

MALVERN BOROUGH  
COMPREHENSIVE PLAN TASK FORCE  
Zoom Conference  
Malvern, PA 19355

February 17, 2021  
7:30 P.M.

1. CALL TO ORDER

COMPREHENSIVE PLAN TASK FORCE PRESENT:

Dr. Helise Bichefskey, DO  
Dr. Amy Finkbiner, Ph.D.  
Mr. Danny Fruchter  
Mr. Fran Givnish  
Dr. Dave Knies, Ph.D. (**VICE-CHAIRMAN**)  
Mr. Chris Mongeau (**CHAIRMAN**)  
Ms. Cathy Raymond, Esq.  
Ms. Julie Raynor  
Mr. Brian Walker  
Dr. Zoe Warner, Ph.D.

ABSENT:

Mr. Joe Bones

Staff & Professionals Present:

Mr. Christopher Bashore, Borough Manager  
Ms. Meredith Mayer Braine, Brandywine Conservancy  
Mr. Grant DeCosta, Brandywine Conservancy  
Ms. Tiffany M. Loomis, Assistant Borough Manager & Zoning Officer  
Ms. Alicia Marziani, Park & Recreation Coordinator & Administrative Assistant  
Mr. Kevin Myers, Chester County Planning Commission  
Mr. Brendon Phillips, Malvern Borough Council  
Ms. Lynne Frederick, Malvern Borough Council Historical Commission

2. CALL TO ORDER & APPROVAL OF COMPREHENSIVE PLAN TASK FORCE FOR JANUARY 20, 2021

Chairman Chris Mongeau called the meeting to order.

Chairman Chris Mongeau addressed that he will be requesting volunteers to form a Land Use Subcommittee to address potential development in Malvern Borough.

The meeting minutes for January 20, 2021, prepared by Ms. Alicia Marziani, were approved by the Comprehensive Plan Task Force, as corrected, and will be placed on the Malvern Borough Website.

Ms. Meredith Mayer Braine introduced Mr. Kevin Myers, an urban planner from the Chester County Planning Commission. He will be working on this project moving forward.

3. REVIEW UPDATED SCHEDULE

Ms. Meredith Mayer Braine presented and reviewed the updated schedule as of January 2021. A few items have been re-arranged and the timeline is on track.

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Mr. Danny Fruchter asked for a more detailed schedule of how the Community Visioning Session would be carried out and expressed strong doubts about the proposed April 8 public visioning session. He expressed the meeting was too soon and should be delayed. Additionally, he requested that all drafts be sent well in advance for comments to be circulated well in advance.

Ms. Meredith Mayer Braine explained that the Comprehensive Plan Task Force chose, as a collective body, to hold the Community Visioning Session in April 2021. It will be up to the Comprehensive Plan Task Force to push the Community Visioning Session to a later date if everyone feels appropriate.

Ms. Meredith Mayer Braine explained the overall outline of the Community Visioning Session that was reviewed in detail at the December 2020 meeting. Mapping and exercises will be reviewed and performed at the Community Visioning Session.

Mr. Danny Fruchter asked if this Comprehensive Plan Task Force will be included in the Community Vision meeting.

Ms. Cathy Raymond, Esq. asked for further clarification on the Community Vision meeting dates scheduled.

Ms. Meredith Mayer Braine confirmed that the Comprehensive Task Force will be included and a part of the Community Vision meeting scheduled for April 8, 2021 with a rain date of April 12, 2021.

Mr. Christopher Bashore presented the flyer for the survey and explained that Ms. Alicia Marziani created this marketing material. Ms. Alicia Marziani confirmed that the flyer has all the same information as the post card sent around.

Mr. Brian Walker asked how many responses have been received regarding the survey circulated.

Ms. Meredith Mayer Braine confirmed that two (2) email blasts of the survey have been circulated and one hundred and eighty-eight (188) surveys have been received. The survey postcard will be sent via hard copy first class mail within the week.

Mr. Christopher Bashore confirmed that the responses received to date are far more than were received for the Transit Oriented Development study that was conducted in Year 2017.

#### 4. REVIEW BACKGROUND MAPS FOR THE PLAN

Ms. Meredith Mayer Braine presented updated draft mapping products. A total of eight (8) maps will be reviewed and defined as inventory maps. She requested that everyone curtail their comments to what is existing and needs to be added to the maps.

The Base Map, which delineates the boundaries in the Borough, was reviewed by Ms. Meredith Mayer Braine.

Mr. Danny Fruchter asked if the Willistown Conservation Trust to add the water course features to the Malvern Retreat property on the Base Map.

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Ms. Meredith Mayer Braine will look into this matter further.

The **Land Resources Map** was presented by Mr. Grant DeCosta, reviewed the legend in detail, and the following concerns and/or comments were addressed or made:

- Specifically name the water bodies (i.e. Massacre Run, Ruth's Run, etc.)
- Capitalize the word "Formation" on the geology portion in relation to the Glen Arm Wissahickon Formation
- Ruth's Run should be properly delineated on the mapping
- Roads and streams should be shown outside the Borough boundary for orientation purposes. Ruth's Run is an example of stretching across a large territory that many are interested in.

Mr. Grant DeCosta explained that there is a water resource map where these items would be best addressed.

