

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, April 20, 2022

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President
Tina Sokolowski, Council Vice-President
Anita Barton, Council Member
Stacy Ellam, Council Member
Kathleen Kingsley, Council Member
Adrian Serna, Council Member
Karen Tutino, Council Member
Yaniv Aronson, Mayor

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard announced that an Executive Session was held immediately prior to the regularly scheduled public meeting on legal and property matters.

PUBLIC COMMENT (for agenda items only)

There was no public comment pertaining to agenda items.

PRESENTATIONS

There were no presentations.

LAND USE, PUBLIC HEARINGS AND ORDINANCES

a.) Consider adopting Ordinance 07-2022 vacating a portion of Corson Street

Mr. Peters stated that a public hearing was held on the petition to vacate a portion of Corson Street between West Elm Street and the Schuylkill River Trail. He asked Council to adopt an ordinance to grant approval of the petition.

Ms. Barton made a motion to adopt Ordinance 07-2022 vacating a portion of Corson Street associated with the 400 West Elm Street Development, seconded by Mr. Serna. The motion carried 7-0.

b.) Consider adopting Ordinance 08-2022 removing residential uses from SP Zoning Districts

Mr. Peters reviewed the proposed ordinance amendment which would remove residential uses from the Specially Planned Districts: SP-1, SP-2, SP-3 and SP-4 Districts.

Ms. Sokolowski made a motion to adopt Ordinance 08-2022 removing residential uses from SP Zoning Districts, seconded by Ms. Ellam. The motion carried 7-0.

c.) Consider adopting Ordinance 09-2022 amending zoning administrative provisions

Mr. Peters reviewed the proposed ordinance amendment which would reduce the range of required zoning notice from 500 feet of the subject property to 250 of the subject property and extend expiration of variances, special exceptions, and conditional uses from six (6) months to one (1) year. Mr. Peters added that the proposed ordinance would also remove Subsection 5 of section 27-1202 of the Zoning Ordinance's R-O Residential Office District.

Mr. Serna made a motion to adopt Ordinance 09-2022 amending zoning administrative provisions, seconded by Ms. Kingsley. The motion carried 7-0.

d.) Consider approving Resolution 2022-12 approving preliminary/final minor subdivision and land development for 124 West 1st Avenue

Mr. Peters stated that the applicant proposes to subdivide the property, demolish the existing improvements, and construct a twin. He explained that the applicant received zoning relief for side yard setback and building coverage. He noted that granted zoning relief is conditioned upon the applicant's coordination with a neighbor regarding stormwater management efforts during the land development process. He reviewed the requested waivers and conditions of approval per the proposed resolution.

Ms. Barton made a motion to approve Resolution 2022-12 approving preliminary/final minor subdivision and land development for 124 West 1st Avenue, seconded by Ms. Kingsley. The motion carried 7-0.

- e.) Consider authorizing advertisement of a Stormwater Management Ordinance update and Stormwater Amendment to the SALDO**

Ms. Ellam made a motion to authorize advertisement of a Stormwater Management Ordinance update and stormwater amendment to the SALDO, seconded by Mr. Serna. The motion carried 7-0.

CONSENT AGENDA

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

- a.) Approve and adopt the March 2 and March 16 Regular Meeting Minutes**
- b.) Approve the February-ending Treasurer's Report and Accounts Payable in the amount of \$914,235.06**

Mr. Serna made a motion to approve and adopt the March 2 and March 16 Regular Meeting Minutes, seconded by Ms. Kingsley. The motion carried 7-0.

Ms. Sokolowski made a motion to approve the February-ending Treasurer's Report and Accounts Payable in the amount of \$914,235.06, seconded by Ms. Barton. The motion carried 7-0.

NEW BUSINESS

- a.) Conduct interviews for Board and Commission vacancies**

Ms. Leonard introduced Ashley Gaydos who was present to interview for the vacancy on the Human Relations Commission. Ms. Gaydos shared her professional and educational background in Human Resources. She also discussed how the vacancy on the Human Relations Commission aligns with her personal passion and desire to support equality. She discussed how her role as a member of the Diversity, Equity, and Inclusion (DEI) team at Vanguard could benefit the Commission.

Ms. Leonard introduced Tyler Dunphy who was present to interview for the Zoning Hearing Board (ZHB) and the Human Relations Commission.

Mr. Dunphy discussed his vested interest in the community. He stated that he is familiar with practices and processes of Zoning Hearing Boards as he briefly served as a zoning solicitor. He discussed the role of the Zoning Hearing Board. He mentioned the importance of sustaining growth while maintaining the integrity of Conshohocken.

Mr. Dunphy shared that he is a member of the LGBTQ+ community and is personally drawn to the cause of equality. He discussed his professional experience as a Labor Attorney and working with PA Human Relations Committee. He explained that he understands laws that prohibit discrimination and how those laws are enforced.

- b.) Consider approving Resolution 2022-13 authorizing and ratifying change order no. 2 for storm sewer repairs on Poplar Street**

Ms. Cecco shared that the storm sewer repairs on Poplar Street are complete. Prior to final payment, Ms. Cecco asked Council to consider authorizing change order no. 2 in the amount of \$5,938.15 due to increased quantities associated with mill and overlay and curb seal and replacement.

Mr. Serna made a motion to approve Resolution 2022-13 authorizing and ratifying change order no 2 for storm sewer repairs on Poplar Street in the amount of \$5,938.15, seconded by Ms. Kingsley. The motion carried 7-0.

- c.) Consider authorizing final payment for storm sewer repairs on Poplar Street**

Ms. Cecco shared that the Borough Engineer completed a site inspection and is recommending final payment storm sewer repairs on Poplar Street.

Ms. Barton made a motion to authorize final payment for storm sewer repairs on Poplar Street in the amount of \$113,359.31 for the pipe replacement and a total project cost of \$125,459.51, seconded by Ms. Sokolowski. The motion carried 7-0.

- d.) Consider approving zoning escrow releases**

Ms. Sokolowski made a motion to approve the zoning escrow release for Provco Pinegood Management LLC in the amount of \$1044.22 plus interest, seconded by Mr. Serna. The motion carried 7-0.

Ms. Kingsley made a motion to approve the zoning escrow release for the Validity Challenge to Stephen Pollock in the amount of \$1038.66 plus interest, seconded by Ms. Ellam. The motion carried 7-0.

UNFINISHED BUSINESS

- a.) Consider approving waivers of off-street parking for 207 Forrest Street, 308 Fayette Street, 128 Fayette Street, and 320 Fayette Street

Ms. Kingsley made a motion to approve the waiver of off-street parking for 207 Forrest Street for a Golf Simulator Club, seconded by Ms. Barton. The motion carried 7-0.

Mr. Serna made a motion to approve the waiver of off-street parking for 308 Fayette Street for Our Daily Bagel, seconded by Ms. Kingsley. The motion carried 7-0.

Mr. Serna made a motion to approve the waiver of off-street parking for 128 Fayette Street for Oyster House and Grille, seconded by Ms. Kingsley. The motion carried 7-0.

Mr. Serna made a motion approve the waiver of off-street parking for 320 Fayette Street for ENJ Wax Studio LLC, seconded by Ms. Ellam. The motion carried 7-0.

- b.) Consider appointing an applicant to the Planning Commission

Ms. Kingsley made a motion to appoint David Swedkowski to the Planning Commission, seconded by Ms. Sokolowski. The motion carried 7-0.

- c.) Consider authorizing an extension of the Towing Agreement with EVB Service Center

Ms. Barton made a motion to authorize an extension of the Towing Agreement with EVB Service Center until December 31, 2023, seconded by Ms. Ellam. The motion carried 7-0.

- d.) Consider approving Resolution 2022-14 approving an amendment to the approval of preliminary/final subdivision and land development for Matson Mill

Mr. Peters reviewed the resolution which amends to the approval of preliminary/final subdivision and land development for Matson Mill by granting an extension of the timeline within which the developer will be required to post financial security for the Oak Street Crossing.

Ms. Barton made a motion to approve Resolution 2022-14 approving an amendment to the approval of preliminary/final subdivision and land development for Matson Mill, seconded by Ms. Kingsley. The motion carried 7-0.

PUBLIC COMMENT

Ed Zale, 200 West Elm Street, thanked Council for fixing the pothole on Stoddard Avenue and replacing the stop sign at Harry Street and Stoddard Avenue. He asked for Public Services to replace the street light bulb at Stoddard Avenue and Oak Street. Mr. Zale asked for an update on the Dog Park. Ms. Sokolowski responded that the Borough has been evaluating options for potentially relocating the Dog Park to mitigate future destruction from flooding. She added that the process of reviewing fiscally responsible options is on-going. He inquired about building code requirements for buildings that are more than five (5) stories. Mr. Zale reported that construction vehicles from the 400 West Elm Street development are leaving mud and dirt on the roadway.

COUNCIL AND MAYOR MATTERS

Mayor Aronson shared photographs from the Easter Egg Hunt at the Community Center. He thanked Lauren Irizarry, Director of Recreation Services, and the staff at the Community Center for hosting a successful event. He announced that DeStolfo's Premier Martial Arts is hosting a community self-defense class at the Conshohocken Brewing Company on April 30, 2022. He shared that the EAC is hosting a Community Cleanup on April 23, 2022. Mayor Aronson announced that he will hold office hours beginning in May from 6:00pm to 7:30pm at the Community Center on the second and fourth Monday of each month.

Mr. Serna shared that the Borough of Conshohocken is seeking public input on a possible zoning ordinance overlay along Fayette Street. He stated that there will be a public workshop on May 2, 2022 for the public to provide comments. He added that comments can also be submitted via email.

ADJOURNMENT

The meeting was adjourned at 7:43 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary