
Borough of Malvern

Planning Commission Regular Meeting Minutes

February 6, 2014

Approved Minutes

A regular session of the Planning Commission was held on Thursday, February 6, 2014 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, and Carroll Sinquett.

Also present: Neil Lufkin, Assistant to the Borough Manager, Daniel Daley, Borough Engineer, Jeff Lorine and Aaron Abel.

Acting Chairman Knies started at 7:38 pm. There was no quorum.

Act 167, the Storm Water Management Ordinance

Dan Daley told the Commission that he was recommending that the Borough “stick with” the wording in the current ordinance. Amy Finkbiner asked about permeable surfaces. Dan described the different types of storm water systems currently available. If a qualified soil person is doing the testing oversight is not needed. The members present are ok with all four of Dan’s suggestions. Dan will contact Chris Mongeau and Cecelia Oswald and discuss the ordinance with them. The Planning Commission will recommend adoption of the ordinance to Borough Council and will answer the five questions from Dan’s letter. Borough Council will schedule a public hearing and advertize it.

347 &361 Old Lincoln Highway

Joseph Rubino

Mr. Rubino came to the meeting but he was not on the agenda because Dan Daley had not reviewed his plan. The process to be followed is: the plan is forwarded to Dan by Bill Wilfong with a transmittal form. Dan will check with Bill to see if it is ok for him to review the plan. Setbacks on the private road were discussed.

116 North Warren Avenue - Proposed Parking Lot

Carroll Sinquett does not believe that a zoning variance is required. The proposed parking lot “just makes sense.”

Candidates for Planning Commission Memberships

Jeff Lorine and Aaron Abel were present. Dana Carasella and Jamie Grossman did not attend and will be invited to attend the February 20th meeting. Jeff and Aaron will also return on the February 20 so that Chris and Cecelia can interview them. Aaron Abel is a lifelong member of the community. He attended Great Valley High School and volunteers with the Malvern Business and Professional Association and the bike race. He works for ADP in sales and owns a home in Rain Tree. He has a family member on the East Whiteland Planning Commission.

Jeff Lorine grew up and went to school with Aaron. He is a Corporate Account Executive with Verizon Wireless. His mom teaches at Great Valley and he will volunteer there. Jeff owns a home in Kingsbury. He has a master's degree in education.

Carroll Sinquett explained the Master Planner Certificate program. Dave Knies described the online resources (Malvern website) available to the candidates.

Plans Submitted to the Planning Commission

“By right” plans were discussed.

By right development refers to projects that are permitted under their current zoning and do not require any legislative action by the Borough Council or the Board of Zoning Appeals. They are approved administratively and do not require public hearings.

Public Comment

None

The meeting concluded at 8:50 pm.

Recorded by Marty Laney