

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

March 21, 2024  
7:30 PM

1. CALL TO ORDER – 7:33 PM

PLANNING COMMISSION PRESENT:

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

ABSENT:

Scott Oswald, Commissioner (Training)  
Zoe Warner, Ph.D., Commissioner

Staff & Professionals Present:

Corinne J. Badman, Assistant Borough Manager and  
Assistant Zoning Officer  
Ken Kynett, Esq., Planning Commission Solicitor

ABSENT:

1. MINUTES

A motion was made by Mr. Christopher Mongeau, seconded by Dr. David Knies, Ph.D., and carried by a vote of 5-0, to approve the minutes from the February 1, 2024 meeting of the Planning Commission as amended.

2. NEW BUSINESS

- Exxon Property Discussion for Official Map

Council Member Mark Niemiec discussed the possibility of adding the property located on King Street to the Official Map in order to preserve it for a possible municipal parking lot and offer EV charging capabilities.

The MPC discussed the feasibility of the property being used for parking and what the hurdles may be in achieving this.

At this time the MPC does not feel this property should be added to the Official Map due to the fact that the Borough does not have a clear vision or plan as to what can actually be done on the property.

- Greenway Trail Connection

Council Member Mark Niemiec presented an alternative path from Randolph Woods to connect to Warren Avenue. This path would come up First Avenue instead of along Second Avenue.

The MPC discussed both the pros and cons of moving the path along First Avenue.

## PLANNING COMMISSION MEETING

March 21, 2024

Page 2 |

At this time the MPC feels moving the path to First Avenue would be a cause for public safety due to the lack of sidewalks and the current traffic load First Avenue brings. Second Avenue has a natural green path along the Malvern Retreat property, and the road has less traffic on it.

### 3. OLD BUSINESS

- Annual Report 2023

Chairman Carroll Sinquett advised Assistant Manager Badman to send the annual report statistics to Commissioner David Knies, Ph.D., and Commissioner Zoe Warner, Ph.D., for them to review and comment.

### 4. PUBLIC COMMENT

John Buckley of Church Street, commented on the sidewalks along First Avenue, the Exxon Gas Station property, and the walkway to Malvern Prep.

### 5. ADJOURNMENT

A motion was made by Mr. Christopher Mongeau, seconded by Mr. Brian Hamilton., and carried by a vote of 5-0, to adjourn the meeting at 8:50 PM.

Respectfully submitted by,

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