

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, August 4, 2021

PUBLIC MEETING held via GoToMeeting video/teleconference

PRESENT: Colleen Leonard, Council President
Tina Sokolowski, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
James Griffin, Council Member
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager
Zachary Sivertsen, Esquire, on behalf of the Borough Solicitor

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held remotely using the GoToMeeting platform. Colleen Leonard, Council President, called the meeting to order at 7:04 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard thanked everyone for attending the virtual Council meeting. She reviewed the meeting logistics and participation instructions. She announced that Council held Executive Session prior to the regularly scheduled meeting on personnel matters.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

a.) Consider granting conditional use approval for 450 Colwell Lane

Zachary Sivertsen, Eastburn & Grey, opened the public hearing for the continued hearing for the conditional use application for 450 Colwell Lane. Mr. Sivertsen stated that the applicant is seeking approval to permit a 48-unit multifamily residential development in the Limited Industrial (LI) Zoning District pursuant to the provisions of the Residential Overlay District. He reviewed the proposed conditions of approval.

Mr. Stokley made a motion to approve conditional use for 450 Colwell Lane pursuant with Section 27-1901-B of the Borough Zoning Code to permit a multifamily residential development in the Limited Industrial Zoning District subject to 11 conditions of approval, seconded by Mr. Griffin. The motion carried 5-0.

b.) Preliminary/Final Land Development Application for 400 West Elm Street: Corson Street Acquisition, Applicant

Lou Colagrecio, attorney for the applicant, stated the applicant was granted conditional use approval by Borough Council to permit a multifamily residential use in the SP-3 Zoning District and granted zoning relief by the Zoning Hearing Board for variances related to building bulk and development in the floodplain. He mentioned that the Planning Commission reviewed the current application and recommended approval of preliminary and final land development.

Bob Dwyer, representative for the applicant, explained that the applicant is seeking preliminary and final land development approval to permit a 348-unit residential building. He reviewed the plans including the trail system and the proposed open space areas, which included a passive park on the west end of the site, a dog park for residents' use on the east side of the site, a picnic area with food truck parking along the East Elm Street trailhead and the new public use parking lot and trail access on the western end of the site. He requested Council's approval for the public amenities offered in support of the request for height bonuses.

Ms. Sokolowski inquired about maintenance of the proposed open space as identified on the plan as Cross County Park. Mr. Dwyer responded that the applicant would be responsible for maintaining the public open space in accordance with the Borough's property maintenance code.

Mr. Stokley inquired about the fee in lieu of park and recreation facilities or land. Mr. Dwyer responded that the applicant shall pay a fee in the amount of \$1,000 per unit (\$348,000.00 based on 348 units).

c.) Preliminary/Final Land Development Application for 333 West 7th Avenue: Dryden Court Development, Applicant

Joseph Estock, the applicant's engineer, introduced the application. He explained that the applicant is proposing to demolish the existing single-family home, subdivide the lot into two (2) lots and construct two (2) semi-detached single dwellings (twins). He reviewed the list of requested waivers.

Ms. Barton asked if the proposed front yard setback is consistent with the new construction homes on the same block. Mr. Estock responded that the setback proposed meets the requirements of the zoning ordinance.

PRESENTATIONS

a.) Road Diet Follow up, Brian Keaveney, Borough Traffic Engineer

Mr. Keaveney shared that he was present to follow up on the proposed road diet along Fayette Street, which reconfigures the existing roadway from the current four (4) lane configuration to one (1) through lane in each direction, a center shared left-turn lane and/or median areas, and additional shoulder area on either side of the roadway. He stated that the proposed scope of the feasibility study was reviewed by the PennDOT Traffic Unit. He reviewed PennDOT recommendations which included widening the scope from West Elm Street to 15th Avenue and evaluating potential diversions from Fayette Street to the parallel streets.

Mr. Stokley asked if the Borough needs to discuss the proposal with Whitemarsh Township. Mr. Keaveney responded that Whitemarsh would be included if the study shows the road diet configuration to be successful on roadways in Whitemarsh Township.

Ms. Sokolowski inquired about PennDOT's grant programs. Mr. Keaveney explained how the study would allow the Borough to be eligible for future federal and state transportation infrastructure grants.

MANAGER MATTERS

a.) Consider approving SORA West financial security escrow release request no. 6 in the amount of \$1,057,212.00

Ms. Cecco stated that the Borough Engineer completed a site inspection and is recommending the release of escrow in the amount of \$1,057,212.00.

Ms. Barton made a motion to approve SORA West financial security escrow release request no. 6 in the amount of \$1,057, 212.00. Mr. Stokley recused himself. The motion carried 4-0. (Tutino absent)

b.) Consider accepting the resignation of a Municipal Authority Board Member

Ms. Cecco stated that Kyle Elliot is moving out of the Borough and is resigning from his position on the Sewer Authority Board.

Ms. Sokolowski made a motion to accept the resignation of Kyle Elliot from the Municipal Sewer Authority Board, seconded by Mr. Griffin. The motion carried 5-0. (Tutino absent)

c.) Consider accepting the resignation of a Mary Wood Park Commission Member

Ms. Cecco shared that Borough Administration received the resignation of Kristen Hughes Heal from the Mary Wood Park Commission.

Ms. Barton made a motion to accept the resignation of Kristen Hughes Heal from the Mary Wood Park Commission, seconded by Mr. Griffin. The motion carried 5-0. (Tutino absent)

d.) Consider approving a fee waiver request for the use of Sutcliffe Park for a yoga fundraiser

Ms. Cecco shared that Borough Administration received a fee waiver request for the use of Sutcliffe Park for a yoga fundraiser on August 14, 2021. She stated that all proceeds from the event would go to Eclipse Lit, a non-profit organization for mental health awareness and suicide prevention.

Mr. Griffin made a motion to approve a fee waiver request for the use of Sutcliffe Park for a yoga fundraiser, seconded by Mr. Stokley. The motion carried 5-0. (Tutino absent)

e.) Consider approving Resolution 2021-13 authorizing the sale of a Police vehicle on Muncibid

Ms. Cecco explained that Borough Administration has identified a 2012 Chevy Tahoe that is no longer of use to the Borough per the vehicle depreciation schedule. She provided information on the vehicle and asked Council to consider authorizing the sale of the vehicle on Muncibid with a minimum bid of \$8,000.00.

Ms. Sokolowski made a motion to approve Resolution 2021-13 authorizing the sale of a Police vehicle on Muncibid, seconded by Ms. Barton. The motion carried 5-0. (Tutino absent)

f.) Consider approving Resolution 2021-14 ratifying Proclamation 2021-04 establishing temporary parking restrictions on Fayette Street

Ms. Cecco stated that the Mayor signed a proclamation to establish temporary parking restrictions on Fayette Street. She explained that the purpose of the proclamation is to support Borough businesses and the demand for take-out & curbside pickup during the COVID-19 pandemic. She reviewed the temporary parking restrictions which creates three (3) 15-minute "to-go" parking spaces on Fayette Street between East Second Avenue and East Third Avenue. She added that the restrictions would be temporary for a period of 90 days. Ms. Cecco asked Council to consider ratifying the proclamation by approving Resolution 2021-14.

Mr. Griffin made a motion to approve Resolution 2021-14 ratifying Proclamation 2021-04 establishing temporary parking restrictions on Fayette Street, seconded by Ms. Leonard. The motion carried 5-0. (Tutino absent)

g.) Consider approving the First Amendment to the Lease Agreement with Washington Fire Company

Ms. Cecco explained that there was a typographical error in the original lease where the word "tenant" was used where the term was supposed to be "landlord". She asked Council to consider approving an amendment to the lease agreement to correct the typographical error.

Ms. Sokolowski made a motion to approve the First Amendment to the Lease Agreement with Washington Fire Company, seconded by Mr. Griffin. The motion carried 5-0.

COUNCIL BUSINESS

a.) Consider appointing applicants to the Mary Wood Park Commission

Ms. Barton made a motion to appoint Jane Flanagan and James Lynch to the Mary Wood Park Commission, seconded by Mr. Griffin. The motion carried 5-0. (Tutino absent)

b.) Consider appointing an applicant to fill the vacancy on Borough Council for Ward 5

Ms. Leonard made a motion to approve Resolution 2021-15 appointing Kathleen Kingsley to fill the vacancy on Borough Council for Ward 5, seconded by Ms. Sokolowski. Mr. Stokley opposed. The motion carried 4-1. (Tutino absent)

DEPARTMENT MATTERS

There were no department matters.

LEGAL MATTERS

There were no legal matters.

COUNCIL MEMBER AND MAYOR MATTERS

Mayor Aronson shared that Destination Conshohocken and the Andrew Lanutti Post hosted a Community Self-Defense class taught by DeStolfo's Martial Arts. He shared that he hopes to hold another class in the fall. He encouraged everyone to attend ConshyStrong Live Bingo at the VFW Post 1074 on August 26, 2021. He added that all proceeds benefit the Colonial Neighborhood Council and Destination Conshohocken. He announced the Reading Phils are hosting a Conshohocken Night on August 15, 2021 and shared how to get free tickets to the game.

Ms. Sokolowski recognized the Conshohocken Fire Department for hosting a successful Sprinkler Night event. She encouraged everyone to visit the new mural at the VFW Post 1074. She shared that, as part of the mural, residents and community members can dip their hands into paint and add their handprints to the Post's façade on August 7, 2021.

PUBLIC COMMENT

Brittany Rogers, Executive Assistant to the Borough Manager, stated that no written public comment was received.

Scott Langstein, 220 West Elm Street, stated that the Grande has been maintaining the parcel of land identified on the plan for 400 West Elm Street as Cross County Park. He requested that the Grande be involved in any discussions related to the proposed improvements to the parcel.

ADJOURNMENT

The meeting was adjourned at 7:54 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary