

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, August 16, 2017

PUBLIC MEETING

PRESENT: James Griffin, Council President
Karen Tutino, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
Colleen Leonard, Council Member
Jane Flanagan, Council Member
Robert Frost, Mayor

ALSO PRESENT: Stephanie Cecco, Interim Borough Manager
Michael J. Savona, Borough Solicitor

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Mr. James Griffin, Council President, called the meeting to order at 7:00 PM.

PRAYER FOR COUNCIL

Council Vice President Karen Tutino read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Cecco announced on behalf of President Griffin that Council had held an Executive Session prior to the meeting on both a personnel matter and a legal matter and shared that the order of business would be modified to move item a.) of unfinished business to the first matter of business that evening. Ms. Cecco then requested that Mr. Savona introduce the public hearing.

a.) Public Hearing on 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application.

Mr. Savona opened the public hearing for the 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application and announced that he had received notification from Mr. Edmund Campbell, the attorney representing the applicant, that they would like to continue the hearing scheduled for that evening; he also shared that the two parties who entered an appearance had consented to the continuance as well. Mr. Savona made a recommendation to grant continuance of the hearing.

Ms. Sokolowski made a motion to grant continuance of the hearing to a date certain being October 4th, 2017 at 7:00 PM in Council Chambers at the Borough Hall, seconded by Ms. Barton. The motion carried 7-0.

PRESENTATIONS

a.) Consider preliminary and final approval for 100-102 Forrest Street plans for subdivision and land development: Mr. Thomas Jones, Applicant.

Mr. Dave Zepp, of Joseph M. Estock Engineers, was present representing the property owner, ACL Development, and developer, Mr. Tom Jones. Mr. Zepp provided a summary of the plans and explained that one recent improvement to the plans was the addition of an ADA accessible crosswalk at the intersection. Ms. Leonard and Ms. Sokolowski expressed concerns about the bump outs that were added to accommodate the crosswalk and Ms. Leonard requested that Mr. Ray Sokolowski, the Director of Public

Services, share his opinion on the matter. Mr. Sokolowski explained that he had not viewed the plans before they had come before Council that evening to offer his feedback and expressed concerns about snow removal near the crosswalk. Council discussed the matter further before Mr. Savona cited a second concern related to the parking space configuration. Mr. Ed Hughes, Attorney for the applicant, entered the meeting and Mr. Savona explained to him his recommendation that Council consider tabling the approval due to the configuration of the bump outs and handicapped ramp creating a public safety issue when Public Services handles snow removal on Forrest Street and because the Borough Engineer and outside consulting firms have outstanding issues with respect to the size of the parking spaces currently configured in the back of the homes; the spaces do not provide enough clearance to park a large-sized vehicle without protruding into the area of the garage door which could lead the residents to park on the street.

Following additional discussion, Ms. Leonard made a motion to table considering the preliminary and final approval for 100-102 Forrest Street plans for subdivision and land development: Mr. Thomas Jones, Applicant, to the next work session on September 6th, seconded by Ms. Barton. The motion carried 7-0.

b.) Hearing regarding a waiver of off-street parking for 4 East 1st Avenue, Authentically Greek, LLC.

Ms. Cecco requested that Ms. Chris Stetler, Community Development and Zoning Officer, introduce the item. Ms. Stetler shared that the applicant proposed a restaurant use at the site which has no off-street parking. Ms. Stetler shared that the applicants were in attendance and business owner, Maria Corpus, introduced herself, Mr. Maros Capadias, the architect, and Mr. James Shudis, her business partner, who were present for the hearing. Ms. Corpus explained that the business would be a fast, casual restaurant with 80% of business coming from walk-up patrons; the restaurant has capacity to seat twenty-eight individuals but due to location, it would primarily provide takeout service. The business owners shared additional details about the business in response to Council's questions. Ms. Sokolowski shared Council's concern that that area of town has limited parking and both she and Mr. Stokley offered suggestions to reduce traffic to the site and encourage quick turnover for business. Ms. Sokolowski also inquired whether any attempt to secure parking elsewhere, such as in a parking structure, had been made by the business owners and the owners confirmed that they were not aware that they could make other arrangements for parking.

Council discussed the matter further before **Ms. Flanagan made a motion to approve the waiver of off-street parking for 4 East 1st Avenue, Authentically Greek, LLC, seconded by Mr. Stokley. The motion carried 7-0.** Ms. Sokolowski requested that Ms. Cecco work with the owners to secure additional parking and Ms. Cecco agreed to do so.

c.) Police Department Traffic Report: 6th Avenue Traffic Study, 6th Avenue Stop Sign, and Traffic Control Action Plan.

Lieutenant George Metz shared that the Police Department had recently conducted a speed survey on the 400 Block of West 6th Avenue and that they had compared the results with one that had been run in the area in Fall of 2016; this survey was conducted with the speed display mode off so that drivers could not see their speed and, even with this modification, the numbers for both surveys were similar. Lt. Metz explained that enforcement percentages are very low and over 70% of drivers are travelling at or under the speed limit; during the study day, there was only one high risk violator and that person reached 55 MPH. Lt. Metz expressed his opinion that that area of the Borough presents unique factors that contribute to the traffic issues there because the street is very wide, which encourages speeding, there are poor sight lines, and there are driveways. Lt. Metz added that the Mayor's stop sign in the neighborhood would have a positive effect to slow speeders and explained that the police are implementing a Borough-wide initiative to increase their presence over a period of time during the start of school to spread public awareness; they have begun a new patrol routine and it will be compiled into a report for Council in the near future. Council thanked Lt. Metz before moving to the next matter.

CONSENT AGENDA

Ms. Cecco introduced the matters on the consent agenda.

- a.) Approve and adopt the July 5 and July 19 Meeting Minutes.**
- b.) Accept the July-ending Treasurer's Report and Accounts Payable.**

Ms. Leonard made a motion to accept the consent agenda as read, seconded by Mr. Stokley. The motion carried 7-0.

NEW BUSINESS

a.) Consider consenting to terms of the lease with Premier Urgent Care Conshohocken, LLC.

Ms. Cecco explained that item a.) would be tabled for a future Council meeting.

b.) Consider approving the adoption of a revised Federal Program Income Reuse Policy.

Ms. Chris Stetler, Community Development and Zoning Officer, shared that because the Borough's housing rehabilitation program now offers a deferred payment loan to service recipients instead of the previous outright grant, the Borough is required to adopt a Federal Program Income Reuse Policy. Ms. Stetler explained that, if a property that has been given a deferred payment loan is sold, the Borough would receive the loan funds as program income. Ms. Stetler provided Council with a proposed Income Reuse Policy that would require those income funds to be used for other housing rehabilitation programs; another source of income from the program comes from the interest that is generated from funds while they are on account. Ms. Stetler's proposed policy also called for any amount of interest less than five hundred dollars to be retained by the Borough and transferred into the general fund for general use and amounts over five hundred dollars must be returned per state guidelines.

Following Ms. Stetler's explanation, Ms. Flanagan made a motion to approve the adoption of a revised Federal Income Reuse Policy, seconded by Mr. Stokley. The motion carries 7-0.

c.) Consider approving Resolution 2017-16 Fair Housing Resolution.

Ms. Stetler shared that, because the Borough received federal funds, Council is required to pass a resolution that would be presented to the state that indicates their intolerance for housing discrimination.

Ms. Leonard made a motion to approve Resolution 2017-16 Fair Housing Resolution, seconded by Ms. Barton. The motion carried 7-0.

d.) Consider awarding the FY17 Liquid Fuels project contract.

Ms. Cecco shared that the work locations for the project had been discussed previously and recited that they were West 11th Avenue, from Fayette Street to Maple Street, Wood Street, from West 5th Avenue to West 6th Avenue, Forrest Street, from West 2nd Avenue to West 3rd Avenue, East 8th Avenue, from Fayette Street to Hallowell Street, and Jones Street, from East Hector Street to East Elm Street. The base bid proposed for the contract was \$221, 270.00 and the Borough's current budget for the work was \$244,000.00; Ms. Cecco shared her recommendation to award the contract.

Ms. Barton made a motion to award the FY17 Liquid Fuels project contract to Innovative Construction Services in the amount of \$221,270.00, seconded by Ms. Sokolowski. The motion carried 7-0.

e.) Consider approving change order for the A-Field Fence project contract.

Ms. Cecco shared that the matter had been briefly discussed at the previous meeting. She explained that the bid had been accepted for \$239,217.00 and that there is now a change order for consideration to decrease the amount of the contract by \$29,446.00 to bring the amount to \$209, 771.00. The savings are due to a substitute fence and gate approval.

Ms. Flanagan made a motion to approve the change order for the A-Field Fence project contract, seconded by Mr. Stokley. The motion carried 7-0.

f.) Consider approving block party requests: 200 Block of E. 8th Avenue and Conshy Tavern.

Ms. Cecco shared details of a request for a Block Party for the 200 Block of East 8th Avenue to be held on September 9th and, following discussion, **Ms. Sokolowski made a motion to approve the Block Party for the 200 Block of East 8th Avenue on September 9th, seconded by Ms. Leonard. The motion carried 7-0.**

Ms. Cecco shared details of the request for a Second Annual Rib Cooking Contest on October 1st to benefit Beats for Bella and explained that the organizers were requesting a waiver of the operation permit fee and the fire inspector overtime fee.

Ms. Leonard made a motion to approve the Conshy Tavern Block Party for October 1st, seconded by Mr. Stokley. The motion carried 7-0.

UNFINISHED BUSINESS

a.) **Public Hearing on 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application.**

This item was addressed as the first matter of business during this meeting.

PUBLIC COMMENT

Ms. Cecco reminded Council that a draft newsletter was shared with them for their revisions.

Mayor Frost commented that residents complained that there were no trashcans in the park during the prior week's concert in the park; he requested that portable ones be placed for concerts the next year. He also requested that a portable flag be provided for the national anthem. Mayor Frost mentioned that the traffic pattern on 4th Avenue East is confusing to some residents because some areas are back-in and others are pull-in; Ms. Cecco commented that the administration would review and discuss the matter. Mayor Frost also requested an update from Mr. Kevin Tierney on the status of the Beer Festival; Mr. Tierney shared event details at the podium. Finally, he asked Mr. Sokolowski questions regarding window air conditioners that Mr. Sokolowski answered for him.

Ms. Judy Smith Kressley, of West 4th Avenue, shared that her neighborhood experienced a large truck barrel down their streets and take out electric and internet services; she asked if there was a way to prevent trucks from using residential streets. Mr. Griffin advised her to note the license plate number and report these trucks to the Police Department. Lt. Metz also commented that the wires hang lower than they should to add to the problem.

Frank Carlin, a 57-year resident of the Borough, asked for a progress update for the Borough flag pole and Mr. Ray Sokolowski shared the status of the project.

Mr. Stokley inquired whether the Borough has truck route signage in place and Lt. Metz replied that he would review the matter. Ms. Cecco commented that the matter would be discussed at the next administrative meeting. Mr. Stokley also requested that the August concert in the park be moved to September to increase attendance.

Ms. Leonard shared that residents have requested more concerts in more parks. Ms. Teresa Parris commented that it would be nice to incorporate an international night for the concerts.

Ms. Flanagan provided an update on the Mary Wood Park Commission.

Ms. Barton thanked Mr. Sokolowski and his crew for assisting a woman with the removal of bamboo overgrowth.

Ms. Sokolowski shared information about the Fall Rowing Programs free offerings for residents ages 13-17, shared that the Fitness Fusion team is looking to introduce a 5K preparation class at the A-Field walking track, provided an update on the Citizen Survey, and shared a status update on the Comprehensive Plan Task Force.

Mr. Stokley requested that the Community Center offer yoga classes to accommodate former students of St. Mark's that no longer have a place to practice. Ms. Cecco shared that Fitness Fusion is searching for a yoga instructor at present.

ADJOURNMENT

The meeting was adjourned at 8:32 PM.

Respectfully Submitted,

Stephanie Cecco,
Interim Borough Secretary