

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, May 4, 2016

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: Richard J. Manfredi, Borough Manager  
Michael J. Savona, Borough Solicitor

**CALL TO ORDER**

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

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Mr. Griffin announced that there was an Executive Session prior to the meeting on litigation and then introduced the first presentation.

**PRESENTATIONS**

**a.) Citizen Police Academy: Sergeant Michael Conner, Conshohocken Police Department.**

Police Chief Michael Orlor explained that Sergeant Conner's presentation would provide an overview of the 2015-2016 Police Department current and proposed training opportunities and projects and he introduced Sergeant Conner. Sergeant Conner shared details on the Police Department's central booking center, youth outreach projects that the department has initiated, and the proposed Citizen's Police Academy and Coffee with a Cop programs that are being developed. Additionally, Sergeant Conner explained that the department is researching the possibility of purchasing a virtual reality simulator that would allow police to experience real-life scenarios that police encounter while on patrol in a virtual environment. At the conclusion of Sergeant Conner's presentation, Council asked questions on the logistics of the trainings and proposed projects. Ms. Tutino and Mr. Manfredi inquired if there were statistics on the simulator available and if any other police departments that have implemented the simulator training have seen a decrease in their liability insurance as a result. Sergeant Conner replied that he would need to research if other departments have seen the decrease. With no further questions, the Council thanked Sergeant Conner and Mr. Griffin introduced the next presentation.

**b.) Montco 2040 Comprehensive Plan: Janet Arcuicci, Senior Multi-Modal Transportation Planner for the Montgomery County Planning Commission.**

Mr. Manfredi then introduced Mr. Matthew Edmond, Section Chief: Transportation Planning, and Ms. Janet Arcuicci, Senior Multimodal Transportation Planner, of the Montgomery County Planning Commission. Mr. Edmond provided an introduction to the Montgomery County Planning Commission and the services they provide to Montgomery's municipalities. Ms. Arcuicci then shared an overview of the Montco 2040 Comprehensive Plan itself, which was adopted in 2015 and is in its implementation phase currently. She then invited questions and Mr. Manfredi asked if Mr. Edmond or Ms. Arcuicci had an idea of when the Conshohocken train station would be addressed by the County. Mr. Edmond replied that the region would be receiving an infusion of money in the next five to eight years to make improvements to both the Schuylkill Expressway and the Conshohocken station and that SEPTA has planned the station improvements as part of their budget. Ms. Arcuicci added that SEPTA's FY 2017 proposed capital budget has recently been made available and that it lists Conshohocken's station as well. There were no further questions and so Council thanked both presenters and Mr. Griffin introduced Council Business.

**COUNCIL BUSINESS**

## UNFINISHED BUSINESS

### a.) Consider approval or rejection of 212 Wood Street land development plans, LD-2015-06.

Mr. Manfredi introduced Ms. Amy Mayer from KSK Architects Planners Historians, Inc. She shared that the applicants proposed to construct a sixteen unit townhome development and that this project also has a court-ordered stipulation that includes a requirement that the developer provide a connection from their property to the 2<sup>nd</sup> Avenue Meadow. The developers have proposed to complete the full project in two phases; the first phase would be the development of the townhomes and the second phase would be the construction of the pedestrian connection to the meadow. Ms. Mayer then explained that, at the Planning Commission meeting the prior month, the commission recommended approval of the preliminary and final land development plans for the first phase and recommended approval of the preliminary phase two plans; she then shared the conditions and waivers recommended for both phases.

Mr. Gerry Rath, Attorney for the applicant, then shared that he was present with the applicants, Mr. Ty Borkowski and Mr. Justin Borkowski, as well as other members of the design team. He added that the agreement entered into for the project has already greatly reduced the size of the development and then invited Mr. Brad Grauel, project engineer, to share. Mr. Grauel explained the permits that have been applied for and shared that they hope to be back for approvals on phase two in the next two months and invited Council to ask questions. Mr. Manfredi inquired about fire access and whether or not the developers had already submitted plans for final approval to the Fire Marshal; Mr. Grauel replied that the group had been in contact and that they would ensure that they meet all requirements. Mr. Manfredi and Council also asked additional questions about permits and the development and then Mr. Manfredi explained that the application would be on the next agenda for vote.

## MANAGER MATTERS

Mr. Manfredi listed the standard matters for Council consideration on May 18<sup>th</sup> and shared that the Police Department would be presenting commendations to six officers, Council may consider appointing a Fire Chief, Council would consider adopting a standard procedure that would require criminal background checks for individuals applying for boards and commissions and other advisory committees, and that several bids related to the Borough Hall project would be before Council for award. Mr. Manfredi added that the Borough had received information on lease terms for possible Borough Hall retail tenants and that Council would consider granting permission for the Borough to negotiate the terms to the satisfaction of the Borough Manager and Borough Solicitor on May 18<sup>th</sup> as well.

Mr. Manfredi continued his matters by explaining that a past Council had passed a resolution making it a requirement that summer help opportunities be given to students and he asked Council if they wished to continue that practice or lift the requirement. Council discussed the matter and, after discussion, Mr. Manfredi shared that a resolution to repeal the resolution would be acted upon at the next meeting.

Mr. Manfredi shared that Council has the authority to grant certain zoning approvals and invited Mr. Savona to elaborate on their current authority. Mr. Savona shared that a recent Zoning Hearing Board Decision raised the question of whether or not Council is content to allow some decisions to be made by the Zoning Hearing Board as opposed to Borough Council. He explained that, if Council is interested in becoming more involved with making use-related decisions, the zoning ordinance could be revised. Mr. Savona encouraged the Council to review the zoning ordinance and to determine if there are uses that they would like to consider; Mr. Manfredi asked that Council forward a list of uses that Council would wish to consider to him so that he could compile them for further discussion.

Mr. Savona shared that his office is preparing amendments to local zoning ordinances related to the recent legalization of medical marijuana in Pennsylvania and that the amendments create new requirements and regulations for uses such as a marijuana dispensaries and cultivation centers. He explained that the it would be ideal to adopt these ordinance amendments at the same time as any possible use-related changes requested by Council as a result of their review of the Borough's zoning ordinance. Ms. Sokolowski expressed that she was uncomfortable with how the recent beer garden application was passed by the Zoning Hearing Board because it appeared that the Council had been bypassed and there was no conversation between Council and the Zoning Hearing Board. Mr. Savona explained the ways in which Council could partake in the Zoning Hearing Board's decision-making process by presenting their case before the board and added that the Borough has the authority to file an appeal to any of their decisions if they so choose. Council discussed whether or not they would be interested in filing an appeal of the beer

garden decision and Mr. Manfredi and Mr. Savona suggested reviewing the decision once it is prepared to make a determination at a later date.

Mr. Manfredi then inquired about whose responsibility it is to maintain the Memorial on Spring Mill Avenue; the Borough owns the property but has not previously performed maintenance because the local Veterans of Foreign Wars chapter traditionally completed it until recently. Council gave their consent for the Borough to maintain the property as a service to the VFW and residents.

Finally, Mr. Manfredi announced that the Borough Hall Open House would take place on May 14, 2016 and shared that an itinerary would be circulated to Council. Mr. Griffin inquired about the placement of the Native American woodcarving donation and Mr. Manfredi replied that it was consensus to place it outside. Mr. Stokley suggested that it be placed in the lobby before the Open House and that it be moved outside once the proper foundation is laid.

#### **LEGAL MATTERS**

There were no legal matters shared.

#### **COUNCIL MEMBER AND MAYOR MATTERS**

Mr. Stokley shared that he and Mr. Manfredi had met with Mr. Gephardt who recently gave public comment about speeding in the area of 12<sup>th</sup> and Maple and that Mr. Gephardt and a neighbor would like to place a speed hump at the location. Mr. Savona commented that the traffic engineer should review it and then Council could make the determination on whether or not to install at a later meeting.

Mr. Stokley also shared that a resident expressed that he had tried to get contact information for Mr. Stokley and that Borough Hall would not permit him to speak with him directly. Mr. Manfredi replied that that is not the practice of Borough Hall employees.

Mr. Stokley also requested an increased police presence at Borough parks such as Sutcliffe during events. Council also expressed the wish to see more bike patrol officers. Mr. Stokley also shared that the park equipment at Sutcliffe Park is in poor condition and Mr. Manfredi replied that the Haines and Salvati and Aubrey Collins were selected in the last budget session for improvements this year.

Ms. Barton shared that the Conshohocken Italian Bakery and Giant had both graciously offered to make refreshment donations for the Borough's upcoming Open House.

#### **PUBLIC COMMENT**

Mr. Dennis Beaver commented that he is in support of the Police Department's proposed training initiatives shared earlier in the evening. He also said that the parents of the children that requested new equipment at Sutcliffe are even more vocal than he is about their requests. Finally, he stated that he was not aware of the Zoning Hearing Board meeting on the beer garden application because he did not see the notice; Mr. Manfredi responded that it was advertised properly.

Ms. Rosemary Northcutt shared that restaurants that offer outdoor dining have not been considered adequately in municipal code regulations. She cited sidewalk dining regulation number 13-717, item L, which states that all sound systems are strictly prohibited and requested that Council apply that regulation to all outdoor eating venues in the Borough because there are some restaurants in close proximity to homes and other businesses that could be negatively impacted by the excess noise. Mr. Manfredi responded that Council is aware of the matter.

Mr. Manfredi announced there would be an Executive Session following the meeting on another legal matter.

#### **ADJOURNMENT**

The meeting was adjourned at 9:20 PM.

Respectfully Submitted,

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Richard J. Manfredi, Secretary