

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

April 21, 2022
7:30PM

1. CALL TO ORDER – 7:40PM

PLANNING COMMISSION PRESENT:

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

ABSENT:

Brian Hamilton, Commissioner

Staff & Professionals Present:

Dan Daley, P.E. Borough Engineer
Kenneth Kynett, Esq., Planning Commission Solicitor via ZOOM
Tiffany M. Loomis, Borough Manager & Zoning Officer

ABSENT:

None

2. MINUTES

A motion was made by Mr. Chris Mongeau, seconded by Dr. Zoe Warner, Ph.D., and carried by a vote of 6-0, to approve the minutes from the April 21, 2022 meeting of the Planning Commission as amended.

3. NEW BUSINESS

• 551 SUGARTOWN ROAD

The applicant is proposing to consolidate and subdivide parcel 2-6-29 (owned by Paoli Memorial Grounds) and parcel 2-6-30 (owned by Renahan Building Group) into two lots and construct two single-family dwellings. The parcels are located at the corner of Sugartown Road and Monument Avenue. Access for Lot 1 is proposed to be off of Sugartown Road (PennDOT road) and access for Lot 2 is proposed to be off of Monument Avenue.

The Applicant's Engineer, Scott Dreisher, P.E. presented the plans to the Planning Commission, Borough Engineer, and Borough staff.

The Borough Engineer's review letter, dated April 15, 2022 was reviewed in detail by the Borough Engineer and Planning Commission.

Additionally, the Fire Chief and Fire Marshal's reviews were discussed in detail.

Mr. Ken Kynett, Esq. explained the waiver regulations and its intent pursuant to Section 181-802(b) for the Subdivision and Land Development code.

The Planning Commission requested a site visit and the Applicant's Engineer agreed. Borough staff will coordinate the site visit in the near future.

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4. OLD BUSINESS

The East Whiteland Township Comprehensive Plan discussion was tabled until the next scheduled meeting on May 5, 2022.

5. PUBLIC COMMENT

Mr. Robert Barrett, Monument Avenue, commented on: R2 Residential Zoning; development standards; stormwater concerns regarding the proposed project at 551 Sugartown Road; and the lack of property-owner notification when the Willistown Township and Malvern Borough Police Departments used the current home at 551 Sugartown Road for police training.

6. ADJOURNMENT

A motion was made by Dr. Dave Knies, Ph.D., seconded by Mr. Chris Mongeau., and carried by a vote of 6-0, to adjourn the meeting at 9:20 PM.

Respectfully submitted by,
Tiffany M. Loomis
Borough Manager/ Secretary