes of November 20, 2014 approved as corrected.

SALDO: 347 Old Lincoln Highway – Review Preliminary/Final Plan

Joseph Rubino, owner
L. Patrick Spellman, P.E., Project Manager
Yerkes Associates, INC

Joseph Rubino, cousin of the owner, requested an extension for 361 Old Lincoln Highway until February 3, 2015. The extension was requested because the developer wants to revisit the drainage plan, reduce the size of the homes to decrease the amount of impervious coverage, and reposition the corner house. A 63 day extension was granted. The extension was granted.

Carroll Sinquett questioned the lot 3 basement level garage. The developer is still looking at that.

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

Section 519 - Sewage Disposal

The Planning Module Application Mailers for both 347 and 361 have been submitted to PA DEP.

Section 526

The grading will be changed to eliminate the retaining walls. This won't affect the setbacks. The house on the top lot will be "thinner and longer."

Stormwater Management Ordinance – 2014-61, Adopted May 20, 2014

2. Section 306 – Infiltration Requirements
The engineer is looking to revise this plan.
9. Section 705
Dan Daley explained that this is a new requirement.

New Comments – November 26, 2014

1. The existing mail boxes are in the right of way. Mr. Rubino will coordinate with the post office. He is hoping to install a multiple box system rather than the current individual mail boxes.

130 Woodland Avenue

This property was acquired by a swap with St. Patrick's Church. It is larger than 10,000 square feet and is the old water tower property. Borough Council would like to sell the property. There is no buyer at present.

The Planning Commission will make a formal "OK to proceed" to Borough Council at their January 15, 2015, meeting.

2015 Meeting Schedule

The following dates were approved.

Work Session

January 15
February 5
March 5
April 2
May 7
June 4
July 2
August 6
September 3
October 1
November 5
December 3

Regular Meeting

January 29
February 19
March 19
April 16
May 21
June 18
July 16
August 20
September 17
October 15
November 19
December 17

"Walkability Study"

Chris Mongeau and Tom Burns are developing a spread sheet to document the Commission members' findings. They expect to complete this by the end of the 1st quarter of 2015.

Commercial Communication Facilities – Zoning Ordinance Definitions Amendment

Wendy McLean, Borough Solicitor, will present this at the December 18, meeting of the Commission.

Public Comment

John Buckley commented on the following items:

- Woodland Avenue
- Sidewalk survey
- Greenway Path easement on Malvern Retreat property
- Sidewalk on Malvern Prep property, need for
- Rerouted traffic secondary to Paoli Pike closure
- Stamped concrete surface
- King Street areas that don't get shoveled
- Public comment at Borough Council meetings.

The meeting was adjourned at 8:55 pm.

Recorded by
Marty Laney