

Borough of Malvern

Planning Commission Regular Meeting Minutes

September 18, 2014

Approved Minutes

A regular session of the Planning Commission was held on Thursday, September 18, 2014 at the Malvern Municipal Building. Members present included: Tom Burns, Dana Carosella, Amy Finkbiner, Dave Knies, Chris Mongeau, and Geoffrey Rubino.

Also present: Neil Lovekin, Assistant Borough Manager and Wendy McLean, Borough Solicitor.

Chairperson Knies called the meeting to order at 7:25 pm.

Minutes of September 4, 2014 approved as corrected.

SALDO: 361 Old Lincoln Highway – accept application for review

Joseph Rubino, cousin of owner

Mr. Rubino reviewed the plan with the Commission. The property is at the corner of Raffaella Drive and Old Lincoln Highway. Three single family homes are proposed. All three exit on Raffaella Drive. A driveway turnaround is planned for the corner home only. Sidewalks already exist. There will be one builder for both 347 and 361 and the architecture will be similar to that of Malvern Woods. No variances are needed.

The Historic Commission has approached the Developer for pictures.

Public Comment

John Buckley raised three issues:

- the need for microphones at the meeting
- the lack of a sidewalk at the Malvern Preparatory School and the safety concerns it generates for pedestrians
- the sidewalk on the bridge at rush hour

Dave Knies stated that the sidewalk issue would be addressed in the Sidewalk Survey being conducted by the Commission. He recommended that Mr. Buckley present his concerns about the sidewalks to Borough Council.

Ordinance Revision Work

Wendy McLean, Borough Solicitor

Requirement for plan review by a certified Arborist

Ms. McLean stated that most communities use a Certified Landscape Architect for this review. The Architect would be appointed by Borough Council. The applicant pays for the review.

The Architect could assist with the development of a landscape standard and would assist on big projects such as screening, basins and commercial development.

Specimen trees were discussed and Ms. McLean offered to draft language for specimen trees and the Landscape Architect.

Impervious area calculations

The Commission requested clarification on:

- the definition of “lot area”
- the storm water language in the SALDO which differs from the storm water ordinance on porous paving

Wendy McLean will follow up with Dan Daley, Borough Engineer, on both issues.

Requirement for “by right” version along with plan submission

The pros and cons of requiring a “by right” plan were discussed. Dave Knies suggesting adding a sentence to permit the Planning Commission to ask for a “by right” plan. Wendy McLean noted that section 302 already permits the Commission to request another sketch plan.

Definitions for open space & active and passive recreational uses

The Commission noted that the current definitions are inconsistent. They questioned whether the definitions used in the Comprehensive Plan could also be used in the SALDO.

Wendy McLean will follow up on this.

Instances of the usage of the work “generally” or similar terms

Discussion included: the definition of active recreation, generally parallel, flag lots, outdoor storage, and signs and billboards.

Wendy McLean will review the language and make recommendations.

Chris Mongeau moved and Amy Finkbiner seconded a motion to delete section 511.F (re lot depths) from the 2006 SALDO. The motion passed with Geoff Rubino abstaining.

Fee- in-lieu-of language

Wendy McLean stated that the language in 515.b is appropriate.

Rear yard set backs were removed from discussion.

Ms. McLean will attend the October 16, 2014, meeting of the Commission.

New Business

Ms. McLean stated that the Borough is working on a wireless ordinance due to the construction of distributed antennae systems.

The meeting was adjourned at 9:20 pm.

Recorded by
Marty Laney