

MALVERN BOROUGH
PLANNING COMMISSION
In-Person & Via Zoom Conference
Malvern, PA 19355

April 20, 2023
7:30 PM

1. CALL TO ORDER – 7:32 PM

PLANNING COMMISSION PRESENT:

Carroll Sinquett, Chair
Zoe Warner, Ph.D., Vice Chair
David Knies, Ph.D., Commissioner
Christopher Mongeau, Commissioner
Geoff Rubino, Commissioner
Brian Hamilton, Commissioner
Scott Oswald, Commissioner
Lynne Frederick, Alternate Commissioner

ABSENT:

Staff & Professionals Present:

Corinne J. Badman, Assistant Borough Manager & Assistant Zoning Officer
Kenneth Kynett, Esq.
Dan Daley, Borough Engineer

ABSENT:

1. MINUTES

A motion was made by Dr. David Knies, Ph.D., seconded by Mr. Christopher Mongeau, and carried by a vote of 7-0, to approve the minutes from the February 16, 2023 meeting of the Planning Commission as amended.

NEW BUSINESS

- Malvern Prep- Turf Field- First Review

The planning commission discussed the plans submitted by Terraform Engineering as well as Borough Solicitor, Dan Daley's first review letter. The applicant will address the issues listed and be back to present updates at a future Planning Commission meeting.

Mr. John Buckley, Church St., commented on sidewalks from Malvern Prep to the Borough.

- Malvern Prep- Tolentine Hall- Second Review

The Malvern Planning Commission discussed the updated plans and review letter with the applicant and Borough Engineer, Dan Daley.

A motion was made by Dr. David Knies, Ph.D., seconded by Dr. Zoe Warner, Ph.D., and carried by a vote of 7-0, to recommend Borough Council approval of the Malvern Prep Tolentine Hall Land Development with waivers requested, any tree planting to be native, and subject to any continuing discussions with Borough Engineer, Dan Daley

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- Conditional Use- 160 Quaker Lane

The Malvern Planning Commission discussed with the applicant the proposed use of the space located at 160 Quaker Lane.

A motion was made by Mr. Christopher Mongeau, seconded by Dr. David Knies, Ph.D., and carried by a vote of 7-0, to recommend Borough Council proceed with the Conditional Use Hearing regarding 160 Quaker Lane.

Mr. Eli Kahn, Monument Ave, commented on the positive impact this company will bring to the Borough.

- Sketch Plan Review- Pennsylvania Ave Woods

The Malvern Planning Commission discussed the sketch plans submitted by the applicant. The applicant will continue to look into the matter and decide whether to formally submit plans for Land Development in the future.

Mr. Danny Fruchter, Channing Avenue, commented on the property being considered as open space per the Comprehensive Plan.

2. OLD BUSINESS

The Malvern Planning Commission discussed the Sidewalk Plan with the Planning Commission Solicitor.

3. PUBLIC COMMENT

Mr. John Buckley, Church Street, commented on sidewalks in the Borough, the waiver process, and the intersection of King Street and Bridge Street being a safety issue.

Mr. Danny Fruchter, Channing Avenue, commented on the sidewalk, which is proposed near the Randolph Woods area as well as by the proposed Bike Track.

4. ADJOURNMENT

A motion was made by Mr. Christopher Mongeau, seconded by Dr. Zoe Warner, Ph.D., and carried by a vote of 7-0, to adjourn the meeting at 9:43 PM.

Respectfully submitted by,

Corinne J. Badman
Assistant Borough Manager & Assistant Zoning Officer
Acting Secretary