

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, June 6, 2018

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President  
Jane Flanagan, Council Vice-President  
Anita Barton, Council Member  
Tina Sokolowski, Council Member  
James Griffin, Council Member  
Karen Tutino, Council Member  
Yaniv Aronson, Mayor

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

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Leonard announced that the Chief of Police, Michael Orlor, would be retiring in June. She thanked Chief Orlor for his thirty (30) years of service and dedication to the Borough. Ms. Leonard also announced that Amerisource Bergen, a global healthcare solution provider, selected Conshohocken as the new location for its national headquarters.

**PRESENTATIONS**

**a.) Consider preliminary/final minor subdivision and land development approval for 322 East Eighth Avenue: Conshohocken Construction, Mark Jones, Applicant**

Mr. Peters provided an overview of the project. He stated that the applicant proposes to subdivide the property into two (2) lots. He explained that lot 1 would contain the existing portion of the single-family semi-detached dwelling and lot 2 would contain a proposed single-family detached dwelling. Mr. Peters added that both lots would contain driveways accessing the rear alley. He reviewed the conditions of approval per the resolution.

The applicant, Mark Jones, and his attorney, George Ozorowski, were present to answer any questions. Ms. Barton inquired about how the applicant plans to address stormwater drainage at the rear of the property. Mr. Ozorowski replied that stormwater would be captured onsite with an underground detention basin.

**Ms. Sokolowski made a motion to approve preliminary/final minor subdivision and land development for 322 East Eighth Avenue, seconded by Ms. Flanagan. The motion carried 6-0. (Stokley absent)**

**b.) Public Hearing on the adoption of the Borough's Comprehensive Plan, Judy Stern Goldstein, Boucher & James, Inc.**

Mr. Peters opened the hearing and Judy Stern Goldstein, the Borough's Planning Consultant, was sworn in. Ms. Stern Goldstein reviewed each section of the Comprehensive Plan Update. She explained the process leading up to the current draft, as well as the methodology utilized for data gathering.

Mr. Peters called for public comment. There were no comments from the public. Ms. Cecco stated the Montgomery County Planning Commission's review of the plan was received after the 45-day review period. She recommended that Council consider adoption of the plan in two (2) weeks in order to provide time to review the County comments and include aspects of the review letter into the Comprehensive Plan.

Ms. Sokolowski explained that the County noted several inconsistencies between the MONTCO 2040 land use vision and the Borough's Future Land Use Plan.

**c.) 2018 Infrastructure Program Progress Update, Karen MacNair, Gilmore & Associates**

Ms. Cecco introduced Karen MacNair, Borough Engineer, who was present to provide an infrastructure program update. Ms. MacNair confirmed that Gilmore & Associates completed a gutter curb assessment per the request of Council. She reported the findings of the assessment and the cost associated with replacing the inadequate curb to current standards. Then, Ms. MacNair shared the results of the storm sewer televising to date and identified proposed locations and the cost for new stormwater systems. Ms. MacNair presented the probable costs associated with two (2) implementation scenarios. She explained that scenario 1 concentrates on grouping locations to reduce the number of mobilizations and scenario 2 concentrates on the worst conditions and major repairs. For each scenario, Ms. MacNair provided a breakdown of the total cost and scope of work per year, over five (5) years.

**d.) Presentation of Project Estimates for Mary Wood Park House and the Community Center at the Fellowship House, Seiler + Drury.**

Doug Seiler, Project Manager for the Mary Wood Park House, presented the cost estimate summary for the Mary Wood Park House renovation project. Mr. Seiler provided a brief overview of the process to date and the proposed scope of work. He reviewed costs for exterior work, code compliance and life safety, porch restoration, an elevator and HVAC, electric service and utilities. He also discussed additional costs by floor.

Rich Powers, Project Manager for the Community Center, presented the cost estimate summary for the Community Center renovation project. He briefly reviewed the recommended scope of work, which was separated into seven categories: program wing, fitness center, locker rooms, lobby, multi-purpose room, gymnasium and exterior. For each of the categories, Mr. Powers provided a breakdown of the total cost.

Ms. Barton inquired about the rationale for recommending the installation of security doors in the lobby. Ms. Cecco replied that creating one point of entrance would allow the Community Center staff to monitor, and manage members, guests and visitors to the facility in a systematic way.

**COUNCIL BUSINESS**

**a.) Consider 152 West Fourth Avenue Zoning Hearing Board Application**

Ms. Cecco invited Chris Stetler, Borough Zoning Officer, to the podium to introduce the application. Ms. Stetler explained that, in 2015, a zoning petition was filed to convert the non-conforming commercial use on the first floor to a residential unit. She shared that the Zoning Hearing Board conditioned their approval on the first floor unit being occupied by a member of the owner's family. Ms. Stetler stated that the applicant is seeking removal of the condition because the property may be difficult to sell.

John DiPietro, the applicant's attorney, was present and provided an additional overview of the application. Ms. Tutino asked why the Zoning Hearing Board would have placed this type of condition on the approval. Ms. Stetler responded that the reasoning may have been to maintain an owner occupied building in the area. Ms. Tutino commented that she vaguely remembered residents who were concerned about the commercial property being converted to a residential unit. Mr. DiPietro stated the proposed residential use is more appropriate for the area.

**Ms. Barton made a motion to approve sending letter of recommendation to the Zoning Hearing Board for 152 West 4<sup>th</sup> Avenue, seconded by Ms. Sokolowski. A roll call vote was taken. The motion carried 6-0. (Stokley absent)**

**MANAGER MATTERS**

**a.) Consider authorizing the tuition reimbursement for Officer Eric Hall**

Ms. Cecco stated that education reimbursement is an approved expense per the Collective Bargaining Agreement.

**Mr. Griffin made a motion to authorize the tuition reimbursement for Officer Eric Hall, seconded by Ms. Flanagan. The motion carried 6-0. (Stokley absent)**

#### LEGAL MATTERS

- a.) **Consider approving recommended revisions to the Historic Conservation Overlay Ordinance and authorizing the advertisement of Ordinance No. 04-2018 Historic Conservation Overlay Ordinance Amendment**

Mr. Peters stated that Borough administration is recommending an amendment of the Historic Residential Conservation Overlay District Ordinance (HRC Overlay), which requires a conditional use approval before a historic dwelling can be expanded, altered, demolished or converted. He explained that Borough administration has met with stakeholders within the Borough to discuss any concerns they may have with the current Borough land development procedures; the current HRC Overlay was identified. He explained that the conditional use required for expansion or alteration of historic dwellings has deterred purchase of historic homes for single-family use. Mr. Peters reviewed the proposed changes to the Ordinance.

- b.) **Consider approving Resolution 2018-10 establishing procedures for enforcement of façade restrictions contained in the deed dated November 16, 2017 for the property located at 730 Fayette Street.**

Ms. Cecco reminded Council that the Borough holds a deed restriction for Leeland Mansion, which prohibits construction to the façade of the property. Ms. Cecco explained that the resolution establishes certain criteria and guidelines to determine what alterations, revisions or modifications require Borough approval and also establishes a procedure for securing Borough approval when required.

**Ms. Barton made a motion to approve Resolution 2018-10 establishing procedures for enforcement of façade restrictions contained in the deed dated November 16, 2017 for the property located at 730 Fayette Street, seconded by Ms. Leonard. The motion carried 6-0. (Stokley absent)**

#### PUBLIC COMMENT

Mayor Aronson acknowledged the hard work of the Police Department and Fire Police during the Memorial Day Services. He also thanked all parties responsible for making the Conshohocken Arts Festival and Car Show a success.

Ms. Leonard thanked Ms. Cecco and Mr. Peters for their coordination with Amerisource Bergen.

Mike Anson, resident, reported that parked vehicles are blocking access to Thomas Lane Alley. Lieutenant Metz replied that the Police Department would investigate his complaint.

Mark Marine, local Soap Box Derby Director, requested no parking signs be posted on East 8<sup>th</sup> Avenue and Fayette Street prior to the Soap Box Derby event on July 4<sup>th</sup>. Ms. Cecco replied that Borough Administration and Police have already handled the request.

John Costello, 431 East 10<sup>th</sup> Avenue, commented that hidden costs associated with renovating an existing building were not included in the cost analyses presentation for the Community Center and Mary Wood Park House renovation projects. Ms. Cecco thanked Mr. Costello for his concern.

#### ADJOURNMENT

The meeting was adjourned at 9:18PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary