

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, October 18, 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 6:56 PM.

**PRAYER FOR COUNCIL**

Ms. Colleen Leonard read a Prayer for Council.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Mr. Griffin announced that Council held an Executive Session prior to the meeting. Ms. Cecco shared that the order of business would be modified to move item a.) of unfinished business to the first matter and item d.) of new business to the fourth matter of business.

**PRESENTATIONS**

- 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. Leonard made a motion to grant continuance of the hearing to a date certain being December 20, 2017 at 7:00 PM in Council Chambers at the Borough Hall, seconded by Mr. Stokley. The motion carried 7-0.**

- b.) **Consider preliminary/final approval for 307 East 9<sup>th</sup> Avenue plans for subdivision and land development: Mr. Chuck Borkowski, Applicant**

Ms. Cecco invited Mr. Borkowski to the podium to provide an overview of the project. Mr. Borkowski shared that there is an existing lot with an existing home on the lot. Mr. Borkowski explained that he plans to divide the existing lot into two (2) lots, repair the existing single family home, and build a second single family home.

**Ms. Flanagan made a motion to approve the preliminary/final subdivision and land development plans for 307 East 9<sup>th</sup> Avenue, seconded by Mr. Stokley. The motion carried 7-0.**

**c.) Quarter 3 Financial Review and Audit Update, Julie Davis, Dunlap Associates**

Ms. Cecco invited Ms. Davis to the podium. Ms. Davis announced that the audit has been finalized for 2016. The letter of findings was issued, which indicated two (2) findings. The first finding was that the Borough did not issue government wide financial statements. Ms. Davis stated that her hope is that she will be able to issue these statements in 2018 for the 2017 audit. The second item referred to the process of approving bill lists, which has already been changed internally by Borough Administration.

Ms. Davis explained that the September Treasurer's Report shows that the cash position remains strong in governmental funds. Ms. Davis shared that Borough is at 100% of general fund revenues and at 55% for expenses. She added that there were still transfers to be made, but the Borough would remain in good standing. Ms. Davis also mentioned that the software is working, capital assets are in progress and pension MMO's are paid.

**d.) Mary H. Wood Park Renovation Presentation, Ray Sokolowski, Director of Public Services**

Ms. Cecco invited Mr. Sokolowski to the podium to discuss the proposed renovations to Mary Wood Park. Mr. Sokolowski discussed the proposed changes to the layout of the park as well as the equipment in the park. Mr. Sokolowski also announced that he hopes to have the park completed by May 2018.

**e.) Conduct Interview for Civil Service Commission**

Ms. Cecco invited Ms. Deborah Cieslewski to the podium to interview for the Civil Service Commission. Ms. Tutino asked Ms. Cieslewski why she was interested in serving on this committee. Ms. Cieslewski replied that she has always had an interest in law enforcement.

**CONSENT AGENDA**

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

- a.) Approve and adopt the September 6 and September 20 Meeting Minutes**
- b.) Accept the September-ending Treasurer's Report and Accounts Payable in the amount of \$963,813.12**
- c.) Authorize execution of the final AFSCME contract for 2018-2020**

**Ms. Tutino made a motion to adopt all consent agenda items as read, seconded by Ms. Barton. The motion carried 7-0.**

**UNFINISHED BUSINESS**

There were no unfinished business matters.

**NEW BUSINESS**

**a.) National Land's Growing Greener Communities Award**

Ms. Cecco announced that the Conshohocken Borough was the recipient of this year's Natural Land's Growing Greener Award for the Sutcliffe Park Retrofit Project. The project, which was funded in part by the Montco 2040 Implementation Grant Program, provides both environmental and aesthetic improvements to Sutcliffe Park. Ms. Cecco thanked Ms. Stetler and Mr. Hughes for their hard work and effort in obtaining the grant and facilitating the project.

**b.) Consider approving an Addendum to the Police Collective Bargaining Unit for years 2018-2019**

Ms. Cecco shared that this item is tabled until the November 1<sup>st</sup> Council meeting.

**c.) Consider approving the proposed Premier Medical sign per submission from Keystone Property Group**

Ms. Cecco invited Mr. Jake Fruncillo, Leasing Director for Borough Hall, to the podium. Mr. Fruncillo provided an update on the proposed lease for the available retail space in Borough Hall. Mr. Fruncillo

explained that the prospective tenant submitted a proposed sign package and that the execution of the lease is contingent upon approval of the sign package. Mr. Fruncillo presented details of the proposed sign package and answered questions from Council. Council voiced concerns regarding the illumination of the sign.

