



**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Zoning Application

Application: _____
Date Submitted: _____
Date Received: _____

1. Application is hereby made for:

Special Exception       Variance

Appeal of the decision of the zoning officer

Conditional Use approval       Interpretation of the Zoning Ordinance

Other \_\_\_\_\_

2. Section of the Zoning Ordinance from which relief is requested:

Section 27-1005 C; Section 27-811 B; Section 27811 C

3. Address of the property, which is the subject of the application:

800 Spring Mill Avenue

4. Applicant's Name: CM Real Estate Partners, LP

Address: 800 Spring Mill Avenue

Phone Number (daytime): 610-761-5320

E-mail Address: carlos@coyotecrossing.com

5. Applicant is (check one): Legal Owner  Equitable Owner ; Tenant

6. Property Owner: Same as Applicant.

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

7. Lot Dimensions: 157.6' x 119', 27,479 sf      Zoning District: BR-1

8. Has there been previous zoning relief requested in connection with this Property?

Yes  No  If yes, please describe.

1998 Zoning Decision permitting a walled-in courtyard  
November 7, 2016 - Zoning Decision permitting construction of a lofted third floor for an existing residential apartment.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Existing restaurant comprising 4,639 square feet with adjoining patio.

10. Please describe the proposed use of the property.

Continued use as restaurant.

11. Please describe proposal and improvements to the property in detail.

Pergola over existing patio - see attached plan.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

See attachment.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: See attachment.

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b. How the Zoning Ordinance unreasonably restricts development of the property:  
See attachment.

c. How the proposal is consistent with the character of the surrounding neighborhood.  
See attachment.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.  
See attachment.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

See attachment.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

See attachment.

c. Please describe in detail the reasons why the requested relief should be granted.

See attachment.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Carl N. Weiner, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin

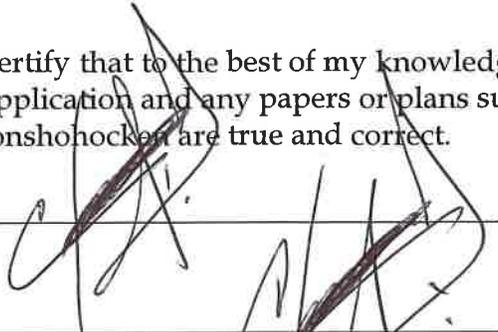
b. Address: 375 Morris Road; P.O. Box 1479; Lansdale, PA 19446-0773

c. Phone Number: 215-661-0400

d. E-mail Address: cweiner@hrmml.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Applicant



Legal Owner



3-18-22

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 18th day of

March, 2022.



Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal  
Harry A. Reichner, Notary Public  
Philadelphia County  
My commission expires November 13, 2022  
Commission number 1194882  
Member, Pennsylvania Association of Notaries



**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Decision

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(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: \_\_\_\_\_

**ATTACHMENT TO ZONING APPLICATION**  
**APPLICANT: CM Real Estate Partners, LP**  
**PROPERTY: 800 Spring Mill Avenue**

Applicant seeks relief to permit an accessory structure in the nature of a pergola to cover a portion of the existing outdoor patio. Applicant seeks relief under Section 27-811 B of the Zoning Ordinance to permit a portion of the accessory structure to encroach within the front yard setback to the edge of the existing patio and seeks relief from the provisions of Section 27-811 C to permit a height of 11.5 feet where 10 feet is permitted. Applicant also seeks relief under the provisions of Section 27-1005 C from the front yard setback requirement under the BR-1 District.

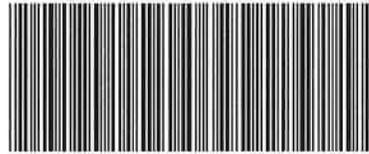
The unique circumstances of this property is that the patio has been in existence since approved by the Zoning Hearing Board in 1998. Applicant now seeks to cover a portion of the existing patio with an unenclosed pergola to provide some measure of protection for its customers in inclement weather. Outdoor dining has become a typical accessory of a restaurant use. The height of the pergola is required to be consistent with the height of exit from the building doorway onto the patio area based on the difference in elevation between the building and the patio area. The proposed pergola will not create any greater intensity of usage of the property which has been an existing restaurant since 1937 and was recognized as a lawful nonconforming use in 1966. The pergola will not have any impact on the character of the surrounding neighborhood. The relief requested is the minimum to allow reasonable use of this property by merely covering a patio which has been in existence for 24 years. The pergola will have no adverse impact with any surrounding properties.

RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5678 PG 00538 to 00542  
INSTRUMENT # : 2008002644  
RECORDED DATE: 01/08/2008 02:43:53 PM



0252053-0018J

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 186162 - 5 Doc(s)
<b>Document Date:</b> 12/28/2007	<b>Document Page Count:</b> 4
<b>Reference Info:</b> CM	<b>Operator Id:</b> tbutler

<b>RETURN TO:</b> (Simplifile) Brandywine Abstract Company, LP 919 Conestoga Road, Building 3, Suite 312 Rosemont, PA 19010 (610) 519-9300	<b>SUBMITTED BY:</b> Brandywine Abstract Company, LP 919 Conestoga Road, Building 3, Suite 312 Rosemont, PA 19010 (610) 519-9300
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<b>* PROPERTY DATA:</b>	
Parcel ID #:	05-00-09336-00-1      65-00-10804-00-3
Address:	800 SPRING MILL AVE      800 SPRING MILL AVE
Municipality:	PA      PA
School District:	Conshohocken Borough      Whitemarsh Township
	Colonial      Colonial

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:**      **\$1,050,000.00**

DEED BK 5678 PG 00538 to 00542  
Recorded Date: 01/08/2008 02:43:53 PM

<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$46.50
Unique Muni Fee	\$5.50
Affordable Housing Parcels	\$0.50
State RTT	\$10,500.00
Whitemarsh Township RTT	\$525.00
Conshohocken Borough RTT	\$4,725.00
Colonial School District RTT	\$5,250.00
<b>Total:</b>	<b>\$21,052.50</b>

I hereby CERTIFY that  
this document is  
recorded in the  
Recorder of Deeds  
Office in Montgomery  
County, Pennsylvania.



Nancy J. Becker  
Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared By: Brandywine Abstract Company, LP  
 Return To: 919 Conestoga Road, Building 3, Suite 312  
 Rosemont, PA 19010  
 (610)519-9300  
 File No. 10446

UPI/Folio/Parcel No.: 05-00-09336-00-1 (as to 90% taxed to Conshohocken Borough)  
 65-00-10804-00-3 (as to 10% taxed to Whitemarsh Township)

## DEED

*This Indenture* made the 28th day of December, 2007

**Between** 800 Springmill Associates, LP, a Limited Partnership organized and existing under and by the virtue of the laws of Pennsylvania, hereinafter called the Grantor, party of the first part,

**And** CM Real Estate Partners, LP, a Pennsylvania Limited Partnership, hereinafter called the Grantee, party of the second part,

**Witnesseth**, That the said Grantor for and in consideration of the sum of **One Million Fifty Thousand and 00/100 (\$1,050,000.00)**, lawful money of the United State of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and or assigns, as Partnership property, in fee.

***See Attached Exhibit "A"***

**Together** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, Hereditaments and Appurtenances, whatsoever the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

**To Have and To Hold** the said lot or piece of ground herein described, with the building and improvements thereon erected, Hereditaments and premises hereby granted, or mentioned and intended to so be, with the Appurtenances, unto the said Grantee, its successors and/or assigns forever.

**And** the said Grantor, for its successor and/or assigns, does covenant, promise and agree, to and with the said Grantee, its successors and/or assigns, by these presents, that the said Grantor, all and singular the Hereditaments and premises hereby granted or mentioned and intended to be so, with the Appurtenances, unto the said Grantee shall and will against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof,

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
 05-00-09336-00-1 CONSHOHOCKEN BOROUGH  
 800 SPRING MILL AVE  
 4281

\$5.00

B 042 L 4 U 001 800 SPRINGMILL ASSOC DATE: 01/08/2008

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
 65-00-10804-00-3 WHITEMARSH TOWNSHIP  
 800 SPRING MILL AVE  
 2301

\$5.00

B 013 L U 017 800 SPRINGMILL ASSOC DATE: 01/08/2008

*In Witness Whereof*, the said Grantor has caused these presents to be duly executed, the day and year first above written.

**Signed, Sealed and Delivered in the Presence Of Us:**

**800 Springmill Associates, LP**

**BY: Conshohocken Management, Inc., its General Partner**

*Thomas G. Richter*  
By: **Thomas G. Richter, President**

Commonwealth of Pennsylvania  
County of Delaware

On this, the 8th of **December, A.D. 2007**, before me, the undersigned notary public, personally appeared **Thomas G. Richter**, who acknowledged him/herself to be the **President of Conshohocken Management, Inc., General Partner** of said **800 Springmill Associates, LP** and that as such **President of Conshohocken Management, Inc.**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **800 Springmill Associates, LP**

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Inez A. Eagle*  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Inez A. Eagle, Notary Public  
Radnor Township, Delaware County  
My commission expires November 24, 2011

I hereby certify the correct mailing address of the herein Grantee is:

*800 Springmill Ave.  
Conshohocken, PA 19380*

By: *Inez A. Eagle*  
On behalf of the Grantee

**RECORDED**  
Borough of Conshohocken  
Date: 12/31/07 (em)

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground, Situate partly in the Borough of Conshohocken and partly in the Township of Whitemarsh, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Randy, Ellen and Scott Curson, drawn by J.R. Betts and Associates, Architects and Engineers, dated 08/24/1987 revised 10/09/1987 and recorded in Plan Book A-49 page 42 as follows, to wit:

BEGINNING at the point of intersection of the Northerly side of Spring Mill Avenue and the Northeasterly side of East Eighth Avenue (80 feet wide); thence extending from said point of beginning along the said side of East Eighth Avenue, North 49 degrees West 33.66 feet to a point a corner of Lot No. 5 on said Plan; thence extending along the same the two following courses and distances, viz: (1) North 41 degrees East 70 feet (2) North 08 degrees 14 minutes West 60.74 feet to a point in line of Lot No. 3 on said Plan; thence extending along the same North 41 degrees East 58.61 feet to a point in line of lands of various owners; thence extending along the same the three following courses and distances, viz: (1) South 72 degrees 50 minutes East 1.21 feet (2) South 66 degrees 25 minutes 11 seconds East 95.61 feet (3) South 08 degrees 10 minutes East 119 feet to a point on the Northwesterly side of Spring Mill Avenue, aforesaid; thence extending along the same South 81 degrees 50 minutes West 157.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said Plan.

BEING Parcel No. 05-00-09336-00-1 90% taken to Conshohocken Borough.  
BEING Parcel No. 65-00-10804-00-3 10% taken to Whitemarsh Township.  
BEING KNOWN AS 800 Spring Mill Avenue, Conshohocken, PA 19428.

BEING THE SAME PREMISES which Randy Curson and Scott Curson, by Indenture bearing date the 16th day of June, A.D. 1995 and recorded the 22nd day of June, A.D. 1995 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5115 page 2405&c., granted and conveyed unto 800 Springmill Associates, a PA Limited Partnership, in fee.

**800 Springmill Associates, LP, a  
Pennsylvania Limited Partnership**

**TO**

**CM Real Estate Partners, LP, a  
Pennsylvania Limited Partnership**

**Premises:**

**800 Spring Mill Avenue  
Conshohocken, PA 19428  
Borough Conshohocken & Township of Whitemarsh  
County of Montgomery**

**Parcel No. 05-00-09336-00-1 and 65-00-10804-00-3**



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

## **BOROUGH COUNCIL**

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Kathleen Kingsley, Member  
Anita Barton, Member  
Adrian Serna, Member  
Stacey Ellam, Member  
Karen Tutino, Member

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Yaniv Aronson, Mayor

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Stephanie Cecco, Borough Manager

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## **ZONING NOTICE APRIL 19, 2022, ZONING HEARING BOARD MEETING**

### **ZONING HEARING Z-2022-06**

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 19<sup>th</sup>, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: CM Real Estate Partners, LP

PREMISES INVOLVED: 800 Spring Mill Ave., Conshohocken, PA 19428  
Borough Residential 1

OWNER OF RECORD: CM Real Estate Partners, LP  
800 Spring Mill Ave., Conshohocken, PA 19428

The petitioner is seeking variances from Sections 27-811 and 27-1005 of the Conshohocken Zoning Ordinance to permit the construction of a pergola structure on the patio within front yard of the property.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov) as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

## **BOROUGH COUNCIL**

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Robert Stokley, Member  
Anita Barton, Member  
James Griffin, Member  
Kathleen Kingsley, Member  
Karen Tutino, Member

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Yaniv Aronson, Mayor

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Stephanie Cecco, Borough Manager

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Date: April 12, 2022  
To: Stephanie Cecco, Brittany Rogers  
From: Eric P. Johnson, PE  
Re: 800 Spring Mill Ave - Zoning Determination

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### **History of the Site:**

The subject property, located in the BR-1 - Borough Residential 1 zoning district, is a long standing existing nonconforming mixed-use property consisting of the Coyote Crossing restaurant along with a residential apartment. In 1998, the property was granted relief by the Zoning Hearing Board to permit the construction of the walled-in patio within the front yard of the property. The patio is currently used for outdoor seating of restaurant patrons. The property was also granted relief in 2016 to permit the construction of a 3<sup>rd</sup> floor expansion of the residential apartment.

### **Current Request:**

The applicant is seeking relief from the Zoning Hearing Board to permit the construction of a louvered pergola structure over a portion of the existing patio seating area. The pergola would not be attached to the existing restaurant structure.

### **Zoning Determination:**

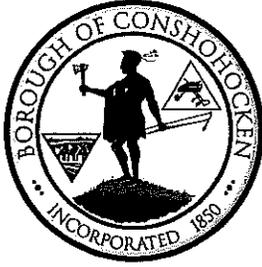
Per §27-811.B, accessory structures may be erected within the side or rear yard of a property. The proposed pergola is an accessory structure which is proposed to be constructed within the front yard of the property, requiring a variance. The applicant will need to verify the exact location of the proposed pergola relative to the existing patio and right-of-way line as identified on the provided site plan.

Per §27-811.C(1), the maximum permitted size of an accessory structure is 350 square feet and the maximum permitted height of a flat roof is 10 feet. The proposed pergola would have a height of 11.5 feet, requiring a variance. The applicant will need to verify the square footage of the proposed pergola; however based on the provided plans and documentation, the pergola appears to be between 800 and 900 square feet, requiring a variance.

Per §27-1005.C, the front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used. The existing building on the property is setback 20 feet from the Spring Mill Ave right-of-way and the proposed pergola is proposed to go up to the right-of-way line, requiring a variance.

Per §27-1005.F, the maximum permitted building coverage on a lot shall not exceed 35% of the lot area. Per the provided site survey plan, the existing building coverage on the lot is 77%. The proposed pergola meets the definition of building coverage and therefore would add approximately 4% additional building coverage on the property.





**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Zoning Application

Application: 2-20-2007  
Date Submitted: 3-21-20  
Date Received: 3-30-20

1. Application is hereby made for:

- Special Exception       Variance
- Appeal of the decision of the zoning officer
- Conditional Use approval     Interpretation of the Zoning Ordinance
- Other \_\_\_\_\_

2. Section of the Zoning Ordinance from which relief is requested:

§ 27-1608, § 27-1609, § 27-1610, § 27-1714, § 27-2007

3. Address of the property, which is the subject of the application:

101 Washington Street

4. Applicant's Name: Southeastern Pennsylvania Transportation Authority (SEPTA)

Address: 1234 Market Street

Phone Number (daytime): 215-580-7094

E-mail Address: rtangi@septa.org

5. Applicant is (check one): Legal Owner  Equitable Owner ; Tenant

6. Property Owner: Sara R. Neve 2015 Riverfront Property Trust (Attn: Michael Sencindiver, Trustee)

Address: 1600 Arch Street, Suite 100, Philadelphia, Pennsylvania 19103

Phone Number: \_\_\_\_\_

E-mail Address: MSencindiver@kmsdev.com

7. Lot Dimensions: 1260ft x 260ft (approx)      Zoning District: SP-3

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

The proposed parking lot and parking garage facilities will provide much-needed parking relief for the residents of the Borough of Conshohocken who utilize the trail station to commute, as well as other members of the public. By providing 534 new parking spaces, SEPTA will allow the community greater access to alternative forms of transportation (i.e. the SEPTA train). The site design and layout, as proposed, allows for the maximum available spaces (534), which is still less than the estimated 540 parking spaces for which there is a need as demonstrated in the attached Transportation Impact Assessment (April 2021). Adding spaces for more commuters will alleviate pressure from both local and major roadways, including I-76 (Schuylkill Expressway), and will in turn aid in the reduction of air pollution from single occupancy vehicles.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: Constraints include the Schuylkill River, steep slope, the long-existing SEPTA Regional Rail line (including cantenaries), and adjacent residential property.

b. How the Zoning Ordinance unreasonably restricts development of the property:

Due to the unique natural and built features of the area surrounding this lot, combined with the limited availability of open lots within the Borough close enough to accommodate community parking needs, variances are needed to generate parking on this unique site. The requested variances will help to alleviate a hardship by allowing SEPTA to meet the identified need for parking.

c. How the proposal is consistent with the character of the surrounding neighborhood. \_\_\_\_\_

The parking garage and lot will feature aesthetic treatments common to other SEPTA properties within the region, thereby making the parking easily identifiable for users. The character proposed for the building, together with signage and lighting, will match the already approved New Conshohocken Regional Rail Station.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

Pursuant to the attached Transportation Impact Assessment (April 2021), the minimum recommended parking needs contemplate 540 new spaces. Even with the variances which SEPTA requests pursuant to this Zoning Application, site constraints prevent SEPTA from providing that number of spaces. SEPTA anticipates that the proposed 534 parking spaces will be utilized at 100% capacity on weekdays. The design for this site requires variances to fit as many spaces as possible on the available, usable land while also providing ADA accessibility, safety, and pedestrian paths / walkways and amenities. +

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not Applicable.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not Applicable.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Not Applicable.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

Not Applicable.

c. Please describe in detail the reasons why the requested relief should be granted.

Not Applicable.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Michael S. Gill, Esquire (Buckley, Brion, McGuire & Morris LLP)

b. Address: 118 West Market Street, West Chester, Pennsylvania 19382

c. Phone Number: 484.887.7534

d. E-mail Address: gillm@buckleyllp.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Southeastern Pennsylvania Transportation Authority (SEPTA)

By: *Michael S. Gill*

Applicant

Sara R. Neve 2015 Riverfront Property Trust (Attn: Michael Sencindiver, Trustee)

Michael S. Gill, Esquire  
Attorney-at-Law for Applicant  
Southeastern Pennsylvania  
Transportation Authority

Legal Owner

March 21, 2022

Date

COMMONWEALTH OF PENNSYLVANIA

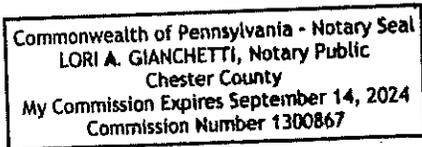
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 21<sup>st</sup> day of March, 2022.

*Lori A. Gianchetti*

Notary Public

(Seal)

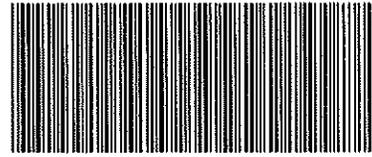




RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 6195 PG 00413 to 00420.2**  
INSTRUMENT # : 2020080760  
RECORDED DATE: 10/01/2020 09:17:05 AM



5827917-0028%

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 10

<b>Document Type:</b> Deed of Consolidation	<b>Transaction #:</b> 6148597 - 5 Doc(s)
<b>Document Date:</b> 07/31/2020	<b>Document Page Count:</b> 7
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley
<b>RETURN TO:</b> (Simplifile) First American Title Insurance Company - NCS Philadelphia Two Liberty Place, Suite 2600 50 S. 16th Street Philadelphia, PA 19102 (215) 606-3627	<b>PAID BY:</b> FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PHILADELPHIA

<b>* PROPERTY DATA:</b>		
Parcel ID #:	05-00-00056-00-2	05-00-00036-00-4
Address:	CANAL BANK	101 WASHINGTON ST BLDG 1
	PA	PA
Municipality:	Conshohocken Borough (100%)	Conshohocken Borough (0%)
School District:	Colonial	Colonial
		05-00-00040-00-9 101 WASHINGTON ST PA Conshohocken Borough (0%)

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1.00</b>
<b>TAXABLE AMOUNT:</b>	<b>\$0.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed of Consolidation	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$6.00
Additional Parcels Fee	\$30.00
Affordable Housing Pages	\$6.00
Affordable Housing Parcels	\$1.00
<b>Total:</b>	<b>\$131.25</b>

DEED BK 6195 PG 00413 to 00420.2  
Recorded Date: 10/01/2020 09:17:05 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



**Jeanne Sorg**  
Recorder of Deeds

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Digitally signed 03/17/2022 by montgomery.county.rod@kofile.com

eCertified copy of recorded # 2020080760 (page 1 of 10)  
Montgomery County Recorder of Deeds

**Certified and Digitally Signed**

Validation may require Adobe 'Windows Integration'



When Recorded Return To:  
First American Title Insurance Company  
National Commercial Services  
2 Liberty Place, 50 S. 16th St., Suite 2600  
Philadelphia, PA 19102  
File No. NCS - \_\_\_\_\_

Prepared By and When  
Recorded Return To:

Kelley M. Johnson, Esquire  
Faegre Drinker Biddle & Reath LLP  
One Logan Square, Suite 2000  
Philadelphia, PA 19103-6996  
(215) 988-2700  
NCS-440191

Tax Parcels: 6 2  
05-00-00057-00-~~0~~ (Part of)  
05-00-00036-00-4 (Part of)  
05-00-00040-00-9 (Part of)

**DEED OF CONSOLIDATION**

THIS INDENTURE is made as of the 31st day of July, 2020 and effective as of the 28<sup>th</sup> day of August, 2020,

BETWEEN

MICHAEL V. SENCINDIVER, INDEPENDENT TRUSTEE OF THE SARA R. NEVE  
2015 RIVERFRONT PROPERTY TRUST (hereinafter called the Grantor) and

MICHAEL V. SENCINDIVER, INDEPENDENT TRUSTEE OF THE SARA R. NEVE  
2015 RIVERFRONT PROPERTY TRUST (hereinafter called the Grantee),

WITNESSETH That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, identified as "Lot 2" on a certain plan entitled "Lot Consolidation/Subdivision Plan" prepared by Bohler Engineering dated June 28, 2019 and last revised July 7, 2020, consisting of two sheets, which was recorded in the Office of the Montgomery County Recorder of Deeds in Plan Book 53, Page 401, as more particularly described on Exhibit A attached hereto and made a part hereof.

