

CONSHOHOCKEN BOROUGH PLANNING COMMISSION
REPORT TO CONSHOHOCKEN BOROUGH COUNCIL

APPLICANT: DJB Properties, LLC
PROPERTY: 331 West 7th Avenue
MEETING DATE: May 14, 2020
ZONING: BR-1 Borough Residential District One
ACTION DATE: May 14, 2020

COMMISSION ACTION: Recommendation of approval of minor subdivision and land development. The Planning Commission recommended the following conditions:

1. A deed restriction shall be placed on lot 1 restricting use of the garage for parking only (*i.e.* not for storage use)
2. The applicant shall negotiate a fee in lieu of open space pursuant to SALDO § 804

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. plan set prepared by Joseph M. Estock, P.E., 8 sheets, dated January 29, 2020
2. post-construction stormwater management narrative, prepared by Joseph M. Estock, P.E., dated January 29, 2020
3. elevations prepared by Luce Architects
4. 17 photographs of existing conditions
5. October 2, 2017 zoning hearing board decision
6. Review letter of Borough Engineer, dated March 23, 2020
7. Review letter of Borough Zoning Officer, dated March 30, 2020
8. Review letter of Borough Traffic Engineer, dated April 3, 2020
9. Review letter of Borough Fire Marshal, dated April 8, 2020
10. Review letter of Montgomery County Planning Commission, dated March 16, 2020

MEETING SUMMARY:

This is an application for minor subdivision and land development of the property located at 331 West 7th Avenue. The applicant proposes to subdivide the property into 3 lots of 4,200, 3,500, and 3,500 square feet respectively. Lot 1 would contain a single-family detached dwelling; Lots 2 and 3 would contain single-family semi-detached dwellings. Each lot will be improved with a 240 square foot rear patio and 462 square foot concrete pad for two parking spaces with access from the rear alley. Seepage beds are proposed to address stormwater management. Public improvements include concrete curbing, sidewalk, and asphalt pavement restoration along the property frontage of West 7th Avenue; applicant

proposes to widen the rear alley from 13 feet to 15 feet along the property line. All lots would be served by public water and sewer.

The meeting occurred remotely using the Webex platform. The following members of the Planning Commission were present: Stacy Ellam, Chair, Elizabeth MacNeal, Vice Chair, and Judy Smith-Kressley. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, Borough Engineer, Karen MacNair, P.E., Borough Zoning Officer, Eric Johnson, Borough Manager, Stephanie Cecco, and Executive Assistant to the Borough Manager, Brittany Rogers.

Present for the applicant were David Brosso and Joseph Estock, P.E.

Mr. Estock presented the proposal to the Planning Commission with Mr. Brasso providing information as necessary. On Lot 1, a compliant garage will be built. Lots 2 and 3 will only contain parking pads, with garages to be built if desired later.

Chair Ellam asked questions regarding whether there would be sufficient room in the “compliant” garage for 2 cars. Given the maximum size permitted, there would be “just barely” enough room. Mr. Brosso explained that while a garage is necessary in the single-family detached housing market in Conshohocken, the parking pads were sufficient for the semidetached housing market. Mr. Brosso also pointed out that the pads would actually provide more parking space than the garages. With respect to the setback of the proposed dwellings, Mr. Brosso explained that the 10’ setback was consistent with the established building line in the area.

The Planning Commission recommended approval of the application, subject to the conditions set forth above. Vice Chair MacNeal moved the motion; Chair Ellam seconded; the vote was unanimous.

CONSHOHOCKEN BOROUGH PLANNING COMMISSION
REPORT TO CONSHOHOCKEN BOROUGH COUNCIL

APPLICANT: SEPTA
PROPERTY: Intersection of Oak Street and railroad right-of-way
MEETING DATE: May 14, 2020
ZONING: SP-3 Specially Planned District Three;
SP-1 Specially Planned District One
ACTION DATE: May 14, 2020

COMMISSION ACTION: Recommendation of approval of waiver of land development. The Planning Commission recommended the following conditions:

1. the applicant shall obtain the approval of the Borough's Traffic Engineer for the turning radius at Stoddard Avenue and Oak Street
2. the applicant shall obtain all approvals required by the Borough before performing improvements in the area of the old SEPTA station

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. Plans for Conshohocken Station - General I Architectural - 7 sheets dated various as prepared by SEPTA EM&C Division
2. Plans for Conshohocken Station - Civil - 41 sheets dated January 28, 2020 as prepared by SEPTA EM&C Division
3. Plans for Conshohocken Station – Track - 4 sheets dated December 3, 2019 as prepared by SEPTA EM&C Division
4. Plans for Conshohocken Station - Architectural - 23 sheets dated various as prepared by SEPTA EM&C Division
5. Plans for Conshohocken Station - Structural - 7 sheets dated January 28, 2020 as prepared by SEPTA EM&C Division
6. Plans for Conshohocken Station - Mechanical & Electrical - 9 sheets dated January 28, 2020 (Mechanical) and February 3, 2020 as prepared by SEPTA EM&C Division
7. Plans for Conshohocken Station - Communication and Signals, and New Payment Technology, and Structural - 25 sheets dated various as prepared by SEPTA EM&C Division
8. Plans for Conshohocken Station - Mechanical - 5 sheets dated January 28, 2020 as prepared by SEPTA EM&C Division
9. Plans for Conshohocken Station - Station Building - 14 sheets dated various as prepared by SEPTA EM&C Division
10. Review letter of Borough Engineer, dated March 16, 2020
11. Review letter of Borough Zoning Officer, dated April 6, 2020

12. Review letter of Borough Traffic Engineer, dated April 16, 2020
13. Review letter of Borough Fire Marshal, dated April 8, 2020
14. Review letter of Montgomery County Planning Commission, dated March 30, 2020
15. SEPTA response letter to review letters, dated May 13, 2020

MEETING SUMMARY:

This is an application for a waiver of land development to permit construction of a new Regional Rail Station west of the existing station and to construct a new vehicular and pedestrian at-grade crossing as an extension of Oak Street.

The meeting occurred remotely using the Webex platform. The following members of the Planning Commission were present: Stacy Ellam, Chair, Elizabeth MacNeal, Vice Chair, and Judy Smith-Kressley. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, Borough Engineer for the project, Chris Fazio, P.E., Borough Zoning Officer, Eric Johnson Borough Manager, Stephanie Cecco, and Executive Assistant to the Borough Manager, Brittany Rogers.

Present for the applicant were Michael Gill, Esquire, Dan Dwyer, Esquire, and various members of SEPTA's internal engineering and other departments.

Mr. Gill presented the revised plan set, which is still going through SEPTA's internal review process. Mr. Gill explained why the station is being relocated. Mr. Gill explained the substantive waivers requested and why requested.

In terms of the review letters, Mr. Gill explained that SEPTA would comply, except as specifically noted in the response letter. SEPTA will continue to work with the Borough's Traffic Engineer to ensure appropriate turning radius at the intersection of Stoddard Avenue and Oak Street. SEPTA committed to obtaining the approval of the Borough's Traffic Engineer for the intersection.

In response to questions from Member Smith-Kressley, the Borough Solicitor explained what a waiver of land development entails, and when/why waiver would be recommended.

The Borough's Engineer for the project confirmed that SEPTA had filed a response letter and that he was satisfied with those responses. With respect to the waiver for parking stall size, Mr. Fazio explained that he had seen that parking stall size work for other SEPTA parking lots, which function differently than, *e.g.*, a retail parking lot.

The Borough's Zoning Officer explained that he had identified additional variances that would be required. Mr. Gill confirmed that SEPTA's zoning hearing board application would be amended to reflect those additional variances.

With respect to work to be done in the area of the old SEPTA station, SEPTA agreed it would obtain any approvals required by the Borough for that work.

Vice Chair MacNeal questioned the relief sought by SEPTA with respect to landscaping, and confirmed that landscaping was different in terms of the waiver sought than required street trees.

Chair Ellam asked questions regarding the sidewalk widths, and noted that the sidewalks should be closely reviewed due to the amount of foot traffic in the area. Chair Ellam also requested that the Borough review closely the request for a waiver from the sidewalk width, to determine whether the gained spaces were worth the smaller space sizes. The remainder of the Planning Commission agreed that these concerns should be considered directly by the Borough's professionals, staff, and by Borough Council. SEPTA did confirm that the sidewalks would be ADA compliant in all areas, even with the requested waiver.

The Planning Commission recommended approval of the waiver, subject to the conditions set forth above. Vice Chair MacNeal moved the motion; Chair Ellam seconded; the vote was unanimous.