

1. CALL TO ORDER – 7:38PM

PLANNING COMMISSION PRESENT:

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

ABSENT:

David Knies, Ph.D., Commissioner  
Brian Hamilton, Commissioner

Staff & Professionals Present:

Corinne J. Badman, Assistant Borough Manager & Assistant Zoning Officer  
Dan Daley, P.E. Borough Engineer  
Kenneth Kynett, Esq., Planning Commission Solicitor  
Tiffany M. Loomis, Borough Manager and Zoning Officer (ZOOM)

ABSENT:

None

2. MINUTES

A motion was made by Mr. Scott Oswald, seconded by Mr. Chris Mongeau, and carried by a vote of 5-0, to approve the minutes from the June 2, 2022 meeting of the Planning Commission as presented.

3. NEW BUSINESS

- 551 Sugartown Road Resubmittal

The Malvern Planning Commission reviewed and discussed the plans with Applicant. It was recommended they revise their plans pursuant to the Borough's Engineer's review letter, dated August 12, 2022, and upon a recommendation of approval from the Borough Engineer to be rescheduled before the Planning Commission for further review.

- 626 Highland Avenue SALDO Submittal

The Malvern Planning Commission reviewed and discussed the plans with the Applicant.

A motion was made by Mr. Chris Mongeau, seconded by Mr. Geoff Rubino, and carried by a vote of 5-0, to recommend approval of the proposed plan for 626 Highland Avenue by Borough Council, including the requested waivers referenced in the August 18<sup>th</sup>, 2022 letter of Christopher C. Yohn, P.E. CPESC, the grant of said waivers to include payment to the Borough of a fee-in-lieu for the waiver of sidewalks and curbs, and subject to the Borough Engineer's review letter dated August 12<sup>th</sup>, 2022.

4. OLD BUSINESS

- 2022 Revised Comprehensive Plan

## PLANNING COMMISSION MEETING

August 18<sup>th</sup>, 2022

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The Malvern Planning Commission reviewed and discussed the Chester County Planning Letter and suggestions on the 2022 Comprehensive Plan. A recommendation was made to renumber the plan according to the suggestion of Chester County Planning and for Borough Council to move forward with the hearing for approval consideration.

### 5. PUBLIC COMMENT

Mr. John Buckley, Church Street, commented on sidewalks on First Avenue and a traffic light at Bridge and King Streets

### 6. ADJOURNMENT

A motion was made by Mr. Chris Mongeau, seconded by Dr. Zoe Warner Ph.D., and carried by a vote of 5-0, to adjourn the meeting at 9:12 PM.

Respectfully submitted by,  
Corinne J. Badman  
Assistant Borough Manager & Assistant Zoning Officer  
Acting Secretary