The **Biotic Resource Map** was presented by Mr. Grant DeCosta, reviewed the legend in detail, and the following concerns and/or comments were addressed or made:

- Natural heritage areas supporting landscape was asked to be explained in detail
- The northeast wooded area behind Miner Street no longer exists as shown on the Map
- The woodland interior shown does not take into account the recent logging activity that has occurred at the Malvern Retreat property. The purpose of showing this feature on the map is for its existence and not the quality itself.
- The map needs to address and represent the quality of habitat to effectively represent natural resources. An example of this would be the restoration work that is planned to take place at Randolph Woods.
- North Warren Avenue is not properly reflected on the map and needs to be corrected that may be due to the layering use of the map.

Mr. Grant DeCosta explained that this is a designation designated by the Pennsylvania Natural Heritage areas to address and protect species that exist in forest and plant communities (i.e. Bog turtles, etc.)

Mr. Grant DeCosta explained that woodland resources will be properly identified throughout the comprehensive plan process either via mapping or within the contents of the plan.

The **Water Resources Map** was presented by Mr. Grant DeCosta, reviewed the legend in detail, and the following concerns and/or comments were addressed or made:

- Little Valley Creek is located in the Schuylkill Watershed which ends up going to the Delaware
- The legend for high quality watershed does not include hatching. This needs to be clearly defined and shown.

The **Parks, Open Space, & Recreation Map** was presented by Ms. Meredith Mayer Braine, reviewed the legend in detail, and the following concerns and/or comments were addressed or made:

- The sidewalk needs to be properly delineated from North Warren Avenue to Second Avenue
- The sidewalk extension needs to be properly delineated that is scheduled for Quann Park
- The names for Quann Park and Burke Park are reversed on the plan must be corrected

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- The Patriots' Path section that is planned to extend from South Warren Avenue to First Avenue to Paoli Pike is defined on Malvern's Official Map, which can be consulted to correctly show the existing easement.
- Homeowners Association ("HOA") spaces are shown on this map to enable discussion of potential stormwater issues that may arise in the future
- All existing and planned trails to be shown on the map. Mr. Joe Bones can provide further details regarding Randolph Woods specifically
- Note on the Malvern Prep Property and Malvern Retreat to be marked specifically as unprotected open space
- Title the map "Parks and Public Open Space" due to various properties not being dedicated open space

Mr. Christopher Bashore confirmed that a pump station for the Borough's sanitary sewer system is located off of Crestside Way. There are very steep slopes on this property. Additionally, the Borough owns the parcel of property located near the Malvern Veterinary Hospital on South Warren Avenue

The **Historic Resource Map** was presented by Ms. Meredith Mayer Braine and referred that Ms. Lynne Frederick is available for questions and concerns. The following concerns and/or comments were addressed or made:

- The map is outdated and needs to be updated. Ms. Lynne Frederick will be aiding in this process
- There is an existing ordinance that classifies historic resources
- Ms. Alicia Marziani will send Ms. Meredith Mayer Braine the existing historic ordinance for the map to include all properties that are designated in the ordinance. There are approximately 20 properties listed in the ordinance, however there are many more properties that need to be reflected on the revised map.
- Class I property is considered a designation from another body (i.e. Paoli Battlefield Preservation Fund), Class II property is considered highly significant at a local level and meets certain standards, and Class III property is considered properties that are at least fifty (50) years old. Borough Council has set the goal of selecting one-hundred (100) historic properties that meet a majority of the criteria set forth. Currently the Historical Commission has narrowed this goal down to one-hundred twenty five (125) properties
- This matter will be discussed in further detail at the June 16, 2021 meeting

The **Community Facilities Map** was presented by Ms. Meredith Mayer Braine, reviewed the legend in detail, and the following concerns and/or comments were addressed or made:

- The post office is labeled incorrectly and needs to be corrected
- The number of churches has gone from six (6) to five (5)
- Sidewalks can easily be shown on this map
- Public Works Facilities to be shown
- Malvern Retreat property to be shown
- Memorial Park to be shown

The **Existing Zoning District Map including Aerial** was presented by Ms. Meredith Mayer Braine, reviewed the legend in detail, and the following concerns and/or comments were addressed or made:

- The map needs to be updated to be pleasing to the eye. The old plan was referenced to be looked into

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- Overlays are shown on other maps and not specifically on this map

### 5. OTHER ITEMS

Mr. Danny Fruchter commented that water resources, open space, and forests need to be marked and represented on the updated maps outside the borders of Malvern Borough.

Dr. Dave Knies, Ph.D. asked if the official map can be one of the maps as well. Ms. Meredith Mayer Braine confirmed that this can be done and discussed at the Community Visioning Session.

Chairman Chris Mongeau asked for volunteers for the Land Use Sub-Committee.

Dr. Zoe Warner, Ph.D., Mr. Joe Bones, Ms. Julie Raynor, Ms. Cathy Raymond, Esq. and Mr. Brian Walker volunteered to discuss all developable properties located in Malvern Borough.

Chairman Chris Mongeau asked that a Chair be appointed in the Land Use Sub-Committee. Mr. Christopher Bashore will assist in this process to ensure a Chair is appointed. Further details will be determined thereafter regarding sub-committee meetings, etc.

### 6. PUBLIC COMMENT

No public comments were made.

### 7. ADJOURNMENT

Chairman Chris Mongeau adjourned the meeting at 9:00 PM.

Respectfully submitted by,

Tiffany M. Loomis  
Assistant Borough Manager & Zoning Officer