

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, February 15, 2023

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President  
Tina Sokolowski, Vice President  
Anita Barton, Council Member  
Stacy Ellam, Council Member  
Kathleen Kingsley, Council Member  
Adrian Serna, Council Member  
Karen Tutino, Council Member  
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager  
Michael E. Peters, 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. Ms. Leonard, Council President, called the meeting to order at 7:00 PM.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

There were no Council President announcements.

**PUBLIC COMMENT (for agenda items only)**

There was no public comment pertaining to agenda items.

**PRESENTATIONS**

- a.) **Proclamation 2023-02 recognizing the Conshohocken Italian Bakery for 50 years of service to the community**

Ms. Kingsley read the proclamation recognizing the Conshohocken Italian Bakery for 50 years of service.

**Ms. Kingsley made a motion to approve Proclamation 2023-02 recognizing the Conshohocken Italian Bakery 50 years of service, seconded by Ms. Sokolowski. The motion carried 7-0.**

**LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES**

- a.) **Consider granting a waiver of off-street parking for 126 Fayette Street, Beauty In Us**

Mr. Peters reviewed the proposed Decision, Order and Agreement for a waiver of off-street parking for 126 Fayette Street. He explained that the decision grants a waiver of off-street parking for a nail salon conditioned on compliance with the representations made in the application and at the public hearing.

**Mr. Serna made a motion to approve a waiver of off-street parking for 126 Fayette Street, Beauty In Us, seconded by Ms. Barton. The motion carried 7-0.**

- b.) **Consider approving Resolution 2023-06 approving preliminary/final land development for 701 Fayette Street**

Mr. Peters explained that the applicant is proposing to construct a three-story mixed-use building with retail use on the ground floor and a total of nine (9) apartments across the second and third floors. He reviewed the requested waivers and conditions of approval for the proposed resolution.

**Ms. Kingsley made a motion to approve Resolution 2023-06 approving preliminary/final land development for 701 Fayette Street, seconded by Mr. Serna. The motion carried 7-0.**

**CONSENT AGENDA**

Ms. Leonard read and reviewed the items included on the consent agenda.

- a.) **Approve and adopt the January 4 and January 18 Regular Meeting Minutes**
- b.) **Approve the January-ending Treasurer's Report and Accounts Payable in the amount of \$541,978.82**

**Ms. Barton made a motion to approve and adopt the January 4 and January 18 Regular Meeting Minutes and the January-ending Treasurer's Report and Accounts Payable in the amount of \$541,978.82, seconded by Ms. Ellam. The motion carried 7-0.**

#### NEW BUSINESS

- a.) **Consider approving a special event application for the Conshohocken Italian Bakery**

Ms. Cecco shared that the Borough received a special event application from the Conshohocken Italian Bakery to hold an anniversary celebration on Sunday, March 26, 2023 from 1:00pm to 4:00pm. She explained that the request includes the closure of Jones Street between Spring Mill Avenue and Hector Street.

**Ms. Kingsley made a motion to approve a special event application for the Conshohocken Italian Bakery on March 26, 2023 contingent upon final administrative review, seconded by Ms. Ellam. The motion carried 7-0.**

- b.) **Consider approving Resolution 2023-07 amending the Borough's fee schedule**

Ms. Cecco explained that the revised fee schedule includes an increase to escrow costs for residential and commercial conditional use applications and the removal of the fee for the Façade Improvement Program.

**Mr. Serna made a motion to approve Resolution 2023-07 amending the Borough's fee schedule, seconded by Ms. Kingsley. The motion carried 7-0.**

- c.) **Consider authorizing advertisement of bid documents for the 2023 Liquid Fuels Project**

Ms. Cecco asked Council to consider authorizing the bidding of the 2023 Liquid Fuels Road Program. She explained that the Bid Base includes roadway reconstruction and resurfacing on Harry Street from 4th Avenue to 8th Avenue, including the total reconstruction of the intersections. She explained that the Alternate Bid No. 1 includes resurfacing the travel lanes along Spring Mill Avenue from 4th Avenue to Cherry Street. She reviewed the scope of work. She stated that the total estimated construction cost of the bid base and alternate bid is \$556,375.00 and that the project would be funded through PennDOT's Liquid Fuels Program.

**Mr. Serna made a motion to authorize advertisement of bid documents for the 2023 liquid fuels road program project at an estimated cost of \$556,375.00, seconded by Ms. Kingsley. The motion carried 7-0.**

- d.) **Consider authorizing payment certificate no. 1 for the Aubrey Collins Park Retaining Wall Replacement Project**

Ms. Cecco stated that Borough Council authorized the expenditure of emergency funds for the purpose of repairing a retaining wall at Aubrey Collins Park. She shared that the wall has been reconstructed and the contractor is requesting partial payment. She noted that the payment excludes the estimated cost to complete the punch list items.

**Ms. Barton made a motion to authorize payment certificate no. 1 for the Aubrey Collins Park Retaining Wall Replacement project in the amount of \$50,800.00, seconded by Ms. Sokolowski. The motion carried 7-0.**

#### UNFINISHED BUSINESS

- a.) **Consider appointing applicants to the Main Street Overlay Ordinance Task Force**

**Ms. Kingsley made a motion to appoint Bill McLaughlin, Bill Tsoubanos, Julian Miraglia, Lisa Rhodes, Brian Magrann, Tina Sokolowski, and Stacy Ellam to the Main Street Ordinance Overlay Task Force, seconded by Ms. Barton. The motion carried 7-0.**

- b.) **Consider awarding a bid for design consultant services for the Sutcliffe Park Trail Reconstruction Project**

Ms. Cecco explained that, in order for the Borough to proceed with its project to reconstruct the walking trail at Sutcliffe Park, an RFP must be advertised and issued for a design consultant. She stated that the Borough received a \$250,000.00 grant for this project and that a design consultant is a requirement of the grant. Ms. Cecco provided an overview of the proposed RFP timeline.

**Ms. Ellam made a motion to award a bid for design consultant services for the Sutcliffe Park Trail Reconstruction Project to Gilmore & Associates, Inc at a not to exceed cost of \$88,750.00, seconded by Mr. Serna. The motion carried 7-0.**

- c.) **Consider approving a License Agreement with Lumina for a Dog Park**

**Mr. Serna made a motion to approve a License Agreement with Lumina for a Dog Park contingent upon final review by the Borough Solicitor and Borough Manager, seconded by Ms. Barton. The motion carried 7-0.**

**COUNCIL AND MAYOR MATTERS**

Mayor Aronson congratulated the VFW Post 1074 on celebrating its 90<sup>th</sup> anniversary. He shared that he would be offering free notary services during his office hours on February 27, 2023.

Mr. Serna announced that the Fritz Lodge would be hosting a blood drive on February 18, 2023.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

The meeting was adjourned at 7:34 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary