

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING
Wednesday, June 3rd, 2015

PUBLIC MEETING

PRESENT: Robert Frost, Mayor
Paul McConnell, Council President
James Griffin, Council Vice-President
Anita Barton, Council Member
Matthew Ryan, Council Member
Robert Stokley, Council Member
Edward Phipps, Council Member

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

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at Conshohocken Borough Hall, 8th Avenue & Fayette Street, Conshohocken, Pa. Mr. Paul McConnell, Council President, called the meeting to order at 7:08 pm.

PUBLIC COMMENT

There were no comments from the public.

COUNCIL PRESIDENT ANNOUNCEMENTS

There were no announcements made by Mr. McConnell.

PRESENTATIONS

a) Hearing regarding a waiver of off-street parking for 128 Fayette Street.

Ms. Stetler, Community Development & Zoning Officer, gave a detailed presentation on this issue. She stated that the employees of this location are requesting a waiver because the space they currently have is insufficient. An employee of Long & Foster, Ms. Binnie Bianco, discussed the details of the business' operation and hours. Ms. Bianco shared that Mr. Steve Vecchio is the owner of this property. With no further questions from Council, Mr. McConnell announced that this item would be voted upon at the next meeting.

b) Consider West Elm and Corson Street plans for major land development and approve or reject height bonus request, LD-2015-01.

Mr. Manfredi introduced Ms. Amy Mayer, Borough Planner, who would provide details on the development. Ms. Mayer introduced the plan for a proposed seven-story office building to be located at First and West Elm Street in the SP3 District; additionally, a six-level parking garage is proposed. As part of the proposal, the applicant plans to relocate the Schuylkill River trail and to add a comfort station next to it. The applicant also plans to vacate the majority of Corson Street and to dedicate twenty additional spaces here for the public, local residents, and trail users.

Mr. Savona expressed his concern that the proposed climbing ivy vegetation is seasonal. Mr. Dwyer stated that he would add the incorporation of four-season screening to Council's satisfaction to the list of approval conditions for the project. Mr. Dwyer also explained that the revised plans have addressed previous concerns.

Ms. Mayer continued her overview of the project and shared that, although the project has green space, there is no usable park and recreation space so the applicant has agreed to pay a fee in lieu of providing a park and recreational area. Mr. Savona suggested adding a condition that they reach an acceptable off-peak general access easement for parking areas for the public. Ms. Mayer then confirmed that there are now twenty-one conditions for the project as of that evening.

A resident, Mr. Joe Forino, expressed his concern that Corson Street may close and Mr. Dwyer assured him that it would not, adding that they conducted a traffic study and will meet PennDOT's requirements.

Mr. Dennis Beaver shared that the fire company may require additional training to handle emergencies at this building and other large developments so he would like developers of these projects to commit financial support to do so. He also asked if speed limits could be set at the tracks.

Mr. Savona provided a summary of the height bonus request associated with the project. Council decided to defer voting on the height bonus request to the next meeting. Mr. Stokley explained a concern that the Borough will suffer more for granting the approval than it will benefit. Mr. Savona suggested that a traffic impact fee be paid to the Borough to lessen the burden that would be added if the additional square footage were approved.

Mr. Dwyer shared images with Council that depicted the proposed appearance of the comfort station. Council came to a consensus on which was preferred. Council decided that there will be a vote on both these items at the next meeting.

COUNCIL BUSINESS

Mr. McConnell mentioned that voting on the waiver of off-street parking for 128 Fayette Street would be added to the consent agenda and read and explained the other items.

CONSENTAGENDA

- a.) Consider approval and adoption of April and May Borough Council Meeting Minutes.**
- b.) Consider approval and adoption of Resolution 2015-08 supporting fair housing and Resolution 2015-09 appointing a Fair Housing Officer.**
- c.) Accept resignation from Planning Commission.**

UNFINISHED BUSINESS

- a.) Share Compiled Results of Council Goal Setting Evaluation Forms.**

Mr. McConnell suggested that Council defer discussion until the July 1st meeting because, not all goal evaluation meetings were received.

b.) Consider approval and adoption of the Comcast Cable Franchise Agreement.

Mr. Manfredi explained that he has been working with Comcast to negotiate this agreement. He added that the only detail delaying its finalization was related to the Borough's request for an HD broadcast channel. Mr. Ryan asked if there was something that could be done about cable hanging wires in the Borough. Mr. Manfredi explained that he would look into it.

MANAGERMATTERS

Mr. Manfredi explained the agenda item request form and the accompanying fiscal note form. He then invited Ms. Cecco to introduce her request for an allocation of funds to be used for custodial services at all Borough facilities. Ms. Cecco shared that there was \$5,000 budgeted for sanitary services for the year so this request would need to come out of a contingency budget. Ms. Cecco shared the cleaning schedule for each facility, pricing and that, of the three companies that were considered, she has selected Clearview Professional Services as the service provider. Before ending her presentation, Ms. Cecco announced that, on June 7th, the Fellowship House would host a Family Day Event.

Mr. Manfredi explained that, on May 12th, he received notice from Traffic Planning and Design, Keystone Property Group's traffic engineer for the One Conshohocken project, of a scoping application for a traffic impact study. The Borough's traffic engineer, Pennoni Associates, is performing land development work for Keystone Property Group so there is a conflict; on the next agenda, he will ask that Council authorize him to select a special traffic engineer who can perform the traffic engineering work reviews.

Mr. Keaveney also mentioned a plan to address traffic issues around the Matsonford Bridge through the addition of turning lanes. He added that the construction implementation cycle is estimated to take two years, but that the construction would be low impact and allow for public access during construction hours.

Mr. Manfredi added that he, the traffic engineer, and PennDOT representatives have discussed taking a regional approach to solving traffic issues within Conshohocken, West Conshohocken, Whitemarsh, Plymouth and possibly Lower Merion to come up with plans and apply for grant funds.

Mr. Keaveney mentioned that the ARLE Grant is typically in the \$600,000-\$700,000 range for the award and the deadline for the submission is June 30th. A resident, Mr. Morrison, asked if the proposed traffic fixes would address issues on Fayette heading towards the train station. Mr. Keaveney assured her that it would.

LEGALMATTERS

There were no legal matters to discuss.

COUNCIL MEMBER AND MAYOR MATTERS

Mr. Ryan shared details of a Greater Conshohocken Business Development Corporation Winterfest event scheduled to take place next December 1st through the 6th. Mr. Ryan mentioned that they would put in a temporary ice skating rink and intend to have vendors and alcohol at the A-Field. He requested that Council waive fees for the event. Mr. Savona clarified that the Corporation would be required to apply for permits but would not be charged.

Ms. Barton then asked if the Borough would be interested in hosting pop-up events such as pop-up musicians or flea markets. She also mentioned a request for talking lights.

Mayor Frost announced that the Car Show would take place this weekend.

Mr. McConnell shared that there is a vacancy on the Planning Commission vacancy and explained how to apply.

PUBLIC COMMENT

Mr. Don Morrison shared his letter of interest to fill a vacancy on the Human Relations Commission.

ADJOURNMENT

The meeting was adjourned at 9:22 PM.

Respectfully Submitted,

Richard J. Manfredi, Secretary