**Ms. Leonard made a motion to approve the proposed Premier Medical sign subject to the level of the light being adjusted to the satisfaction of Council and the illumination of the sign be extinguished during non-business hours. The motion was seconded by Ms. Flanagan. The motion carried 7-0.**

**d.) Consider a motion to authorize advertisement of the proposed amendment to the Zoning Ordinance submitted by Provco Pineville Fayette, L.P.**

Ms. Cecco asked Mr. Savona to step down from the dais and invited Mr. Matthew McHugh, Borough Special Counsel, to introduce the matter.

Mr. McHugh explained that the Borough received an application for a zoning text amendment, which proposes to amend the R-O District to permit certain additional uses along with special regulations for those uses. Council is being asked to consider the advertisement of that proposed zoning ordinance amendment for a public hearing on November 15, 2017 at 7:00 pm. Mr. McHugh reiterated that a vote to authorize advertisement is not a vote to adopt the ordinance; it is a vote to authorize advertisement to hold a public hearing to consider the ordinance.

**Ms. Leonard made a motion to authorize advertisement of the proposed amendment to the Zoning Ordinance, submitted by Provco Pineville Fayette, L.P., seconded by Ms. Sokolowski.**

Mr. McHugh called for public comment.

Mr. Stephen Pollock, attorney for a group of Borough residents, reviewed previous plans submitted by the developer and summarized the recommendations and decisions made by Borough leadership groups regarding those plans. Mr. Pollock also presented Council with alternative uses for the site as well as an article related to crime and convenience stores.

Tony DeFazio, 812 Fayette Street, provided an overview of the history of this project.

Claire Dorsey, 19 East 11<sup>th</sup> Avenue, voiced her opinion in opposition of the plan, noting that per the zoning ordinance, a 24-hour convenience store is not permitted in the R-O District.

Mary Tiernan, 1016 Harry Street, shared her concerns regarding the future of the neighborhood if the developer is granted an exception to the zoning ordinance.

Judy Smith, 117 West 4<sup>th</sup> Avenue, argued that the development of a Wawa will have a negative impact on local small business as well as a significant impact on the residential community.

Mike Mastroieni, resident, local business owner, and president of Love Conshy, shared that the proposed text amendment runs the risk of adjusting zoning in the entire R-O District.

Nicole Frost, 217 East 7<sup>th</sup> Avenue, inquired about the outcome should Council approve and/or deny the advertisement of the text amendment. Ms. Frost also shared that the current Comprehensive Plan does not support the re-writing of the Borough's zoning ordinance to allow a 24-hour convenience store with gas pumps in the R-O District.

Deborah Cieslewski, 225 East 5<sup>th</sup> Avenue, commented on increased traffic and noise caused by Wawa convenience stores.

Dave Brooman, 204 East 9<sup>th</sup> Street, commented on current traffic issues at local Wawa stores and supported the article, referenced by Mr. Pollock, pertaining to crime and convenience stores.

Lisa Hibberd, 228 Spring Mill Avenue, inquired about the Zoning Hearing Board decision and appeal process.

Ross Weiss, the applicant's attorney, shared that the developer has complied with the Borough's recommendations and conditions pertaining to the property. Mr. Weiss also briefly reviewed what would happen if the Zoning Hearing Board decision is overturned by the County.

David Rollins, 1013 Fayette Street, raised a concern about spot zoning.

With no further public comment, Mr. McHugh asked Council to vote. **The motion carried 4-3. (Yes- Sokolowski, Flanagan, Stokley, Leonard; No- Barton, Tutino, Griffin)**

#### **PUBLIC COMMENT**

Mr. Stokley encouraged residents to attend Council meetings and to speak to him directly about Wawa.

Ms. Flanagan announced that the Conshohocken Art League is sponsoring a visiting artist, Stuart Shils, on October 15<sup>th</sup> at the Mary Wood Park House. Ms. Flanagan shared that Mr. Shils will be displaying his work and discussing his techniques.

Ms. Sokolowski announced that the Comprehensive Plan Task Force Visioning meeting is October 19<sup>th</sup>. Ms. Sokolowski also mentioned that the Hector Street Project has begun.

Mayor Frost announced the Annual Halloween Parade will be held on October 28<sup>th</sup>. Registration will begin at Conshohocken Fire Company No. 2 at 3:00 pm and the parade will commence at 4:00 pm. Activities will follow at the Washington Fire Company.

Joe Malazita, 200 Wood Street, inquired about the land development project on 212 Wood Street and Mr. Hughes provided an update.

John Costello, 431 East 10<sup>th</sup> Avenue, commented on the Premier Medical signage.

James Latta, 218 East 7<sup>th</sup> Avenue inquired about the Mary Wood Park renovations, specifically the placement of the swings.

Teresea Parris, 125 East 3<sup>rd</sup> Avenue, asked for clarification regarding the available retail space in Borough Hall.

#### **ADJOURNMENT**

The meeting was adjourned at 9:11 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Interim Borough Secretary