BEING composed of, in part, the premises which James J. Neve and Sarah R. Neve, by deed dated July 30, 2018 and recorded on July 31, 2018 with the Montgomery County, Pennsylvania Recorder of Deeds (the "Recorder") in Deed Book 6100, Page 02093, granted and conveyed unto the Grantor herein.

ACTB6BA24537126.03



AND BEING composed of, in part, the premises which James J. Neve and Sarah R. Neve, by deed dated July 30, 2018 and recorded on July 31, 2018 with the Recorder in Deed Book 6100, Page 02100, granted and conveyed unto the Grantor herein.

AND BEING composed of, in part, the premises which James J. Neve and Sarah R. Neve, by deed dated July 30, 2018 and recorded on July 31, 2018 with the Recorder in Deed Book 6100, Page 02086, granted and conveyed unto the Grantor herein.

UNDER AND SUBJECT, nevertheless, to restrictions, covenants, easements and conditions of record.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

UNDER AND SUBJECT, as aforesaid.

AND the said Grantor, for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, subject as aforesaid, **WARRANT and forever DEFEND.**

**THIS IS A CONVEYANCE FROM AN ENTITY TO ITSELF FOR THE SOLE PURPOSE OF CONSOLIDATING THE DESCRIPTION OF LAND PREVIOUSLY CONVEYED AND IS THEREFORE EXEMPT FROM ALL REALTY TRANSFER TAXES UNDER 72 P.S. § 8102-C.3(4).**

*[Signature Page Follows]*

AGTBSRA.24537126.03



IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed.  
Dated the day and year first above written.

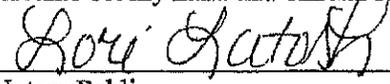
**MICHAEL V. SENCINDIVER,  
INDEPENDENT TRUSTEE OF THE SARA R.  
NEVE 2015 RIVERFRONT PROPERTY  
TRUST**

By:   
Michael V. Sencindiver, Independent  
Trustee

STATE OF Pennsylvania :  
COUNTY OF Montgomery : SS.

On this, the 31<sup>st</sup> day of July, 2020 before me, the undersigned officer, personally appeared Michael V. Sencindiver who acknowledged himself to be the Independent Trustee of The Sara R. Neve 2015 Riverfront Property Trust, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as such Independent Trustee, and desired that the same might be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

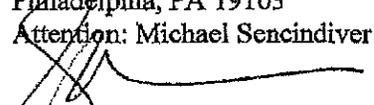
[Notarial Seal]

Commonwealth of Pennsylvania - Notary Seal  
Lori Labosh, Notary Public  
Montgomery County  
My commission expires November 12, 2023  
Commission number 1294573  
Member, Pennsylvania Association of Notaries

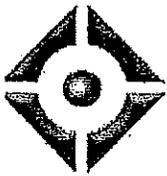
My Commission Expires: 11-12-2023

The address of the above named Grantee is:

1600 Arch Street, Suite 100  
Philadelphia, PA 19103  
Attention: Michael Sencindiver

  
On behalf of the Grantee





**CONTROL POINT  
ASSOCIATES, INC.**  
traditional methods | modern approaches

New Britain Corporate Center  
1600 Manor Drive, Suite 210  
Chalfont, PA 18914  
Tel: 215.712.9800  
cpasurvey.com

JUNE 17, 2020  
REVISED JULY 31, 2020  
02-140179

*EXHIBIT A*

METES AND BOUNDS DESCRIPTION  
PROPOSED LOT 2

PART OF BLOCK 11, UNIT 5, APN #05-00-00040-00-9; (PART)  
BLOCK 10, UNIT 7, APN #05-00-00056-00-2 (PART)  
AND BLOCK 13, UNIT 49, APN #05-00-00036-00-4 (PART)  
LANDS NOW OR FORMERLY  
SARAH R. NEVE  
2015 RIVERFRONT PROPERTY TRUST  
CONSHOCKEN BOROUGH, MONTGOMERY COUNTY  
COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN BLOCK 13, UNIT 49, LANDS NOW OR FORMERLY SARAH R. NEVE 2015 RIVERFRONT PROPERTY TRUST AND LANDS NOW OR FORMERLY SEPTA, SAID POINT BEING DISTANT THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE COMMON CORNER OF BLOCK 13, UNIT 49 AND BLOCK 13, UNIT 55, LANDS NOW OR FORMERLY 51 WASHINGTON L/CAL LLC AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN BLOCK 13, UNIT 49 AND LANDS NOW OR FORMERLY SEPTA:

- A. NORTH 53 DEGREES - 58 MINUTES - 55 SECONDS WEST, A DISTANCE OF 70.21 FEET TO A POINT, THENCE;
- B. NORTH 34 DEGREES - 56 MINUTES - 00 SECONDS EAST, A DISTANCE OF 17.67 FEET TO A POINT, THENCE;
- C. NORTH 52 DEGREES - 13 MINUTES - 00 SECONDS WEST, A DISTANCE OF 29.76 FEET TO THE TRUE POINT AND PLACE OF BEGINNING AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING TWELVE (12) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN PROPOSED LOT 1 AND PROPOSED LOT 2:

1. SOUTH 37 DEGREES - 28 MINUTES - 22 SECONDS WEST, A DISTANCE OF 35.69 FEET TO A POINT, THENCE;
2. SOUTH 52 DEGREES - 24 MINUTES - 39 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE;
3. SOUTH 37 DEGREES - 28 MINUTES - 22 SECONDS WEST, A DISTANCE OF 5.43 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 18 MINUTES - 36 SECONDS, AN ARC LENGTH OF 15.76 FEET, A CHORD BEARING SOUTH 82 DEGREES - 37 MINUTES - 40 SECONDS WEST AND A CHORD DISTANCE OF 14.18 FEET TO A POINT OF TANGENCY, THENCE;
5. NORTH 52 DEGREES - 13 MINUTES - 02 SECONDS WEST, A DISTANCE OF 168.10 FEET TO A POINT OF CURVATURE, THENCE;





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**ASSOCIATES, INC.**  
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June 17, 2020  
 Revised July 31, 2020  
 02-140179-00

Conshohocken Borough, Montgomery Co., PA  
 Page 2

6. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 35 DEGREES - 14 MINUTES - 42 SECONDS, AN ARC LENGTH OF 46.75 FEET, A CHORD BEARING NORTH 34 DEGREES - 35 MINUTES - 41 SECONDS WEST AND A CHORD DISTANCE OF 46.02 FEET TO A POINT OF REVERSE CURVATURE, THENCE;
7. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 35 DEGREES - 04 MINUTES - 32 SECONDS, AN ARC LENGTH OF 75.91 FEET, A CHORD BEARING NORTH 34 DEGREES - 30 MINUTES - 37 SECONDS WEST AND A CHORD DISTANCE OF 74.73 FEET TO A POINT OF TANGENCY, THENCE;
8. NORTH 52 DEGREES - 13 MINUTES - 02 SECONDS WEST, A DISTANCE OF 436.94 FEET TO A POINT, THENCE;
9. SOUTH 37 DEGREES - 46 MINUTES - 58 SECONDS WEST, A DISTANCE OF 24.00 FEET TO A POINT, THENCE;
10. NORTH 52 DEGREES - 12 MINUTES - 58 SECONDS WEST, A DISTANCE OF 68.67 FEET TO A POINT OF CURVATURE, THENCE;
11. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 00 MINUTES - 02 SECONDS, AN ARC LENGTH OF 23.56 FEET, A CHORD BEARING SOUTH 82 DEGREES - 47 MINUTES - 01 SECONDS WEST AND A CHORD DISTANCE OF 21.21 FEET TO A POINT OF TANGENCY, THENCE;
12. SOUTH 37 DEGREES - 47 MINUTES - 00 SECONDS WEST, A DISTANCE OF 249.35 FEET TO A POINT ON THE TITLE LINE ON THE SCHUYLKILL RIVER (NAVIGABLE BY LAW), THENCE;

THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE TITLE LINE ON THE SCHUYLKILL RIVER:

13. NORTH 51 DEGREES - 25 MINUTES - 30 SECONDS WEST, A DISTANCE OF 183.43 FEET TO A POINT, THENCE;
14. NORTH 45 DEGREES - 11 MINUTES - 55 SECONDS WEST, A DISTANCE OF 336.02 FEET TO A POINT, THENCE;
15. NORTH 23 DEGREES - 44 MINUTES - 51 SECONDS WEST, A DISTANCE OF 239.00 FEET TO A POINT, THENCE;
16. NORTH 29 DEGREES - 38 MINUTES - 35 SECONDS WEST, A DISTANCE OF 125.59 FEET TO A POINT, THENCE;
17. NORTH 29 DEGREES - 44 MINUTES - 23 SECONDS EAST, A DISTANCE OF 22.00 FEET TO A POINT, THENCE;
18. NORTH 77 DEGREES - 26 MINUTES - 43 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT, THENCE;
19. NORTH 28 DEGREES - 37 MINUTES - 15 SECONDS WEST, A DISTANCE OF 437.24 FEET TO A POINT, THENCE;

THE FOLLOWING TWELVE (12) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN BLOCK 10, UNIT 7; BLOCK 10, UNIT 9 AND LANDS NOW OR FORMERLY SEPTA:

20. SOUTH 56 DEGREES - 05 MINUTES - 20 SECONDS EAST, A DISTANCE OF 226.36 FEET TO A POINT, THENCE;

**Evolution**  
 of Land Surveying...

*Professional Land Surveying, Geospatial, and Consulting Services*





CONTROL POINT ASSOCIATES, INC. traditional methods | modern approaches

June 17, 2020 Revised July 31, 2020 02-140179-00 Conshohocken Borough, Montgomery Co., PA Page 3

- 21. SOUTH 40 DEGREES - 24 MINUTES - 00 SECONDS EAST, A DISTANCE OF 237.00 FEET TO A POINT, THENCE;
22. SOUTH 36 DEGREES - 08 MINUTES - 58 SECONDS EAST, A DISTANCE OF 111.22 FEET TO A POINT, THENCE;
23. SOUTH 46 DEGREES - 04 MINUTES - 50 SECONDS EAST, A DISTANCE OF 144.70 FEET TO A POINT, THENCE;
24. SOUTH 48 DEGREES - 47 MINUTES - 00 SECONDS EAST, A DISTANCE OF 217.93 FEET TO A POINT, THENCE;
25. SOUTH 52 DEGREES - 57 MINUTES - 00 SECONDS EAST, A DISTANCE OF 241.21 FEET TO A POINT, THENCE;
26. SOUTH 52 DEGREES - 08 MINUTES - 00 SECONDS EAST, A DISTANCE OF 250.04 FEET TO A POINT, THENCE;
27. SOUTH 51 DEGREES - 48 MINUTES - 00 SECONDS EAST, A DISTANCE OF 250.24 FEET TO A POINT, THENCE;
28. SOUTH 53 DEGREES - 02 MINUTES - 00 SECONDS EAST, A DISTANCE OF 182.57 FEET TO A POINT, THENCE;
29. SOUTH 52 DEGREES - 13 MINUTES - 00 SECONDS EAST, A DISTANCE OF 222.77 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 275,149 SQUARE FEET OR 6.317 ACRES

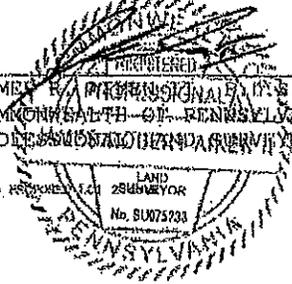
THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION WAS WRITTEN BASED UPON A MAP ENTITLED "CONDITIONAL USE AND PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS FOR HIGH STREET CONSHOHOCKEN I, LLC, MATSON MILL APARTMENTS, WASHINGTON STREET & OAK STREET, BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PA, LOT CONSOLIDATION/SUBDIVISION PLAN (RECORD PLAN 1 & 2 OF 2)", PREPARED BY BOHLER ENGINEERING, DATED 06/28/2019, PROJECT NO. PC181274, SHEETS C-204 & C-205, REVISION NO 11 DATED 7/07/2020.

CONTROL POINT ASSOCIATES, INC.

7/31/2020

JAMES H. PROFESSIONAL P.E. DATE COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL LAND SURVEYOR # SU075233



S:\Surveys\14\CP14179-BE1-KMBDev-Conshohocken, MontCo. PA-JRA\M6R\7-28-2020\Map... PREPARED BY: JAA REVIEWED BY: JRA



Professional Land Surveying, Geospatial, and Consulting Services



No CONTENT INTENDED  
To be used by BOARD OF ASSESSMENT  
TO AFFIX TAX PARCEL LABELS

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-00056-00-2 CONSHOHOCKEN BOROUGH  
CANAL BANK  
NEVE SARAH R 2015 RIVERFRONT PROPERTY TRUS\$15.00  
B 010 L \*PART OF\* U 007 2306 09/28/2020 LG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-00036-00-4 CONSHOHOCKEN BOROUGH  
101 WASHINGTON ST BLDG 1  
NEVE SARAH R 2015 RIVERFRONT PROPERTY TRUS\$15.00  
B 013 L \*PART OF\* U 049 3320 09/28/2020 LG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-00040-00-9 CONSHOHOCKEN BOROUGH  
101 WASHINGTON ST  
NEVE SARAH R 2015 RIVERFRONT PROPERTY TRUS\$15.00  
B 011 L \*PART OF\* U 005 3325 09/28/2020 LG



**REV-183**  
 BUREAU OF INDIVIDUAL TAXES  
 PO BOX 280603  
 HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
 STATEMENT OF VALUE**  
 COMPLETE EACH SECTION

**RECORDER'S USE ONLY**  
 State Tax Paid: \$0.00  
 Book: 6195 Page:  
 Instrument Number: 00413  
 Date Recorded: 10/01/2020 09:17:05 AM

1830019105

**SECTION I TRANSFER DATA**

Date of Acceptance of Document: 8/28/2020

Grantor(s)/Lessor(s) See Exhibit A	Telephone Number 610-804-9056	Grantee(s)/Lessee(s) See Exhibit A	Telephone Number 610-804-9856
Mailing Address 1600 Arch Street, Suite 100		Mailing Address 1600 Arch Street, Suite 100	
City Philadelphia	State PA	ZIP Code 19103	City Philadelphia
	State PA	ZIP Code 19103	

**SECTION II REAL ESTATE LOCATION**

Street Address 101 Washington Street & Canal Bank	City, Township, Borough Conshohocken Borough
County Montgomery	School District Colonial
	Tax Parcel Number See Exhibit A

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation?  YES  NO

1. Actual Cash Consideration \$1.00	2. Other Consideration + -----	3. Total Consideration = \$1.00
4. County Assessed Value \$501,930	5. Common Level Ratio Factor x 2.13	6. Computed Value = \$1,069,110.90

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 1,069,110.90	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
  - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
  - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
  - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
  - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
  - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)  
 Deed of Consolidation. Grantor and Grantee are the same. Exempt per 72 P.S. Section 8102-C.3(4).

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person.**

Name Alyson M. Zarro, Esquire	Telephone Number 610-458-4400
Mailing Address 717 Constitution Drive, Suite 201, P.O. Box 1265	City Exton
	State PA
	ZIP Code 19341
Signature of Correspondent or Responsible Party	Date 8/28/2020

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

1830019105

1830019105



Pennsylvania Realty Transfer Tax Statement of Value

Exhibit A

Section I. Transfer Data

Grantor: <sup>and GRANTOR</sup> The Sara R. Neve 2015 Riverfront Property Trust  
*by MICHAEL V. SEWCINDIA, Independent TRUSTEE of*

Section II. Real Estate Location

Tax Parcel Numbers: Part of 05-00-0040-00-9  
Part of 05-00-0036-00-4  
*Part of* 05-00-00056-00-2

Section III. Valuation Data

Tax Parcel Numbers:	County Assessed Value:
<i>Part of</i> 05-00-00040-00-9	\$356,500
<i>Part of</i> 05-00-00036-00-4	\$140,350
<i>Part of</i> 05-00-00056-00-2	\$5,080
<b>Total Assessed Value:</b>	<b>\$501,930</b>





# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

## **BOROUGH COUNCIL**

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Robert Stokley, Member  
Anita Barton, Member  
James Griffin, Member  
Kathleen Kingsley, Member  
Karen Tutino, Member

---

Yaniv Aronson, Mayor

---

Stephanie Cecco, Borough Manager

---

Date: April 11, 2022  
To: Stephanie Cecco, Brittany Rogers  
From: Eric P. Johnson, PE  
Re: SEPTA Parking Garage – Zoning Determination

---

### **History of the Site:**

In connection with redevelopment of the SEPTA Conshohocken train station, SEPTA proposes to redevelop the remaining portion of the Neve industrial property located at 101 Washington Street with a commuter parking garage and surface parking lot, along with a riverfront trail, stormwater management, landscaping, and related pedestrian accommodations. The site is located in the SP-3 – Specially Planned District 3 zoning district, Borough Floodplain Conservation District, and the FEMA defined floodway and Zone AE floodplain.

### **Current Request:**

The applicant is seeking variances from the following Zoning requirements:

- From §27-1714 to permit new construction in the Floodplain Conservation District, whereas new construction is prohibited.
- From §27-1608 to permit relief from certain provisions of the area and dimensional requirements of the SP-3 zoning district. Specifically, the applicant has identified §27-1608.6 to permit a building bulk in excess of 300 linear feet.
- From §27-1609 to permit relief from certain provisions of the landscaping requirements of the SP-3 zoning district. Specifically, the applicant has identified §27-1609.1.F which requires landscaping on the top level and exterior walls of a parking garage.
- From §27-1610 to permit relief from certain provisions of the riverfront access requirements of the SP-3 zoning district. Specifically, the applicant has identified §27-1610.1.C which requires picnic areas in the river front access area.
- From §27-2007 to permit relief from certain provisions of the Borough parking lot design requirements. Specifically, the applicant has identified §27-2007.F(1) which requires a dense continuous buffer abutting a residential property; and §27-2007.K which requires a minimum parking space dimension of 18 feet by 9 feet.

### **Zoning Determination:**

Public parking is a permitted use in the underlying SP-3 zoning district; however new development and construction is generally prohibited in the Floodplain Conservation District because of the risk of inundation of flood waters. The entire property, which sits adjacent to the SEPTA train track right-of-way and forthcoming train station redevelopment, is located entirely within the Floodplain Conservation District.

Part 17, Article F of the Borough Zoning Code outlines the procedures and conditions for granting relief from the strict application of the Floodplain Conservation District requirements if an exceptional hardship is imposed by the requirements. When seeking a variance for development within FEMA Zone AE, the applicant must demonstrate any construction, development, use or activity, together with all other existing or anticipated development, will not increase the Base Flood Elevation more than one foot at any point. The applicant has submitted a Flood Study prepared by a Professional Engineer indicating the proposed development, along with all current and projected development on abutting properties, will raise the Base Flood Elevation by less than 1-foot.

When considering the variance application, the Zoning Hearing Board should consult Code Section 27-1722; and if a variance is granted, the technical provisions outlined in Code Section 17, Article G should be attached to the approval. In particular, per §27-1722.3, if a variance is granted by the Zoning Hearing Board, the applicant shall be notified in writing that the granting of the variance may result in increased premium rates for flood insurance and may increase risks to life and property.

In addition, the applicant is seeking dimensional relief with regard to the proposed parking garage development.

Per §27-1608.6, the maximum building profile, as seen from end to end from any side or elevation, and measured perpendicular to such side or elevation, shall not exceed 300 linear feet in total horizontal length. The proposed parking garage profile measures 367 linear feet, requiring a variance.

Per §27-1609.1.F, landscaping shall be provided on the top level and exterior walls of parking garages. The applicant has indicated the garage has been designed to permit a future vertical expansion which would preclude landscaping on the top level of the garage, requiring a variance. The applicant has not provided information on the ability to provide landscaping on the exterior walls of the parking garage.

Per §27-1610.1.C, the riverfront access area along the Schuylkill River frontage shall include designated picnic areas. The applicant has proposed an extension of the riverfront multi-use trail with benches, trash receptacles, and landscaping; however a designated picnic area is not identified, requiring a variance.

Per §27-2007.F(1), when a parking area adjoins a residential property, a dense, continuous, evergreen screen or decorative opaque fence shall be provided. The property abuts the Matson Mill residential development to the east and a dense, continuous screen is not proposed, requiring a variance.

Per §27-2007.K, the minimum dimension of a parking space shall be 9 feet by 18 feet. The applicant proposes parking spaces measuring 8.5 feet in width, as is standard practice at SEPTA train station facilities, requiring a variance.

Per the variance application submitted to the Zoning Hearing Board as advertised, the applicant is seeking relief from §27-1609 – *Landscaping*. In the supplementary documentation submitted by the applicant, the applicant identified relief is needed from §27-1609.1.F as outlined above. Based on a review of the provided site plans and documentation, the applicant will also need to demonstrate compliance with the following provisions of the landscaping ordinance as part of the proposed development or seek relief:

- §27-1609.1.B requires the outer perimeter of all surface parking lots shall be buffered with a landscape area at least 10 feet in width and contain at least three 3.5-inch caliper trees and at least 30 ornamental/flowering shrub plantings per 100 linear feet. The provided plans do not indicate the required 10-foot buffer or the required number of plantings along the parking lot perimeter.
- §27-1609.1.C requires parking lots to be intensively landscaped with a minimum of one 3.5-inch caliber shade tree, along with ornamental and flowering shrubs, for every 10 parking spaces, planted in islands containing a minimum of 36 square feet of planting area. The provided plans do not appear to provide the required amount of landscaping within the surface parking lot.



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

## **BOROUGH COUNCIL**

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Kathleen Kingsley, Member  
Anita Barton, Member  
Adrian Serna, Member  
Stacey Ellam, Member  
Karen Tutino, Member

---

Yaniv Aronson, Mayor

---

Stephanie Cecco, Borough Manager

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## **ZONING NOTICE APRIL 19, 2022, ZONING HEARING BOARD MEETING**

### **ZONING HEARING Z-2022-07**

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on April 19<sup>th</sup>, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Southeastern Pennsylvania Transportation Authority

PREMISES INVOLVED: 101 Washington St., Conshohocken, PA 19428  
Specially Planned District 3

OWNER OF RECORD: Sara R. Neve 2015 Riverfront Property Trust  
1600 Arch St. – Suite 100, Philadelphia, PA 19103

The petitioner is seeking variances from Sections 27-1608, 27-1609, 27-1610, 27-1714, 27-2007, and 27-821 of the Conshohocken Zoning Ordinance to permit the construction of a parking lot and garage to serve the SEPTA train station.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov) as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board