

August 11, 2022 Planning Commission Meeting

1016 Maple Street Conditional Use Application	Page 2
1125 Wood Street Conditional Use Application	Page 30
Waiver of Land Development Application – SEPTA Parking Garage	Page 55



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

Zoning Application

COPY

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:

27-1905c

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

1016 Maple Street

4. Applicant's Name: ~~Brian and Christina Pieri~~ *CP*

Address: 226 West 9th Avenue

Phone Number (daytime): Christina 6108886039 Building ? please call Chuck 6106372566

E-mail Address: Christinampieri@gmail.com Please also copy: Chuck@Borkowskihomes.com

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

6. Property Owner: _____

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 50wx140d 7,000s.f. Zoning District: BR1

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

Yes No If yes, please describe.

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

Present use of the property is a single family dwelling in disrepair with front loaded parking. Existing dwelling is approximately 48dx24w with a 14x20 deck.

10. Please describe the proposed use of the property.

New modern efficient single family dwelling with front loaded garage. 4 Br 3.5 Bath 2 stories with partially finished loft.

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

Simply the demolition of an old and dated single home to be replaced with a new, efficient single home with home with off street parking. Much care and planning has been taken to design a single family home that will last future generations and both conform and enhance the neighborhood it will sit in.

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

The existing home is in terrible shape. The Pieri family is one who in recent years has helped redevelop the social atmosphere and hospitality areas of Conshohocken. They are looking to keep their children growing in the Conshohocken neighborhood in which they themselves work. The relief will allow the property to be updated with a home which is much more efficient and lends its architecture to the neighborhood better than the home that sits there now in disrepair and vacant. This is a simple "one for one" updating of an existing Conshohocken resident's home. No other relief is needed other than to demolish the existing dwelling in order to update.

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

a. The unique characteristics of the property: _____

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

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

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.

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.

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

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

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

a. Attorney's Name: _____

b. Address: _____

c. Phone Number: _____

d. E-mail Address: _____

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.

Christina Pieri

Applicant

Christina Pieri

Legal Owner

6/17/22

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

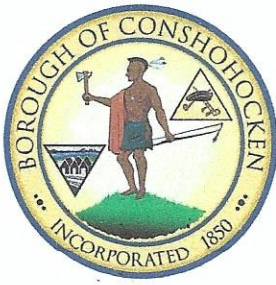
As subscribed and sworn to before me this 17 day of

June, 2022. By Christina Pieri

[Signature]
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2026
Commission number 1185103
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

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

Yes

No

DATE OF ORDER: _____

Applicant Request for County Review



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
 www.planning.montcopa.org

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:

Municipality:

Proposal Name:

Applicant Name:

Address:

City/State/Zip:

Phone:

Email:

Applicant's Representative:

Address:
226 West 9th Avenue

City/State/Zip:

Business Phone (required):

Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

* (Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District:

Special Exception Granted Yes No

Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			<input type="radio"/>	<input type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Effective 5/1/18

Conshohocken Auto Tags

Conshohocken Auto Tags
 3022 Butler Pike
 Conshohocken, PA 19428
 Phone: 610-834-2900
 Fax: 610-834-9733
 For:
 CHRISTINA M PIERI
 226 W 9TH AVE
 CONSHOHOCKEN, PA 194280000

Record #: 110429

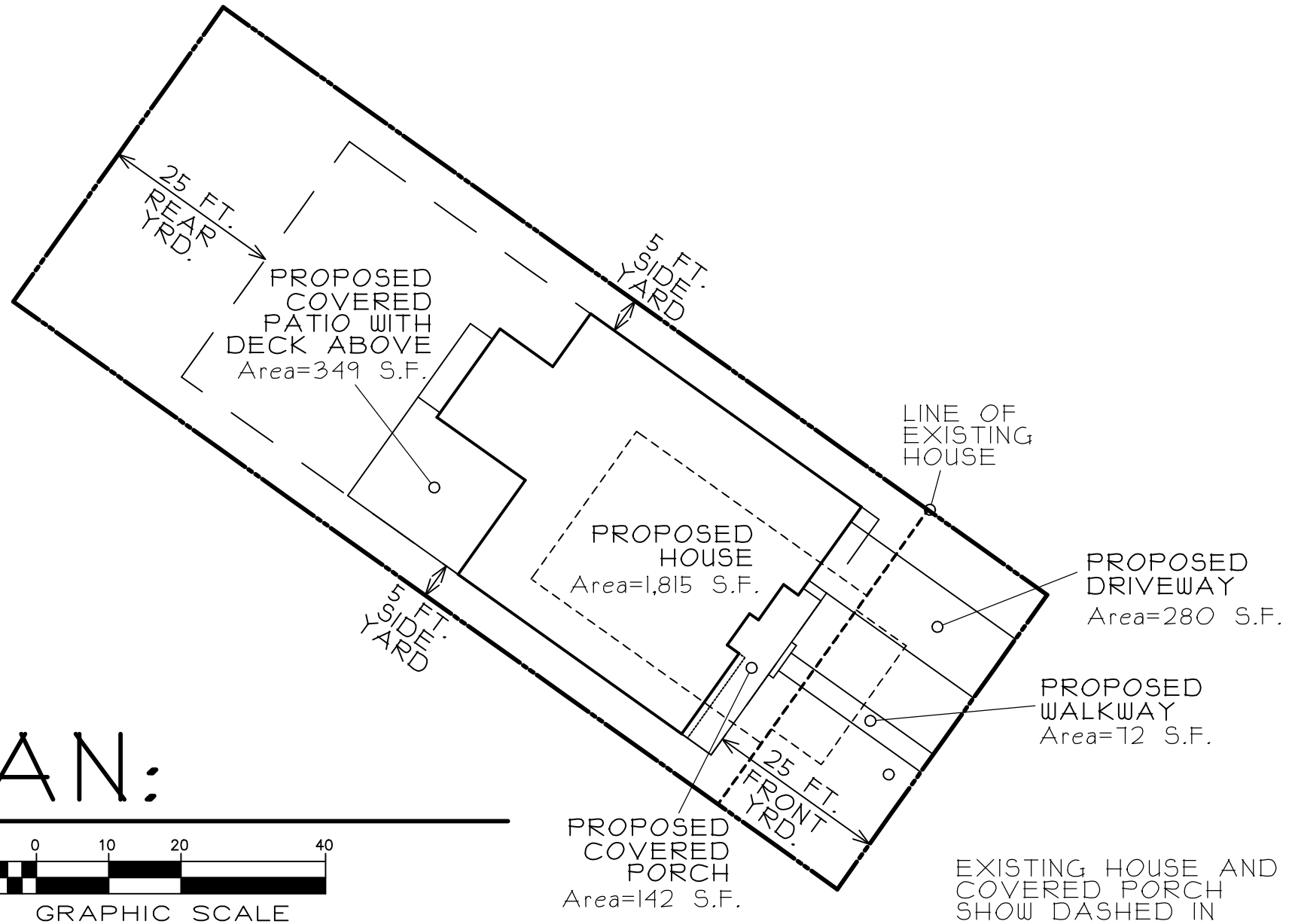
Date: 06/17/2022
 Time: 02:22 PM

Clerks Initials: 01

Vehicle Registration Information	Agency Fees
6/17/2022 2:22:28 PM 01: CROSSED OFF BRIAN & INITIALED ZONING APPL	In store processed - Notary 0.00
	Agency amount paid 0.00
	Payment Type CASH
	Check to state 0 0.00
	Surcharge 0.00
	Total Agency Fees 0.00
	Service Fees
	Messenger Fee 0.00
	Notary Fee 5.00
	Copy/Fax Fee 0.00
	Plate Fee 0.00
	Other Fee 0.00
	Payment Type CASH
	Total Service Fee 5.00
	Surcharge 0.00
I/We swear that I/we have applied for the above item(s).	
Sworn and subscribed to before me on 17-Jun-2022.	Total Surcharge 0.00
	Total Amount Due 5.00
	Amount Tendered 5.00
	Change Due 0.00
	No Refunds on Service or Notary fees. We are not responsible for the work the State fails to process.
Notary Seal	

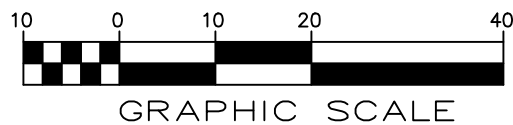
Welcome to Conshohocken Auto Tags
 Your Direct Connection with PENNDOT. State & Service Fees Apply

06/17/2022 02:22 PM



SITE PLAN:

SCALE: 1" = 20'

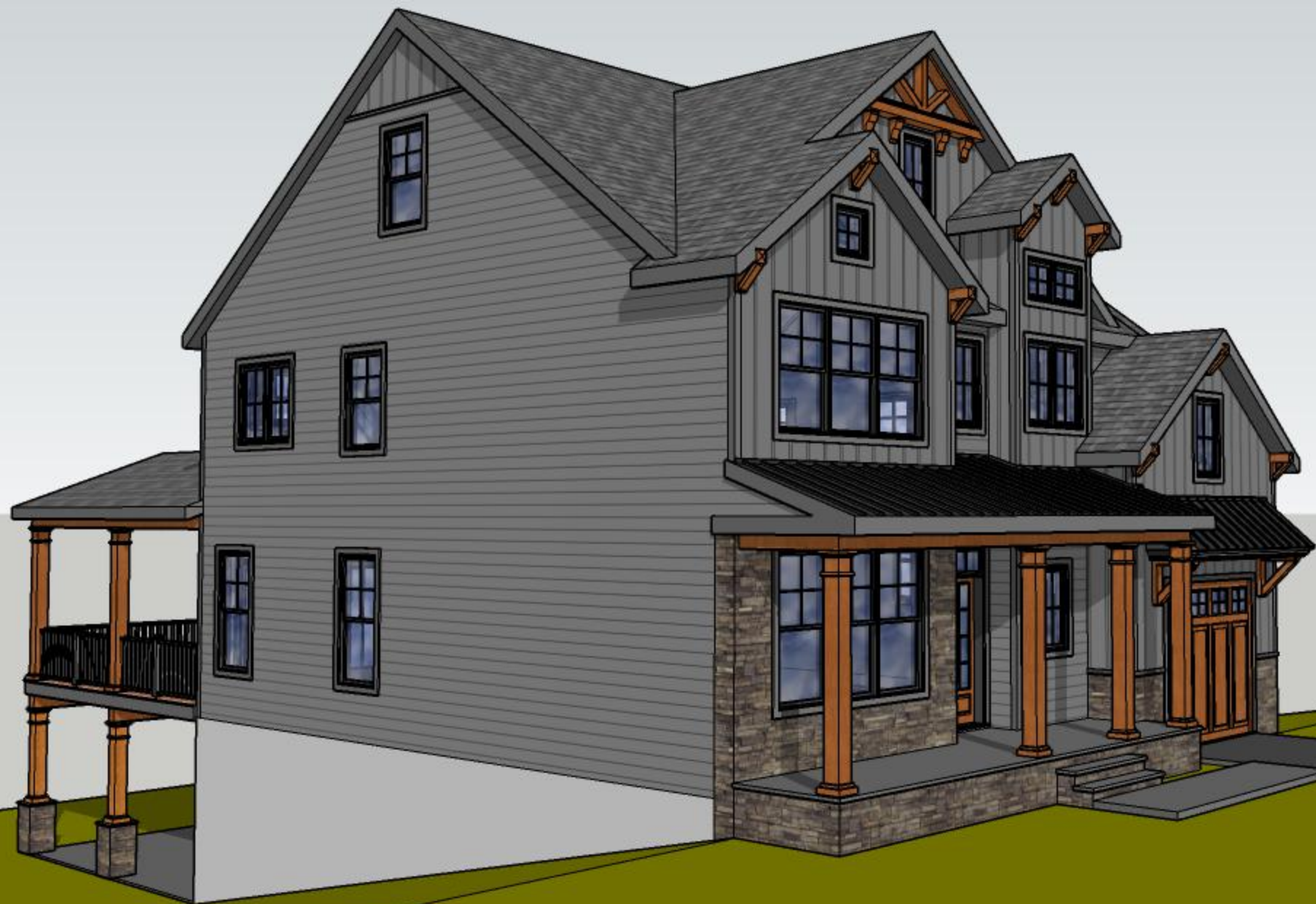


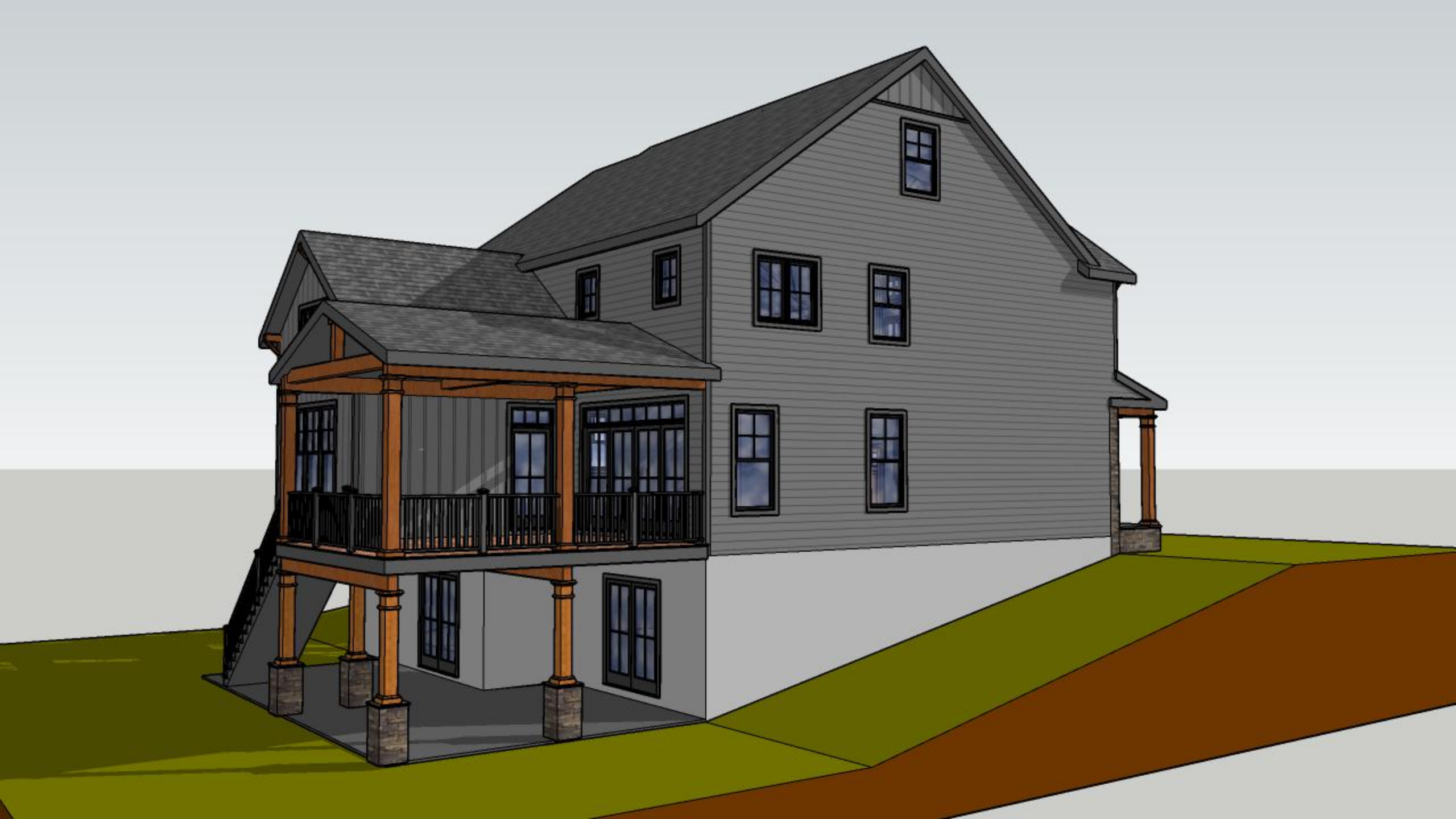
BR-1 RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED	PROPOSED (DECK AS BUILDING)
LOT AREA (Min.)	4,000 S.F.	7,000 S.F.	7,000 S.F.
LOT WIDTH @ BLDG. LINE (Min.)	40 FT.	50 FT.	50 FT.
FRONT YARD (Min.)	25 FT.	28 FT.	28 FT.
SIDE YARD (Min.)	5 FT. MIN.	5 FT.	5 FT.
REAR YARD (Min.)	25 FT.	51 FT.	51 FT.
BUILDING AREA (Max.)	35%	1,957 S.F. 27.96%	2,306 S.F. 32.94%
IMPERVIOUS COVERAGE (Max.)	60%	2,658 S.F. 37.91%	2,658 S.F. 37.91%
BUILDING HEIGHT (Max.)	35 FT.		

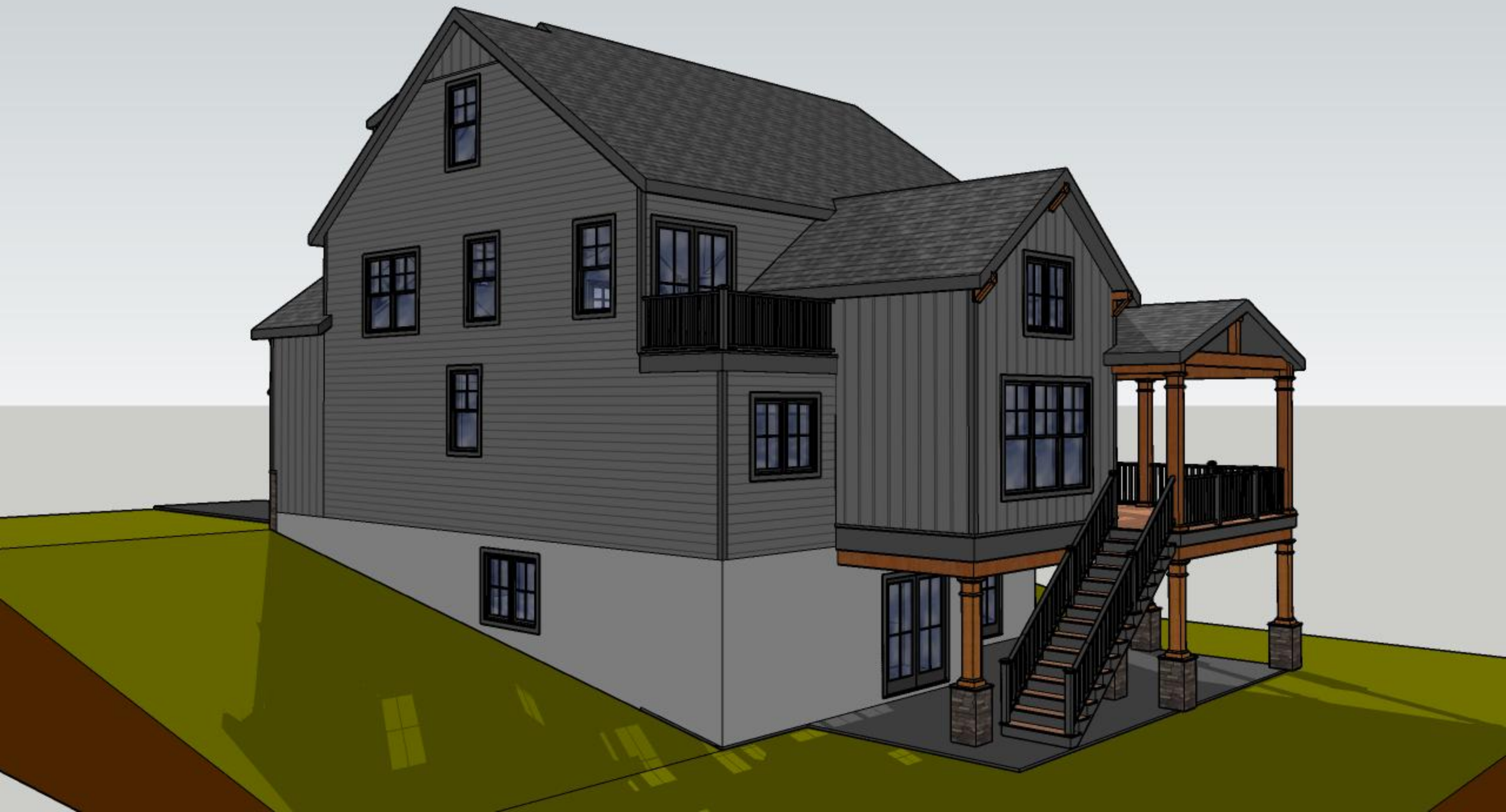


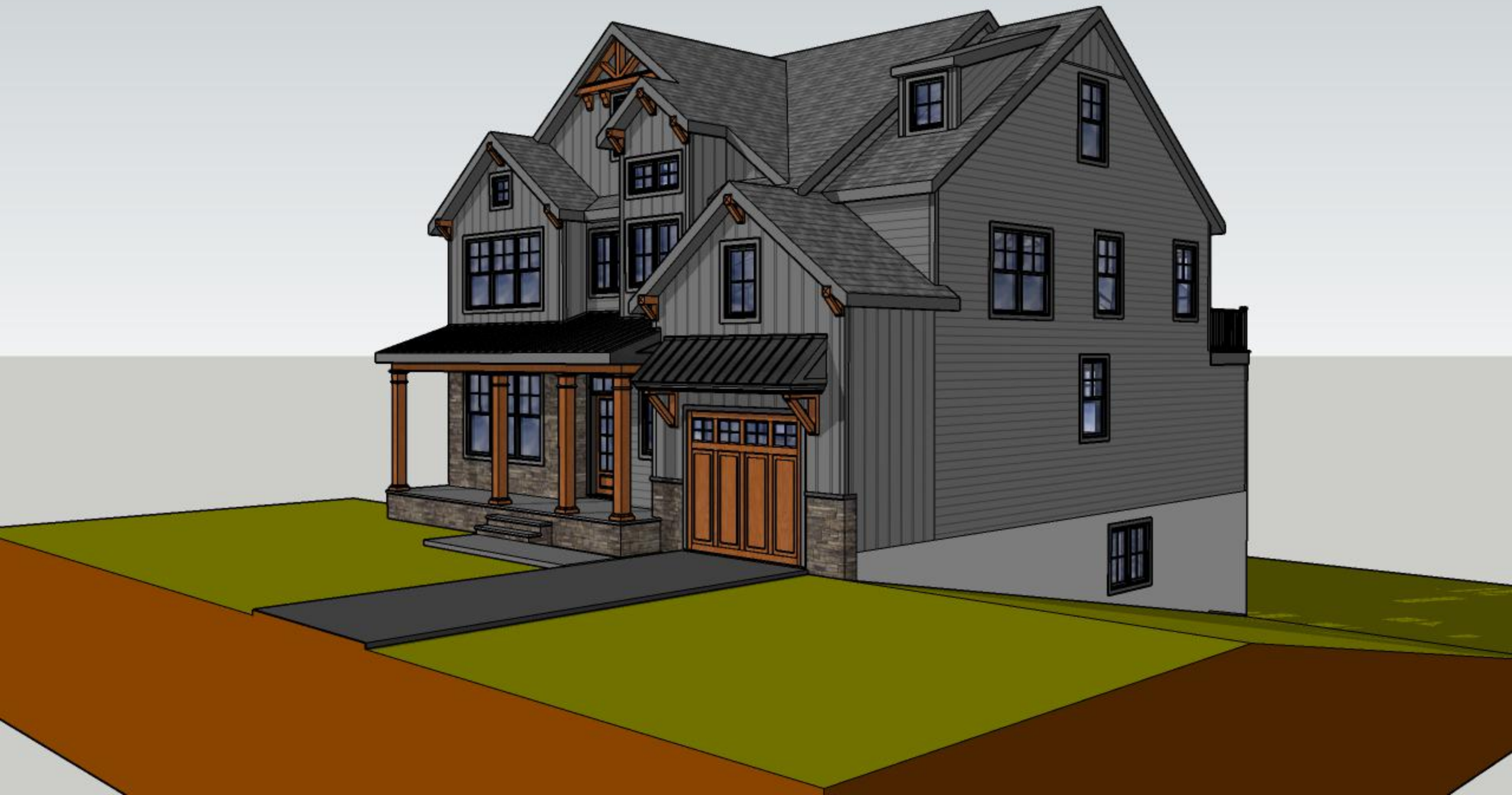






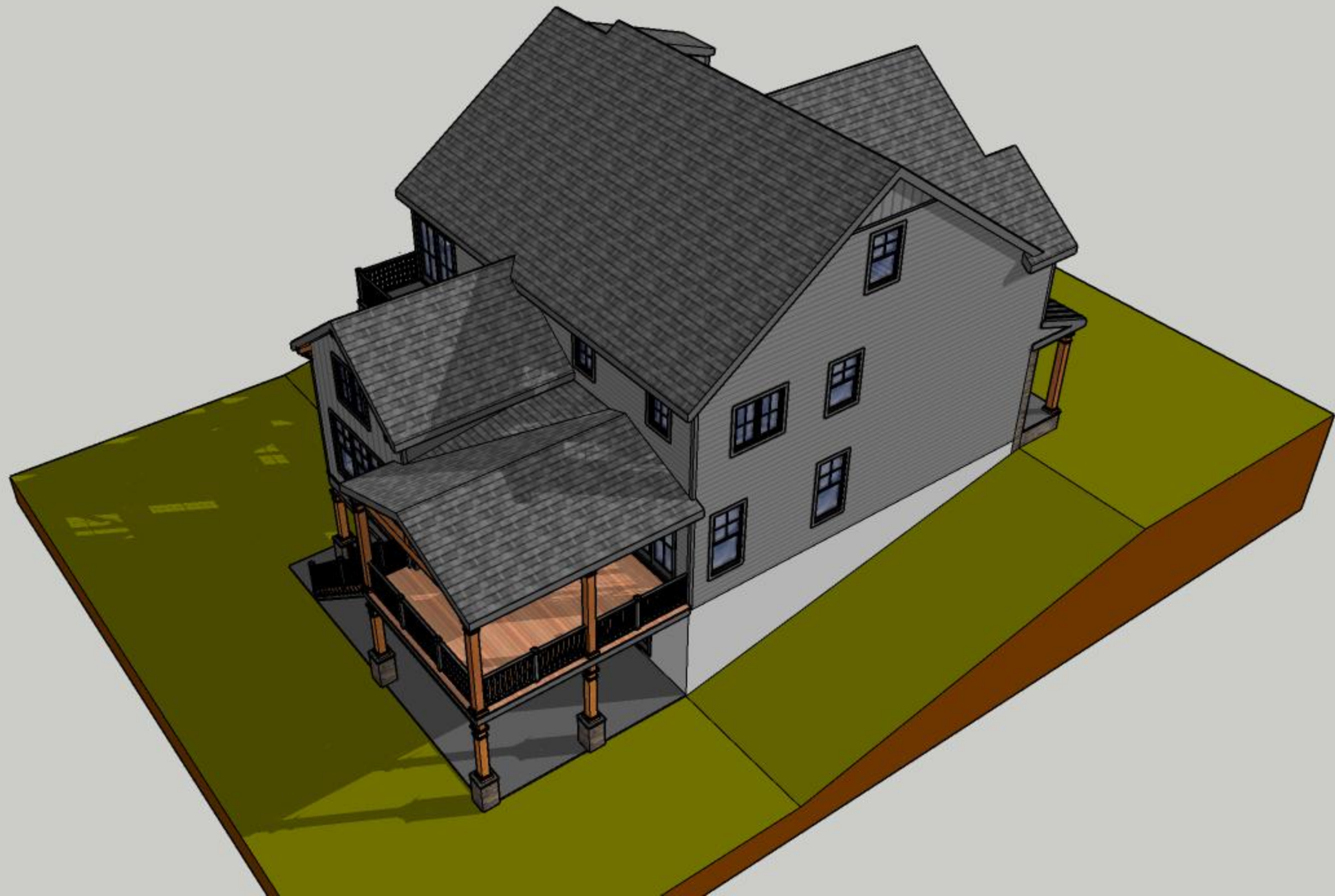








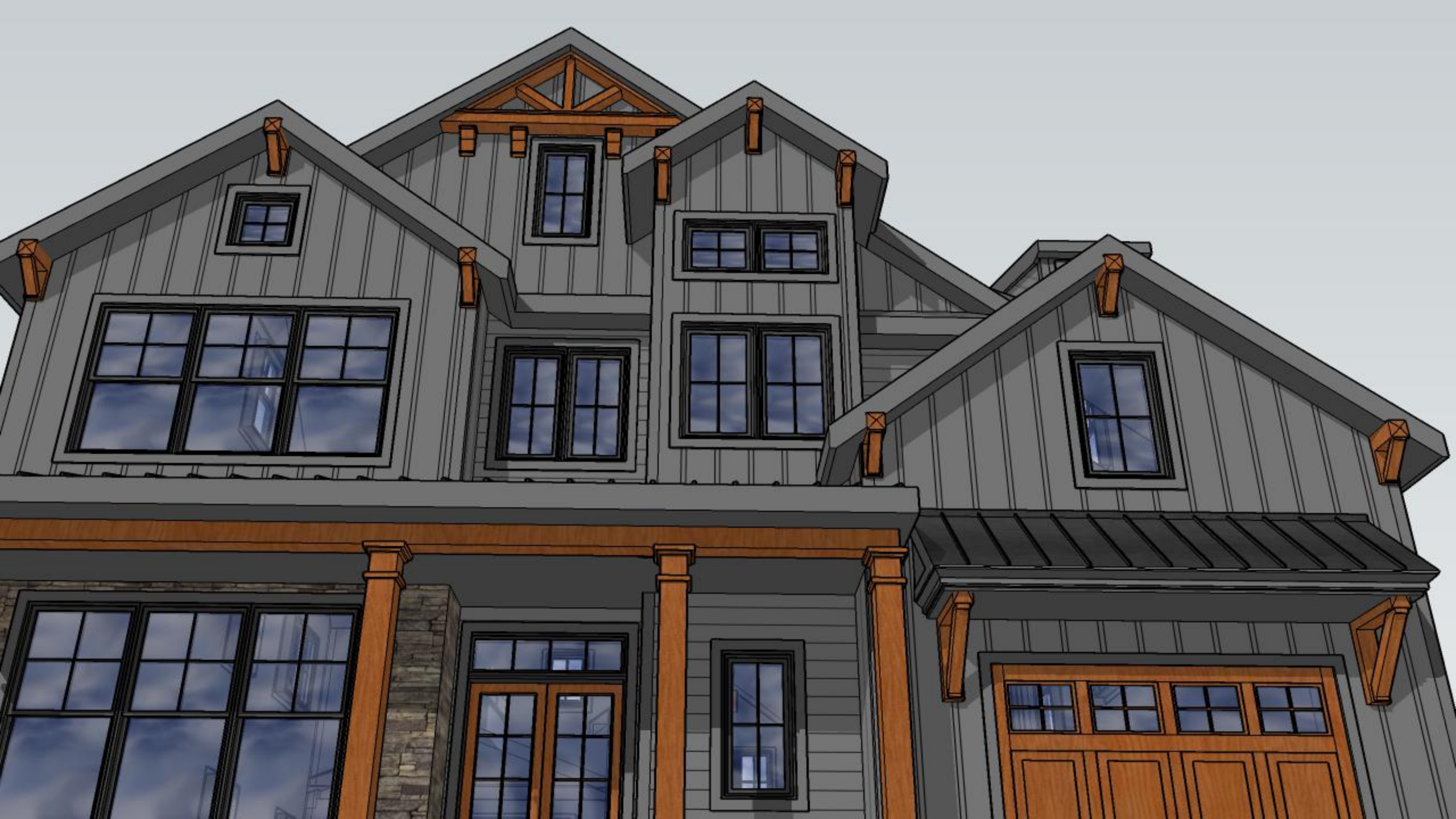






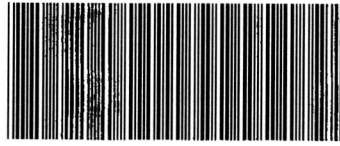








DEED BK 6078 PG 01551 to 01553.1
 INSTRUMENT # : 2018006698
 RECORDED DATE: 01/30/2018 10:39:21 AM



3736495-0006-


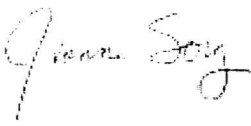
RECORDER OF DEEDS
 MONTGOMERY COUNTY
 Jeanne Sorg

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 3870997 - 1 Doc (s)
Document Date: 12/18/2017	Document Page Count: 2
Reference Info:	Operator Id: msanabia
RETURN TO: (Mail) RAFFAELE & PUPPIO LLP 19 West 3rd Street Media, PA 19063	PAID BY: RAFFAELE & PUPPIO LLP
* PROPERTY DATA: Parcel ID #: 05-00-06396-00-7 Address: 1016 MAPLE ST CONSHOHOCKEN PA 19428 Municipality: Conshohocken Borough (100%) School District: Colonial	
* ASSOCIATED DOCUMENT(S):	
CONSIDERATION/SECURED AMT: \$10.00 TAXABLE AMOUNT: \$125,000.00 FEES / TAXES: Recording Fee:Deed \$86.75 Affidavit Fee \$1.50 State RTT \$1,250.00 Conshohocken Borough RTT \$625.00 Colonial School District RTT \$625.00 Total: \$2,588.25	DEED BK 6078 PG 01551 to 01553.1 Recorded Date: 01/30/2018 10:39:21 AM I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.   Jeanne Sorg Recorder of Deeds

Rev1a 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

Digitally signed 06/28/2021 by montgomery.county.rod@kofile.com

Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2018006698 (page 1 of 4)
 Montgomery County Recorder of Deeds



PREPARED BY AND RETURN TO:
Edward P. Kelly, Esquire
Raffaele & Puppio, LLP
19 West Third Street
Media, PA 19063
(610) 891-6710

RECORDER OF DEEDS
MONTGOMERY COUNTY
2018 JAN 30 A 10:22

Parcel ID # 05-00-06396-00-7

THIS DEED is executed this 18th day of December, 2017 but made effective as of the 1st day of January, 2018 between **BRENDAN M. MURPHY ("GRANTOR")** and **BRIAN PIERI ("GRANTEE")**.

WITNESSETH that Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** lawful money of the United States of America, unto him paid by Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and confirmed, and by these presents does grant, bargain, sell, alien, release and confirm unto Grantee, his heirs and assigns, **his entire tenant in common interest in the following:**

ALL THAT CERTAIN lot or piece of land, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwest side of Maple Street at the distance of 150 feet Northeast from the Northeast side of Tenth Avenue, a corner of this and land of Oscar C. Freas; thence along said Freas' land at right angles to said Maple Street Northwest 140 feet to the Southeast side of a 20 feet wide alley running from Tenth Avenue to Eleventh Avenue; thence along said side of said alley Northeast 50 feet to a point a corner of this and other land of Edward Nagelo; thence Southeast parallel with the first course 140 feet to the Northwest side of Maple Street aforesaid; thence Southwest along the edge thereof 50 feet to the place of beginning.

BEING Parcel ID No. 05-00-06396-00-7

BEING the same premises which Joseph P. Gravinese and Diane C. Gravinese, husband and wife, by Deed dated September 30, 2003 and recorded January 7, 2004 in the Office of the Montgomery County Recorder of Deeds in Deed Book 5488 Page 2228, Instrument Number 2004002529, granted and conveyed unto Brendan M. Murphy and Brian Pieri, tenants in common, in fee.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, 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 the said Grantor as well at law as in equity, of, in and to the same.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06396-00-7 CONSHOHOCKEN
1016 MAPLE ST

MURPHY BRENDAN M & PIERI BRIAN
Certified Copy of Deed # 201800698 (page 2 of 4)
\$15.00
Montgomery County Recorder of Deeds



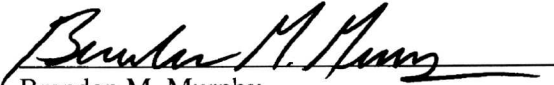
2-2

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

AND Grantor, for himself and his heirs does covenant, promise and agree, to and with Grantee, his heirs and assigns, by these presents, that Grantor and his heirs and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto Grantee, his heirs and assigns, against Grantor and his heirs and assigns, 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, him, her, them or any of them, shall and will subject as aforesaid **WARRANT SPECIALLY** and forever **DEFEND**.

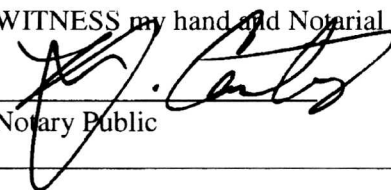
IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed, dated the day and year first written above.

Sealed and delivered in the presence of us


Brendan M. Murphy

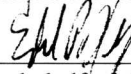
Commonwealth of Pennsylvania)
County of Philadelphia) SS.

On this 18th day of December, 2017 before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared Brendan M. Murphy, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial seal, the day and year aforesaid.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Davida Carter, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires July 21, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The address of the above named Grantee

1016 Maple Street
Conshohocken, PA 19428

on behalf of the Grantee.

REV-183 EX (2-15)



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with Recorder's Use Only fields: State Tax Paid, Book Number, Page Number, Date Recorded

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Edward P. Kelly, Esq; Telephone Number: (610) 891-6710; Mailing Address: 19 West Third Street; City: Media; State: PA; ZIP Code: 19063

B. TRANSFER DATA

Date of Acceptance of Document: 12/18/2017; Grantor(s)/Lessor(s): Brendan M. Murphy; Telephone Number: (610) 891-6710; Grantee(s)/Lessee(s): Brian Pieri; Telephone Number: (610) 565-4601; Mailing Address: 19 West Third Street; City: Media; State: PA; ZIP Code: 19063; Mailing Address: 226 W. 9th Avenue; City: Conshohocken; State: PA; ZIP Code: 19428

C. REAL ESTATE LOCATION

Street Address: 1016 Maple Street; City, Township, Borough: Conshohocken; County: Montgomery; School District: Colonial; Tax Parcel Number: 05-00-06396-00-7

D. VALUATION DATA

Was transaction part of an assignment or relocation? [] Y [X] N; 1. Actual Cash Consideration: 30,000.00; 2. Other Consideration: +95,000.00; 3. Total Consideration: = 125,000.00; 4. County Assessed Value: 134,480.00; 5. Common Level Ratio Factor: x 1.85; 6. Computed Value: = 248,788.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$; 1b. Percentage of Grantor's Interest in Real Estate: %; 1c. Percentage of Grantor's Interest Conveyed: %

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent) (Estate File Number)
Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
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 (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: [Signature]; Date: 1/18/2018

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





BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

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

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

Date: August 4, 2022
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE, Zoning Officer
Re: 1016 Maple Street – Conditional Use Zoning Determination

History of the Site:

1016 Maple Street is a 7,000 square-foot lot fronting on Maple Street and located in the BR-1 – Borough Residential 1 zoning district. The property is currently developed with a single-family detached residential dwelling with a driveway accessed from Maple Street. The existing dwelling was constructed more than 50 years ago and therefore is considered an historic single-family detached dwelling regulated by the terms of Part 19-C – Historic Residential Conservation Overlay District of the Conshohocken Borough Zoning Code.

Current Request:

The applicant, Christina Pieri, is seeking Conditional Use approval in accordance with §27-1905-C of the Conshohocken Borough Zoning Code to permit the demolition of the historic single-family detached dwelling. The applicant has indicated the intension to construct a new single-family detached residential dwelling on the property as a primary residents.

Zoning Determination:

Per §27-1905-C, demolition of historic single-family detached dwellings for any reason other than structural safety shall be permitted only by conditional use granted by Borough Council. In review of the application, Council shall take into consideration the information presented by the applicant and standards for review established by §27-1905-C.2.B.

If Conditional Use approval is granted to allow for the demolition of the historic single-family detached dwelling, all future development will be required to comply with all applicable zoning code sections and will be subject to review during the permitting process.



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

Zoning Application

COPY

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:

27-1902-c, 27-1005 d,f

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

1125 Wood Street

4. Applicant's Name: Fred DeStolfo

Address: 246 East North Lane

Phone Number (daytime): 4846868534 Building questions please call Chuck 610.637.2566

E-mail Address: freddy03@gmail.com Please copy on all: Chuck@Borkowskihomes.com

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

6. Property Owner: _____

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 60wx69d 4,140s.f. Zoning District: BR1

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

Yes No If yes, please describe.

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

Present use is a vacant, delapated single 2 story home with old foundation and approximate dimensions of 30x30 with an alley entrance parking area. Property is unigue as it is the only home on block which fronts on Wood Street and it also intersects with an alley entrance.

10. Please describe the proposed use of the property.

Single family dwelling

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

Proposed use will be an updated modern amenity single family home with basement, outdoor patio. 4BR 3.5Bath 2 story with possible finished loft space. Old home in disrepair will be demolished and replaced with a new dwelling.

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

This is the perfect example of a long time family trying to stay in Conshohocken for the next generation. DeStolfos have contributed to the well being and history of Conshohocken in many ways. As for the structure it is old, in disrepair for modern living and it will be an asset to update this unique location with a new home that will allow efficient living. The unique lot size, location, and layout of boundaries causes for a unique design which needs relief.

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

a. The unique characteristics of the property: See above

Property is only lot on Wood Street this block and has unique setbacks.

b. How the Zoning Ordinance unreasonably restricts development of the property: Alley access and lot size/surrounding lots restrict setbacks.

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

Replacing a single dwelling with a single dwelling. Architecture conforms to neighborhood and structure size as well.

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.

Thought was put into off street parking, aligning the front yard and rear yards to the neighborhood as much as possible. Lot orientation and size restrict design to accommodate modern living.

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.

Demolition of an existing dwelling in the Historic Residential Conservation Overlay District

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

27-1905

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

Applicant is trying to keep his growing family in Conshohocken. He is proposing to tear down a home in terrible condition and build a new, efficient single home in its place. Much consideration was taken in rebuilding a new dwelling that will both fit in and enhance the neighborhood in which it sits.

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

a. Attorney's Name: _____

b. Address: _____

c. Phone Number: _____

d. E-mail Address: _____

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.

Fred Destolfo
Applicant

Fred Destolfo
Legal Owner

6-17-22
Date

COMMONWEALTH OF PENNSYLVANIA

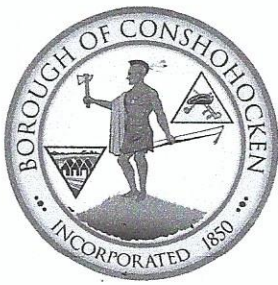
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 17 day of June, 2022 By Fred Destolfo

Kimberly Zera
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2026
Commission number 1185103
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

(For Borough Use Only)

Application Granted

Application Denied

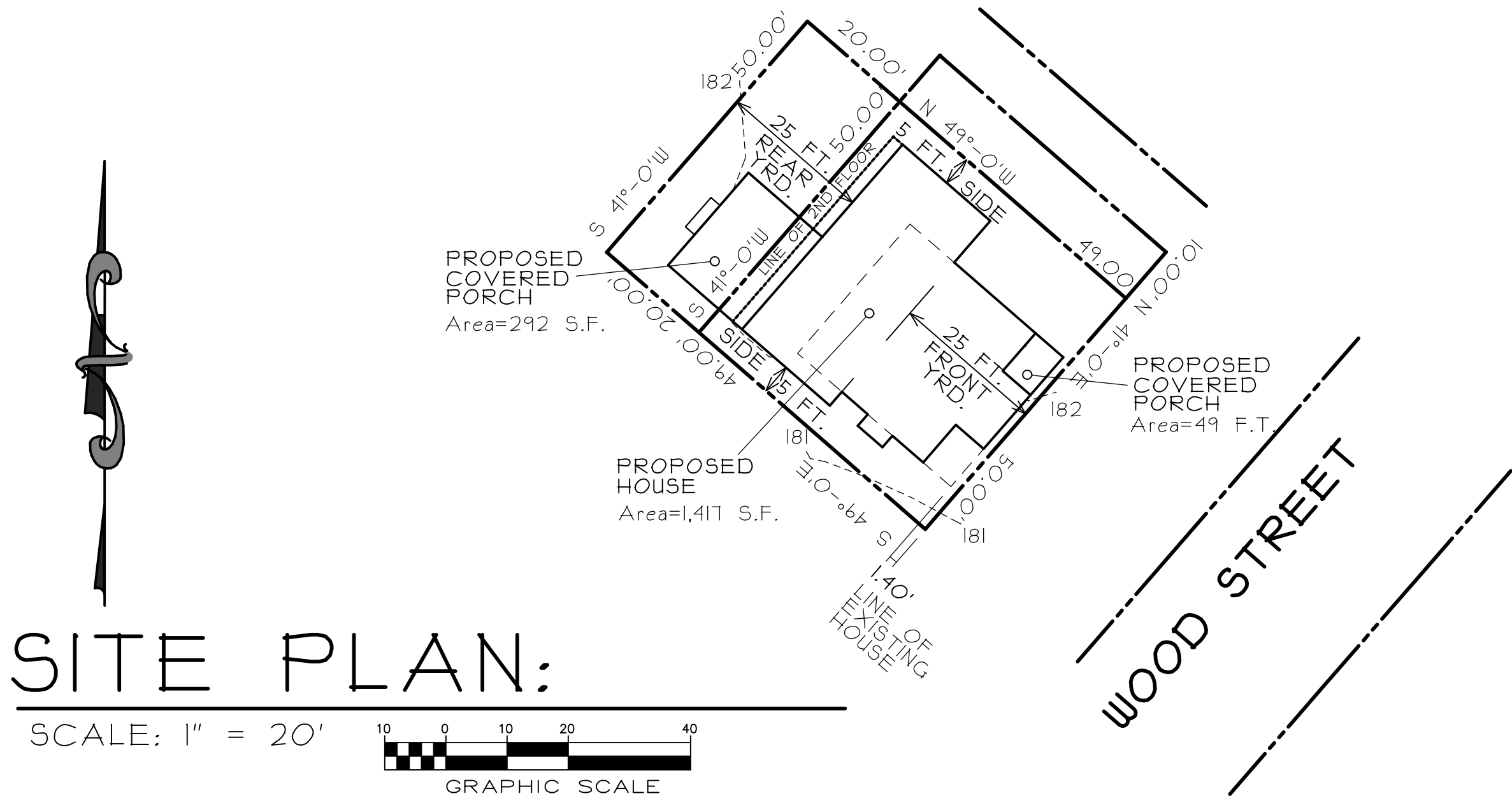
MOTION:

CONDITIONS:

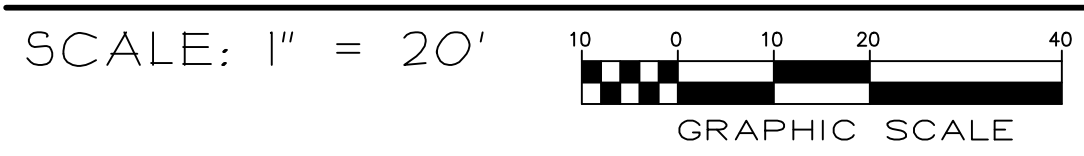
BY ORDER OF THE ZONING HEARING BOARD

	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: _____



SITE PLAN:



BR-1 RESIDENTIAL DISTRICT

926 S.F INCREASE IN BLDG. COVER
282 S.F INCREASE IN IMP. COVER

	REQUIRED	EXISTING	PROPOSED
LOT AREA (Min.)	4,000 S.F.	3,450 S.F.	3,450 S.F.
LOT WIDTH @ BLDG. LINE (Min.)	40 FT.	50 FT.	50 FT.
FRONT YARD (Min.)	25 FT.	1.40 FT.	1.40 FT.
SIDE YARD (Min.)	5 FT. MIN.	(L) 8 FT. (R) 14 FT.	(L-R) 5 FT.
REAR YARD (Min.)	25 FT.	34.40 FT.	(1ST FLR.) 25 FT. (2ND FLR.) 23 FT.
BUILDING AREA (Max.)	35%	832 S.F. 24.12%	1,758 S.F. 50.96%
IMPERVIOUS COVERAGE (Max.)	60%	1,476 S.F. 42.78%	1,758 S.F. 50.96%
BUILDING HEIGHT (Max.)	35 FT.		

- NOTES:
- EXISTING FEATURES FROM PLANS PREPARED BY CORNERSTONE PLANS DATED 11-02-21
 - ELEVATIONS ARE BASED UPON CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. VERTICAL DATUM.
 - BOUNDARY INFORMATION FROM DEED.

SHEET
S-1
OF SHEETS

DATE:
04-04-22
FILE NO.
21178
SCALE:
1/4"=1'-0"

REVISIONS:

TITLE:
WORKING DRAWINGS

PROPOSED HOUSE FOR
FOR THE DESTOLFO RESIDENCE
1125 WOOD STREET, CONSHOHOCKEN, PA 19428
CONSHOHOCKEN BOROUGH - MONTGOMERY COUNTY - PENNSYLVANIA

CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO RHC DESIGN BEFORE PROCEEDING. ALL UNISSUED DRAWINGS ARE THE PROPERTY OF RHC DESIGN, INC. AND SHALL NOT BE USED ON OTHER WORK WITHOUT RHC DESIGN, INC. WRITTEN PERMISSION. DO NOT SCALE THIS DRAWING.

RHC
DESIGN, LLC

55 PLANK AVE. PAOLI, PA 19301 610.647.8789
FAX 610.889-0663 - RICK@RHCDESIGNLLC.COM

ARCHITECTURAL ELECTRONIC SEAL SHALL BE A COMPLETE SEAL WITH PROJECT NUMBER AND DATE WITHIN THE SEAL BOUNDARIES TO BE CONSIDERED VALID. THE PROJECT NUMBER AND DATE SHALL MATCH THE PROJECT NUMBER LOCATED IN THE BORDER TO BE VALID. ALL OTHER ELECTRONIC SEALS SHALL BE CONSIDERED NULL AND VOID.

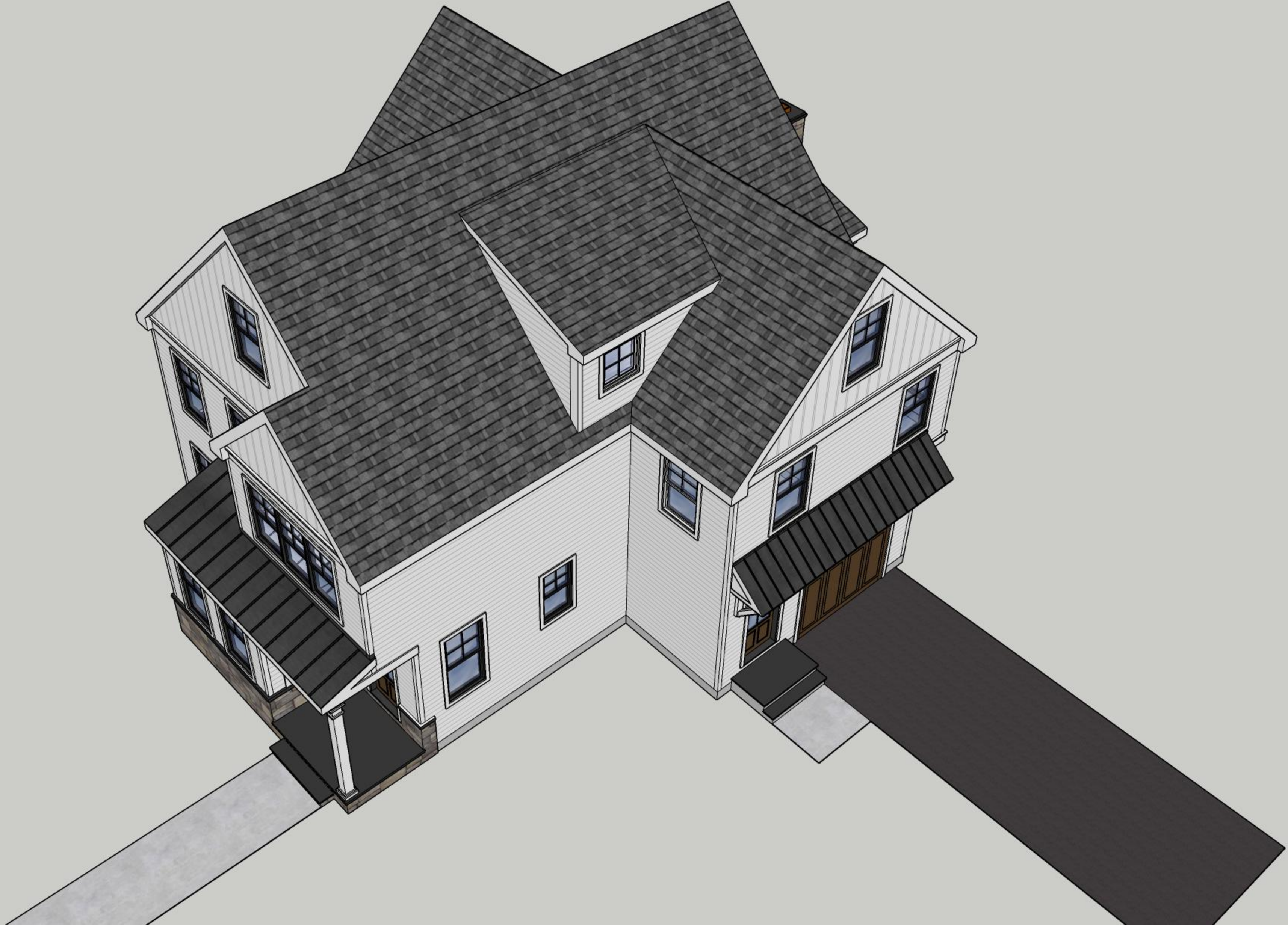


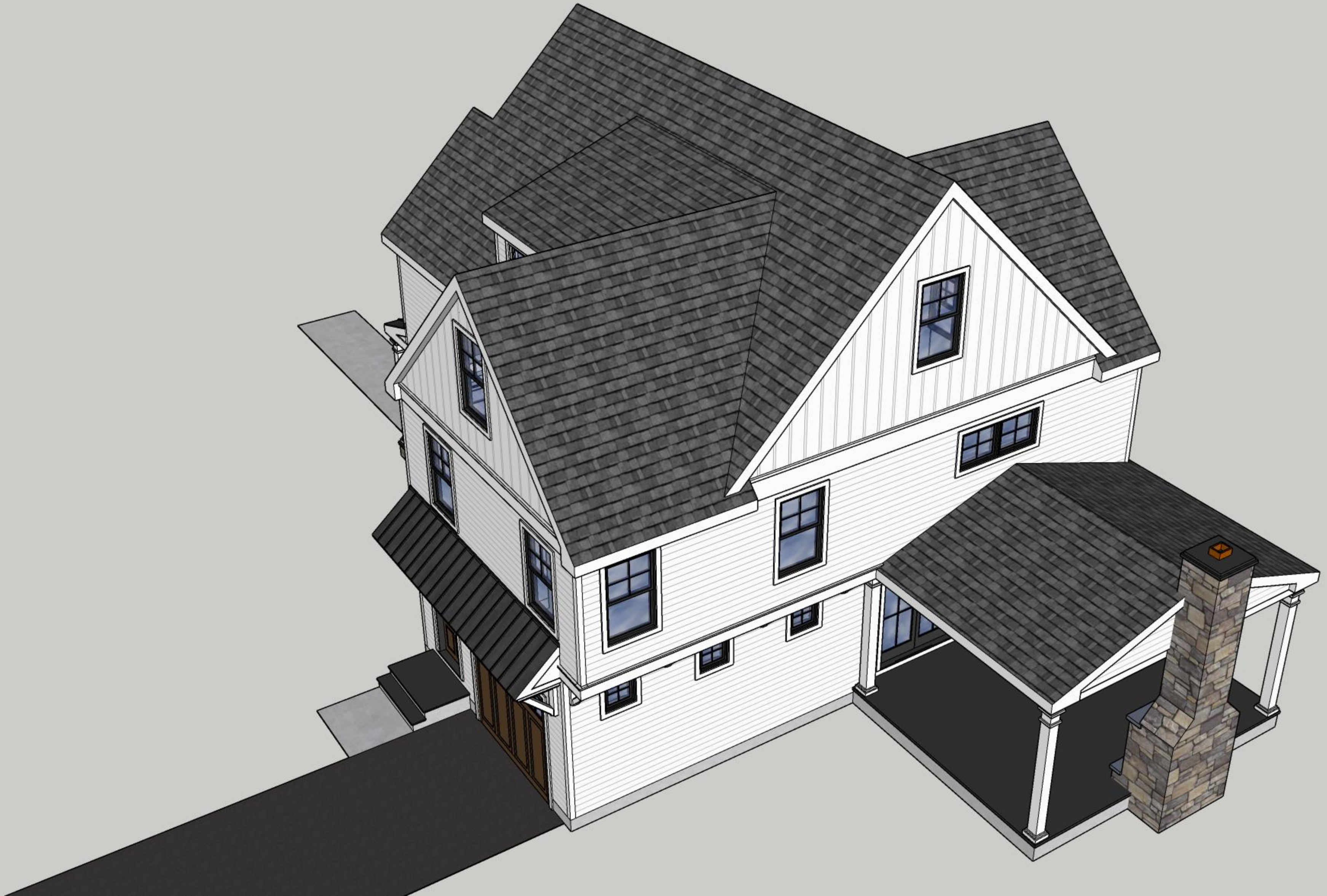


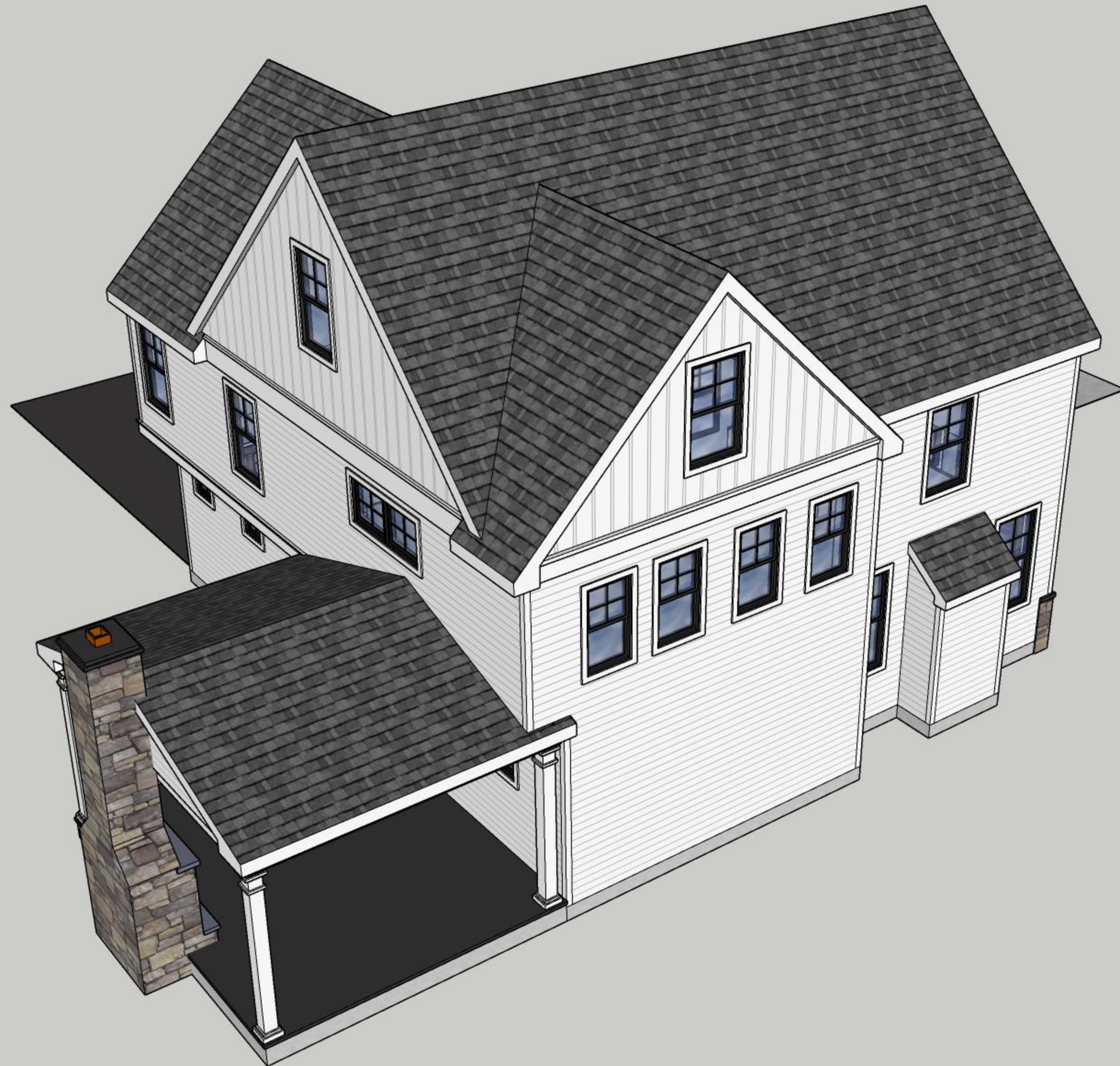


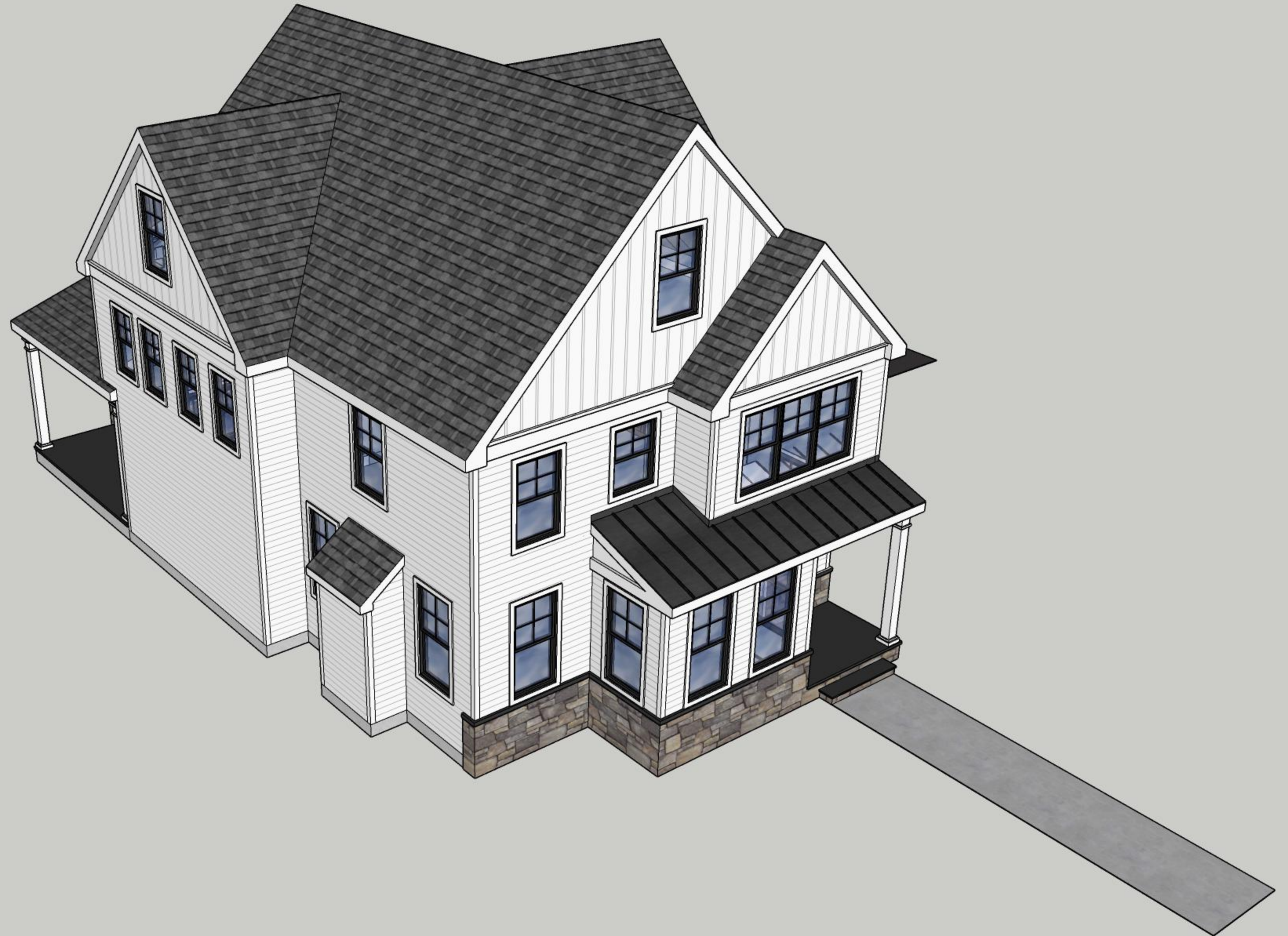












548

This Indenture, Made the

Fourth day of September in the year of our Lord

one thousand nine hundred and fifty-two (1952)

Between FRANK GUSSONI, SR., and CONCETTA GUSSONI, his wife, of

parties of the first part,

AND

FRED DeSTOLFO and DENA DeSTOLFO, his wife, of the Borough of
Conshohocken, County of Montgomery and State of Pennsylvania,

of the second part: **Witnesseth,** That the said parties of the first part, for and in consideration of the sum of Nine Thousand (\$9,000.00) Dollars

lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made by J. V. Hoey, Registered Engineer, dated January 5, 1952, as follows, to wit:

BEGINNING at a point in the Southeast side of Wood Street (Sixty-six feet wide) at a distance of One hundred thirty feet measured North forty-one degrees East, from the Northeast side of Eleventh Avenue (Ninety-eight feet wide) and is also in the center line of an alley (twenty feet wide) running parallel to Eleventh Avenue; thence North forty-one degrees East, along the said side of Wood Street for a distance of Sixty feet to a point, a corner, thence South forty-nine degrees East, along other land now or late of Frank Gussoni, Jr., of which this was a part, for a distance of Forty-nine feet to a point, a corner; thence South forty-one degrees West, along the land now or late of Michael and Helen Frosty, for a distance of Sixty feet to a point in the center line of the alley, twenty feet wide; thence North forty-nine degrees West, along the center line of said alley for a distance of Forty-nine feet to the point of beginning.

BEING the same premises which Frank Gussoni, Jr., and Anna, his wife by Indenture bearing date the 25th day of February A.D. 1952 and recorded at Norristown in the office for the Recording of Deeds, in and for the County of Montgomery on 21st day of March A.D. 1952, in Deed Book No. 2262, page 95 etc. granted and conveyed unto Frank Gussoni, Sr. and Concetta, his wife, in fee.

587 **Together** with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part ies of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said part ies of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs and assigns forever, as tenants by the entireties



UNDER AND SUBJECT to use and easement of cast iron sewer with property to Northeast, with right to enter upon premises to be insured as fully set forth in Deed Book 2262, page 95.



And the said parties of the first part, for themselves and their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part ies of the second part, their heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part ies of the second part, their heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under him, her, them or any of them **SHALL and WILL** BY THESE PRESENTS **WARRANT** and forever **DEFEND.**

In witness whereof, the said parties of the first part to these presents have hereunto set their hands and seals, Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US

Adam L. MacLeary *Frank. Lussoni* 
Samuel Rota *Corsetta m. Lussoni* 



579

THE STATE STAMPS AFFIXED HERETO
REPRESENT THE FULL CONSIDERATION
INCLUDING LIENS AND ENCUMBRANCES.

THE BRYN MAWR TRUST COMPANY

by *Frances Bowen*

557

Received, the day of the date of the above Indenture of the above named

Frank Gussoni Sr.

Concetta M. Gussoni

State of PENNSYLVANIA
County of MONTGOMERY

ss.

On the 4th day of September, 19 52, before me,

Notary Public in and for the Commonwealth of Pennsylvania
residing in ~~Delaware Co., Penna.~~

M.

the undersigned officer, personally appeared Frank Gussoni, Sr. and Concetta Gussoni, his wife

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee

is \$1125 Wood St Conshohocken Pennsylvania

Andrew G Sheard

On behalf of the Grantee

Notary Public Seal

Title of Officer
My Commission Expires 1/7/55

119843 SEP 10 1952
The Boyer Trust Co

DEED

FRANK GUSSONI, SR. and
M.
CONCETTA GUSSONI, his wife

TO

FREDD DESTOLFO and DENA
DESTOLFO, his wife

9-5-52

PREMISES: 1125 Wood Street
Conshohocken, Pa.

12-28-51 John C. Clark Co., Phila. 734

Law Offices
WRIGHT, MAUCK, HAWES & SPENCER
412 Dekalb Street
Norristown, Pa.

B

Recorded, in the Office for the Recording of Deeds in and for County of
Montgomery in Deed Book No 2305
page 548 &c.
Witness my hand and seal of Office this 10th
day of September Anno Domini 19 52.

William J. Boden Recorder
Per Albert Weber 700 Deputy Recorder

AUG-9-68

00096

No. 330 - Fee Simple Deed - Typewriter
Yeo & Lukens Co., 11 N. 13th St., Philadelphia
DEEDS • 476 A

7.00

This Indenture

Made the 11th

day of July in the year of our Lord one thousand nine hundred and sixty eight (1968) **Between**

NUNZIO M. GIANDONATO AND JOSEPHINE M. GIANDONATO, his wife

(hereinafter called the Grantors), of the one part, and

FRED DE STOLFO AND DINA DE STOLFO, his wife

(hereinafter called the Grantee s), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of One Dollar lawful money of the United States of America, unto them well and truly paid by the said Grantee s at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee s, their heirs and Assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision of property of Nunzio M. Giandonato, made by Thomas F. Dinan, Registered Surveyor, King of Prussia, Pennsylvania, dated June 26th, 1967 as follows, to wit:

BEGINNING at a point on the Northeast side of a Twenty feet wide alley, at the distance of Forty nine feet measured South forty two degrees, twenty minutes East along said side of said alley from its intersection with the Southeast side of Wood Street (Sixty six feet wide), said last mentioned point being One hundred twenty feet measured South forty seven degrees, forty minutes West, along said side of Wood Street from its intersection with the Southwest side of Twelfth Avenue (Eighty feet wide); thence from said point of beginning by land of Fred DeStolfo, North forty seven degrees, forty minutes East, Fifty feet to a point; thence by other land of Nunzio M. Giandonato, of which this was part, South forty two degrees, twenty minutes East, Twenty feet to a point; thence South forty seven degrees, forty minutes West, Fifty feet to a point on the Northeast side of said Twenty feet wide alley; thence along said side thereof, North forty two degrees, twenty minutes West, Twenty feet to the first mentioned point and place of beginning.

BEING part of the same premises which Michael J. Frosty and Helen C. Frosty, his wife by Indenture bearing date the 14th day of September A.D. 1959 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 15th day of September A.D. 1959 in Deed Book No. 2999 page 330 etc., granted and conveyed unto Nunzio M. Giandonato and Josephine M. Giandonato, his wife, in fee.



THE STATE STAMPS AFFIXED REPRESENT THE TAX ON FULL CONSIDERATION, INCLUDING LIENS AND ENCUMBRANCES THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA
PER Miss Linda Huguenin

Twp.-Boro-Transfer tax paid

In the amount of \$ 3.00
THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA
per L. Huguenin

Together with all and singular improvements, ways, streets, alleys, passages, waters, water - courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto 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 Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee s, their heirs and Assigns, to and for the only proper use and behoof of the said Grantee s, their heirs and Assigns forever, as tenants by the entireties.

And the said Grantors, for themselves, their

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee s, their heirs and Assigns, that they the said Grantors, their

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee s, their heirs and Assigns, against them the said Grantors, their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will

WARRANT and forever DEFEND.

In Witness Whereof the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delibered }
IN THE PRESENCE OF US:

Paul A. Mariani

Nunzio M. Giandonato
NUNZIO M. GIANDONATO (SEAL)

Josephine M. Giandonato
JOSEPHINE M. GIANDONATO (SEAL)

(SEAL)

COLONIAL SCHOOL DISTRICT
REAL ESTATE TRANSFER

Tax Paid- \$1.50 8/9/68
Arnold Martinelli
Deputy Tax Collector

STATE OF CALIFORNIA }
COUNTY OF } SS

ON THE 11th day of July, 1968 Anno Domini 1968, before me, the
subscriber, a Notary Public, in and for
personally appeared the above-named

NUNZIO M. GIANDONATO AND JOSEPHINE M. GIANDONATO, his wife

and in due form of law acknowledged the above
indenture to be their and each of their act and deed, and desired the same might be
recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.

THE
BOROUGH OF CONSHOHOCKEN
REAL ESTATE TRANSFER

Tax Paid- \$1.50 8/9/68
Arnold Martinelli
Deputy Tax Collector

Ethel G. Stupp
OFFICIAL SEAL
ETHEL G. STUPP
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Dec. 19, 1970

The residence of the within-named Grantee is 1125 Wood Street, Conshohocken, Penna.
On behalf of said Grantee. *Arnold Martinelli*

THE TITLE INSURANCE CORPORATION
OF PENNSYLVANIA 354,722-N

STATE TAX
AFFIDAVIT
FILED
Deed
30
650
496

NUNZIO M. GIANDONATO AND JOSEPHINE
M. GIANDONATO, his wife

TO

89. WJ 8
FRED DE STOLFO AND DINA DE STOLFO,
his wife

No. 330
Yeo & Lukens Co., 11 N. 13th St., Philadelphia

PREMISES:
BOROUGH OF CONSHOHOCKEN,
COUNTY OF MONTGOMERY,
COMMONWEALTH OF PENNSYLVANIA.

MLT

1-66

Recorded in the Office for Recording of Deeds, in and for Montgomery County
in Deed Book No. 3522 page 1189 &c.

Witness my hand and seal of Office this 9th day of
August Anno Domini 1968

Anthony Lohrke
Acting Recorder of Deeds



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

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

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

Date: August 4, 2022
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE, Zoning Officer
Re: 1125 Wood Street – Conditional Use Zoning Determination

History of the Site:

1125 Wood Street is a 3,450 square-foot lot fronting on Wood Street and located in the BR-1 – Borough Residential 1 zoning district. The property is currently developed with a single-family detached residential dwelling with a rear driveway accessed from the alley running along the southern property line. The existing dwelling was constructed more than 50 years ago and therefore is considered an historic single-family detached dwelling regulated by the terms of Part 19-C – Historic Residential Conservation Overlay District of the Conshohocken Borough Zoning Code.

Current Request:

The applicant, Fred DeStolfo, is seeking Conditional Use approval in accordance with §27-1905-C of the Conshohocken Borough Zoning Code to permit the demolition of the historic single-family detached dwelling. The applicant has indicated the intention to construct a new single-family detached residential dwelling on the property as a primary residents.

In connection with the proposed construction of a new single-family dwelling, on July 18, 2022 the applicant went before the Zoning Hearing Board and was granted a variance from §27-1005.D to permit a rear yard building setback less than 25 feet, and a variance from §27-1005.F to permit a building coverage over 35%.

Zoning Determination:

Per §27-1905-C, demolition of historic single-family detached dwellings for any reason other than structural safety shall be permitted only by conditional use granted by Borough Council. In review of the application, Council shall take into consideration the information presented by the applicant and standards for review established by §27-1905-C.2.B.

If Conditional Use approval is granted to allow for the demolition of the historic single-family detached dwelling, all future development will be required to comply with all applicable zoning code sections and will be subject to review during the permitting process.

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number: <u>LD-2022-02</u>	File Date: <u>6/15/2022</u>
Project Title: <u>SEPTA Parking Garage</u>	Date Complete: <u>6/15/2022</u>
Received By: <u>B. Rogers</u>	90 Day Date: <u>9/13/2022</u> <i>waived on 8/3</i>

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form **MUST** be completed and submitted with the Borough's Land Development/Subdivision application.
 2. A Land Development/Subdivision Application **MUST** include all of the items listed in the application checklist to be considered complete.

Incomplete applications will **NOT** be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
 3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
- It is highly encouraged to submit applications in a digital format.**
4. One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Robert Tangi, SEPTA
Address: 1234 Market St
Philadelphia, PA 19107
Phone: (215) 580-7853
Fax: _____
E-Mail*: rtangi@septa.org

Property Owner Information (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail*: _____

Architect/Planner: Greg Mastalerz, Sowinski Sullivan Architects

Address: 336 S 16th St Philadelphia, PA 19102
E-mail*: gmastalerz@sowinskisullivan.com Phone/Fax: (267) 239-0369

Engineer/Surveyor: Kristian Bellotti, McCormick Taylor Inc

Address: 1818 Market St, 16th Floor, Philadelphia, PA 19103
E-mail*: kbellotti@mccormicktaylor.com Phone/Fax: (215) 600-3940

Landscape Architect: Peggy Dipeso, Synterra LTD

Address: PO Box 39497 Philadelphia, PA 19136
E-mail*: pdipeso@synterrald.com Phone/Fax: (215) 243-0700

Attorney: Michael Gill, Buckley Brion McGuire & Morris LLP

Address: 118 W Market St, Suite 300 West Chester PA 19382
E-mail*: gillm@buckleyllp.com Phone/Fax: (484) 887-7534

*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page 10 of the application packet for clarification)

- Minor Land Development
- Preliminary Major Land Development
- Final Major Land Development

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision

Project Information:

Location (Street Address): 101 Washington St Conshohocken PA 19428

Tax Assessment Parcel No. 05-00-00040-00-9 County Deed Book No. 6100 Page No. 02086

Description of Proposed Work: Construction of a new parking garage and surface lot. There will be two stormwater basins, sidewalks, and a multi- use trail.

Total Tract Acreage: _____ Project Acreage _____

Zoning District SP-3 Existing Number of Lots: 1 Proposed Number of Lots: 1

Proposed Land Use: Single-Family Detached Single-Family Semi-Detached Multi-Family
 Single-Family Attached Commercial Office Industrial

Other (Describe): _____

Existing Sewer Flows: 0

Proposed Sewer Flows: 110 GPM

Check List - Plans:
 The applicant must provide all of the following plans for an application to be considered complete. Section 22, Part 3 of the SALDO outlines plan submission requirements and the criteria that must be met in order for submissions to be deemed complete. These requirements are listed on information sheets provided at the end of this application package. If the required plans listed below do not have sufficient information to allow for staff reviews, the application may be considered incomplete and returned, requesting additional information.

<input type="checkbox"/> Record Plan	<input checked="" type="checkbox"/> Landscape Plan
<input checked="" type="checkbox"/> Existing Features Site Plan	(sealed by a Landscape Architect)
<input checked="" type="checkbox"/> Grading Plan	<input checked="" type="checkbox"/> Demolition Plan
<input checked="" type="checkbox"/> Erosion and Sediment Control Plan	_____ Detail Sheets
<input checked="" type="checkbox"/> Lighting Plan_Major	<input checked="" type="checkbox"/> Traffic Study (if applicable)
<input checked="" type="checkbox"/> Circulation Plan_Major	<input checked="" type="checkbox"/> Post Construction Stormwater Management Plan
<input checked="" type="checkbox"/> Stormwater Calculations	<input checked="" type="checkbox"/> Utility Plan

Check List - Proof of ownership and zoning relief:
 Proof of equitable ownership or interest in the property - copy of the deed to the subject property
 Copy of adjudication of Zoning Hearing Board related to the application

Check List - Color Photographs of Site and Existing Conditions:
 Streetscape in all directions, showing subject property in each
 N/A Façade and secondary elevations of existing building(s) on site
 N/A Sidewalk and curb conditions
 N/A Street trees
 N/A Alley conditions, if present

Check List - Building Elevations:
 Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s):
 Established building line for the block on which the property is located (eg: scale off an aerial)
 (In plan, show setbacks of all existing buildings on same side of the street as project for entire block.)

List of Requested Waivers:

Section/Requirement:
22-405.1.C
22-405.1.E

Relief Requested:
Sidewalk width less than 15'
Crosswalk width less than 10'

Have you met with the Zoning Officer regarding this plan? Yes No
 Are there known variances/any zoning relief necessary for this project? Yes No
 If YES, have you submitted an application for the Zoning Hearing Board? Yes No
 Has this plan been reviewed by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Borough a waiver to the 90-day action period or an immediate denial of this application will be made, and you will be required to resubmit the application.

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete.

Michael C. [Signature]
 Signature of Applicant *Attorney-at-Law for Applicant*
6-15-22
 Date

 Signature of Property Owner (if not the same as applicant)

 Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal.

MINOR subdivision/land use applications may request a pre-submission meeting; if one is desired.

Meetings are held the second and fourth Tuesday of each month beginning at 1:30pm at the Borough Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

 Applicant signature date

To schedule a pre-submission meeting, please contact the office of the Borough Manager
 ph: 610.828.1092
 e: landuse@conshohockenpa.gov

Borough Use Only:

____ Filing Fee	Amount \$ _____	Check No. _____
____ Pre-Construction Professional Services Escrow	Amount \$ _____	Check No. _____

Decision Information:

Approval _____ Denial _____ Decision Date: _____



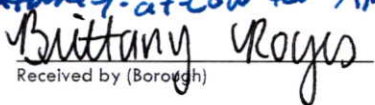
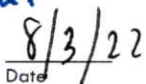
Comments/Conditions:

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

Planning Process Extension Agreement

The Pennsylvania Municipality Planning Code (MPC) and the Conshohocken Borough Subdivision and Land Development Ordinance state that action must be taken by the Borough within ninety (90) days after a complete application is filed with the Borough. In the Borough, larger and complicated projects have historically required additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Conshohocken Borough Subdivision and Land Development Ordinance (Section 22-308).

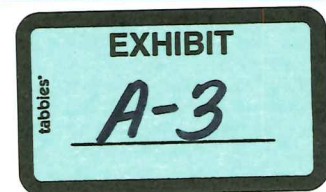
	
<small>Applicant signature</small>	<small>Date</small>
<i>Attorney-at-Law for Applicant</i>	
	
<small>Received by (Borough)</small>	<small>Date</small>



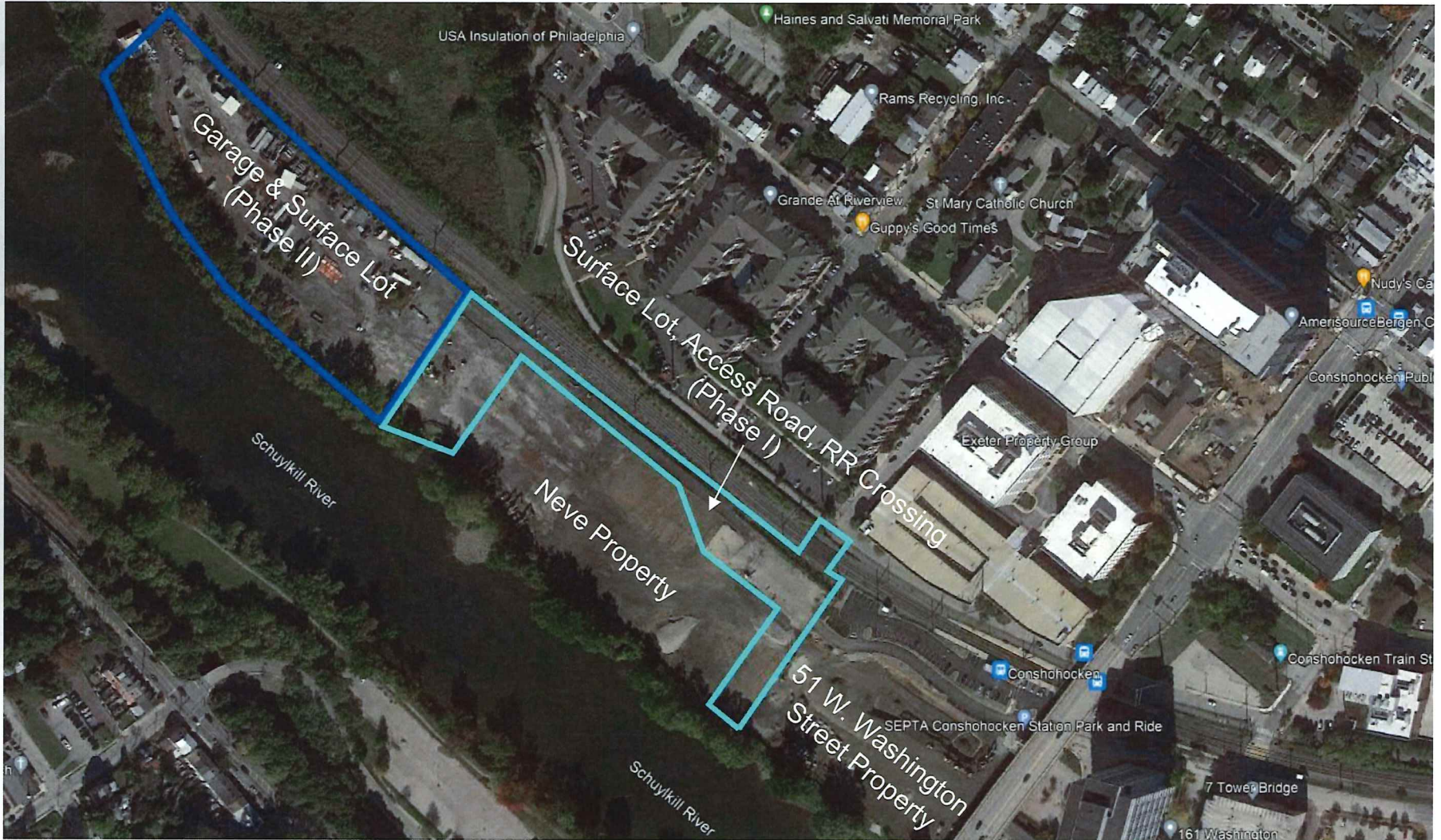
CONSHOHOCKEN PHASE II PARKING IMPROVEMENTS

CONSHOHOCKEN, PA

1/22



Existing Project Area



Project Scope / Purpose and Need

- Phase I of the project included relocation of the existing Conshohocken Rail station with ADA improvements
- Phase II - Garage location selected to coincide with the objectives of the PennDOT I-76 congestion management project
- Phase II - Maximize parking on Neve Site to coincide with Phase 1 Improvements
- Phase II - Site Design
 - 3 Tier Parking Garage (including the ability to add two parking levels) and an adjacent surface parking lot

Parking Garage Design

- 3 tiers of parking
- 2 Ground level Elevators serving all three parking tiers for users
- Infrastructure for EV charging spaces to be installed in the future
 - EV charging capacity of 2% of parking space to be compatible in the future (which exceeds the LEED recommendation of 1%)
- ADA accessible parking
- All sensitive electrical & mechanical equipment to be installed on the 2nd tier parking level for protection from 100-year flood levels

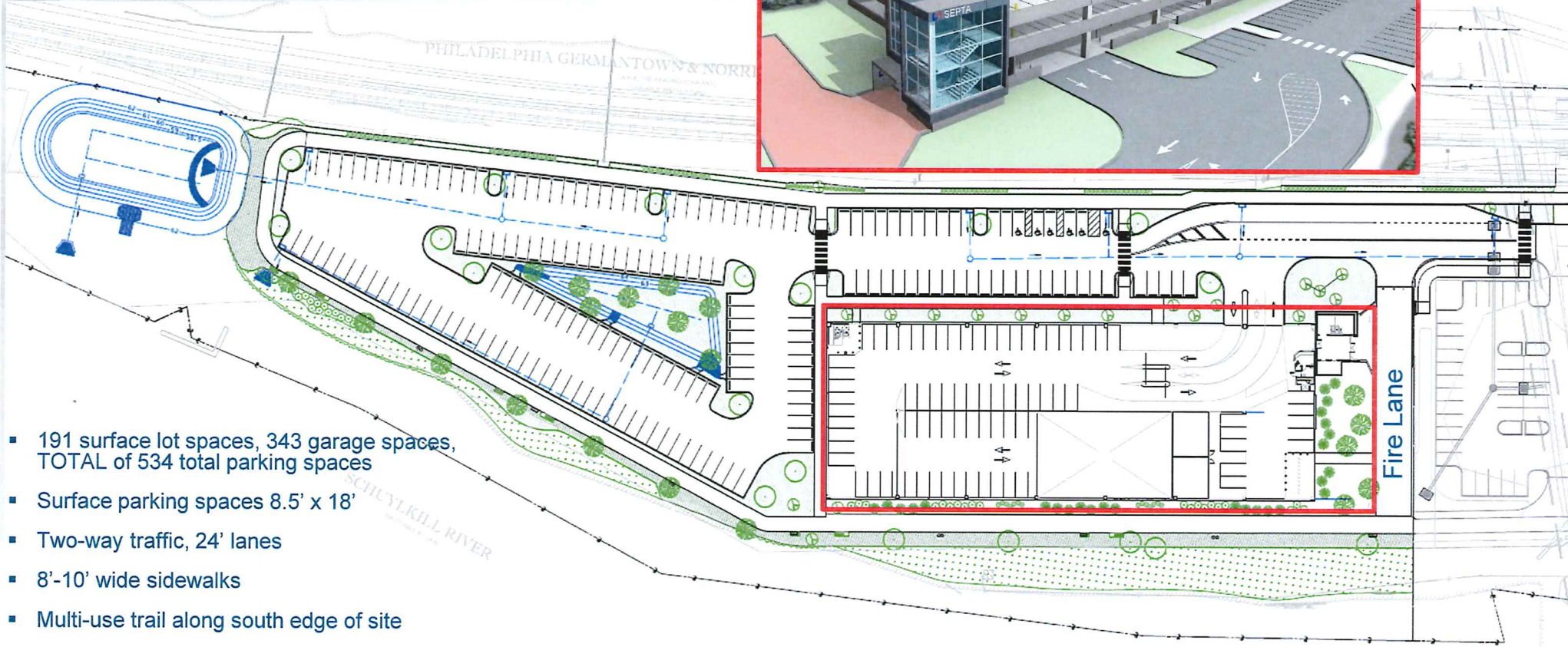


Slide 4

- LN0** Can a new slide be added showing a general garage elevation/section with a short description of improvements; 3 total tiers, elevators, future EV charging, etc.
Leonard Nardone, 2022-01-03T15:56:29.263
- RT1** Mention (list) ADA accessibility items and show a bullet item indicating that all sensitive electrical, mechanical and communications equipment shall be installed above the 100 year flood stage for protection. (This comment will show SEPTA is spending monies wisely to prevent rebuilds due to known site issues)
Robert Tangi, 2022-01-03T17:47:58.185
- RA2** - I would also mention that we are exceeding the number of LEED and Park Smart spaces required at 1% of total capacity.
- Per our previous discussion LEED and Park Smart at 1% of total capacity, and PHL and PPA us 8 vehicle spots and COP use 5% of total capacity.
Reiner, Alexander, 2022-01-04T15:04:59.567

RT0

Proposed Site Improvements



- 191 surface lot spaces, 343 garage spaces, TOTAL of 534 total parking spaces
- Surface parking spaces 8.5' x 18'
- Two-way traffic, 24' lanes
- 8'-10' wide sidewalks
- Multi-use trail along south edge of site
- Stormwater management: Basin and Rain Garden

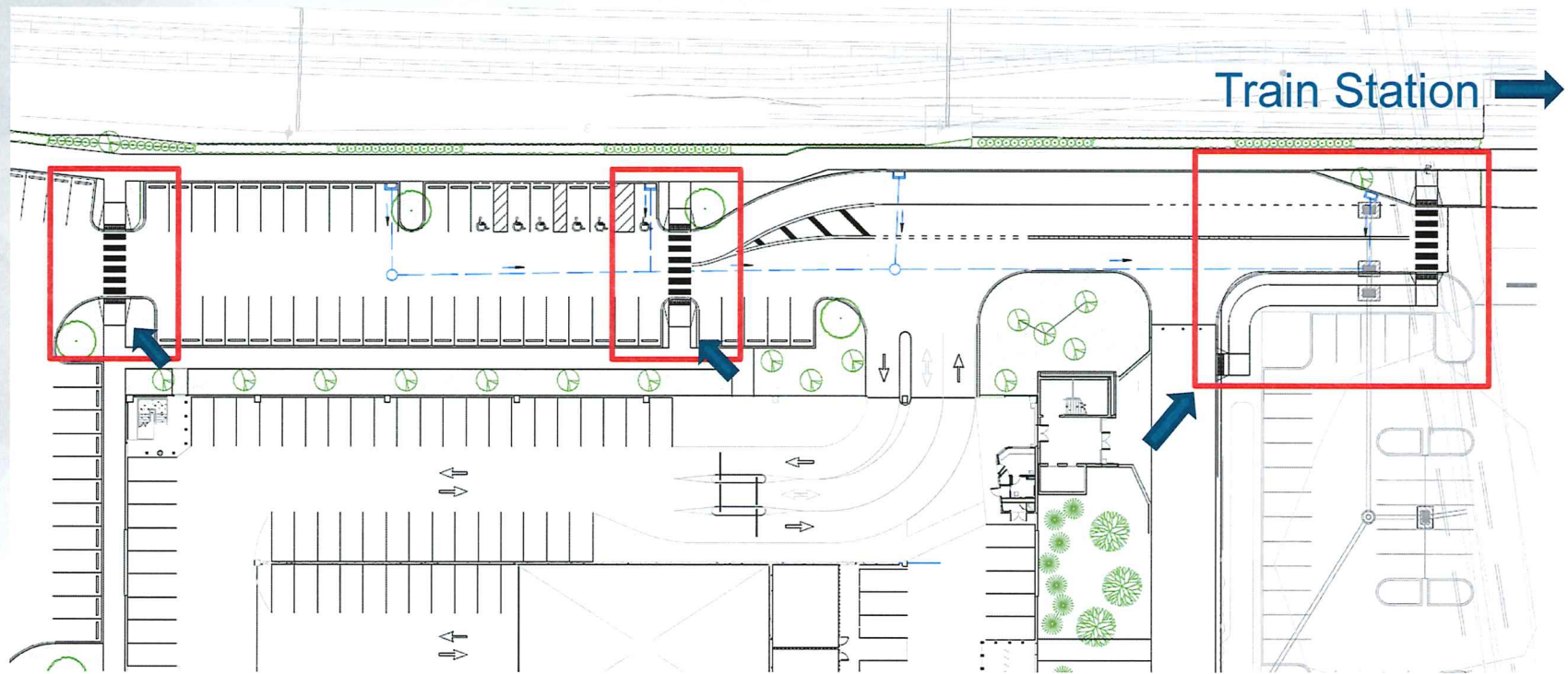
Slide 5

RT0

Combine slides 7 & 8 and include all verbiage from both slides

Robert Tangi, 2022-01-04T20:27:55.394

ADA Accessibility



Architecture Rendering



- **Façade Materials (30% Design Image)**

- Pigmented precast concrete at body of parking structure
- Entry Tower
 - Parking level Curtainwall system
 - Pigmented precast concrete with thin brick cast via form liner

Architecture Work

- Façade Color Scheme



SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-C7

SAFETY / SECURITY

- **Fire Life Safety**
 - Dry Standpipe – Located at each Stair Tower
 - Fire Alarm – Provided for emergency function of elevator.
 - Smoke detectors in Elevator Lobbies

- **Security / Communications**
 - Security Cameras - Located throughout each parking level, on the building exterior and within the surface parking lot area
 - Emergency Call Boxes
 - Revenue Control / Pay Stations



Slide 9

LN0

Should be modified to include safety/security items benefiting the general public

Leonard Nardone, 2022-01-03T15:53:08.423

RT1

Mention any active visual signage that may be installed (i.e. Train Arrival)

Robert Tangi, 2022-01-04T20:30:51.006

QUESTIONS

PLEASE EMAIL ANY QUESTIONS THAT YOU MAY HAVE REGARDING THIS PROJECT TO:

- **CONSHOHOCKEN BOROUGH**
STEPHANIE CECCO – Borough Manager
(scecco@conshohockenpa.gov)
- **SEPTA (Southeastern Pennsylvania Transportation Authority)**
ROCHELLE CULBREATH – Manager Legislative Affairs Government and Community Relations
(rculbreath@septa.org)



July 6, 2022

Ms. Stephanie Cecco
Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

Re: Request for a Waiver of Subdivision and Land Development

Dear Ms. Cecco:

Southeastern Pennsylvania Transportation Authority (SEPTA) is expending in excess of \$23 Million in taxpayer funds to build a new parking garage to serve the new regional rail station in Conshohocken Borough. SEPTA requests a waiver from the Borough's full Subdivision and Land Development review and approval process for this project. In support of this request, SEPTA provides the information below.

Description of the New Conshohocken Parking Garage Project: SEPTA is in the process of acquiring property to construct a new parking garage near the site of the new Conshohocken Regional Rail Station. SEPTA intends to build a new parking garage to the west of the new regional rail station. The new parking garage will include the following improvements:

- 3-tier parking garage to include 343 parking spaces
- New surface parking lot to include 191 parking spaces
- ADA accessibility including 2 passenger elevators, ADA parking spaces, sidewalk ramps
- Infrastructure for future electric vehicle charging stations
- SEPTA Key equipment for parking and fare payments
- Security cameras and emergency call boxes
- Stormwater management facilities including basin and rain garden
- Multi-use trail along south edge of site

Enclosures: The following documents are enclosed with this Request:

1. Five (5) sets of land development plans and reports describing all improvements to be installed as part of the New Parking Garage project. These include all of the information which the Borough would otherwise obtain pursuant to the Borough Subdivision and Land Development Ordinance (the SALDO) and the Borough Stormwater Management Ordinance (the SWMO). The stormwater plans have been submitted along with Municipal Notification Form for Conshohocken's Borough review and signature. The notification form was signed by the Borough on 5/19/2022.

Waiver Requests: SEPTA respectfully requests for this project: (A) a waiver from the full SALDO review and approval process, and; (B) substantive waivers as set forth below.

- A. **Review and Approval Waiver:** SEPTA requests a process waiver that would allow SEPTA to submit its transportation plans and reports in lieu of the traditional land development plans and processes which the SALDO and the SWMO mandate.¹ The waiver will also allow SEPTA to proceed with the new Parking Garage project without providing

¹ SEPTA does not seek relief from the process of obtaining zoning relief in order to construct the new Parking Garage within the AE Area of the Floodplain Conservation District. In that regard, SEPTA recently appeared before the Borough Zoning Hearing Board to seek required variance relief.

Financial Security Agreements, or Stormwater BMP Operations and Maintenance Agreements.² SEPTA will enter into a Professional Services Agreement to pay or reimburse the Borough for the costs of legal, engineering and other professional review costs required for analysis of SEPTA's plans and issuance of the necessary permits.

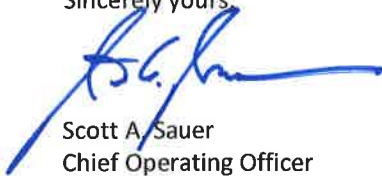
B. Substantive Waivers: SEPTA also requests substantive waivers from the following provisions of the SALDO.

1. A waiver of Section 22-404.3.F.(6) to permit parking stall size at New Conshohocken Parking Garage to measure 8.5' x 18' rather than the SALDO's requirement of 9' x 18'; this waiver is appropriate because movement in and out of SEPTA's parking stalls tends to occur during the morning and evening peak commuting hours rather than continuously and consistently throughout the day;
2. A waiver of Section 22-405(1)(C) requiring a 15 foot sidewalk width in this area; the nature of SEPT A's use of the site as well as site constraints require this waiver request;
3. A waiver of Section 22-804 to permit New Conshohocken Parking Garage to be constructed without dedication of land for park and recreational use or the payment of substitute fees; SEPT A's state and federal funding sources prohibit SEPTA from conveying property obtained with public money or paying fees in lieu of doing so.

SEPTA anticipates that it will complete the construction of the new Parking Garage in late 2024. These waivers will ensure that SEPTA can comply with that timeline and deliver the benefits of the new Parking Garage its passengers.

Thank you for your consideration of SEPTA's requests. Please let me know of any further information that SEPTA can provide to the Borough.

Sincerely yours,



Scott A. Sauer
Chief Operating Officer

Enc.

- Cc: Kate O'Connor, P.E. (w/o enc.)
Leonard Nardone, P.E. (w/o enc.)
Robert Tangi (w/o enc.)
Michael E. Peters, Esquire (w/o enc.)
Michael S. Gill, Esquire (w/o enc.)
Daniel P. Dwyer (w/o enc.)

² SEPTA cannot post financial security escrows due to its state and federal funding agreements.



REV	DATE	DESCRIPTION	BY	CHKD	APPD

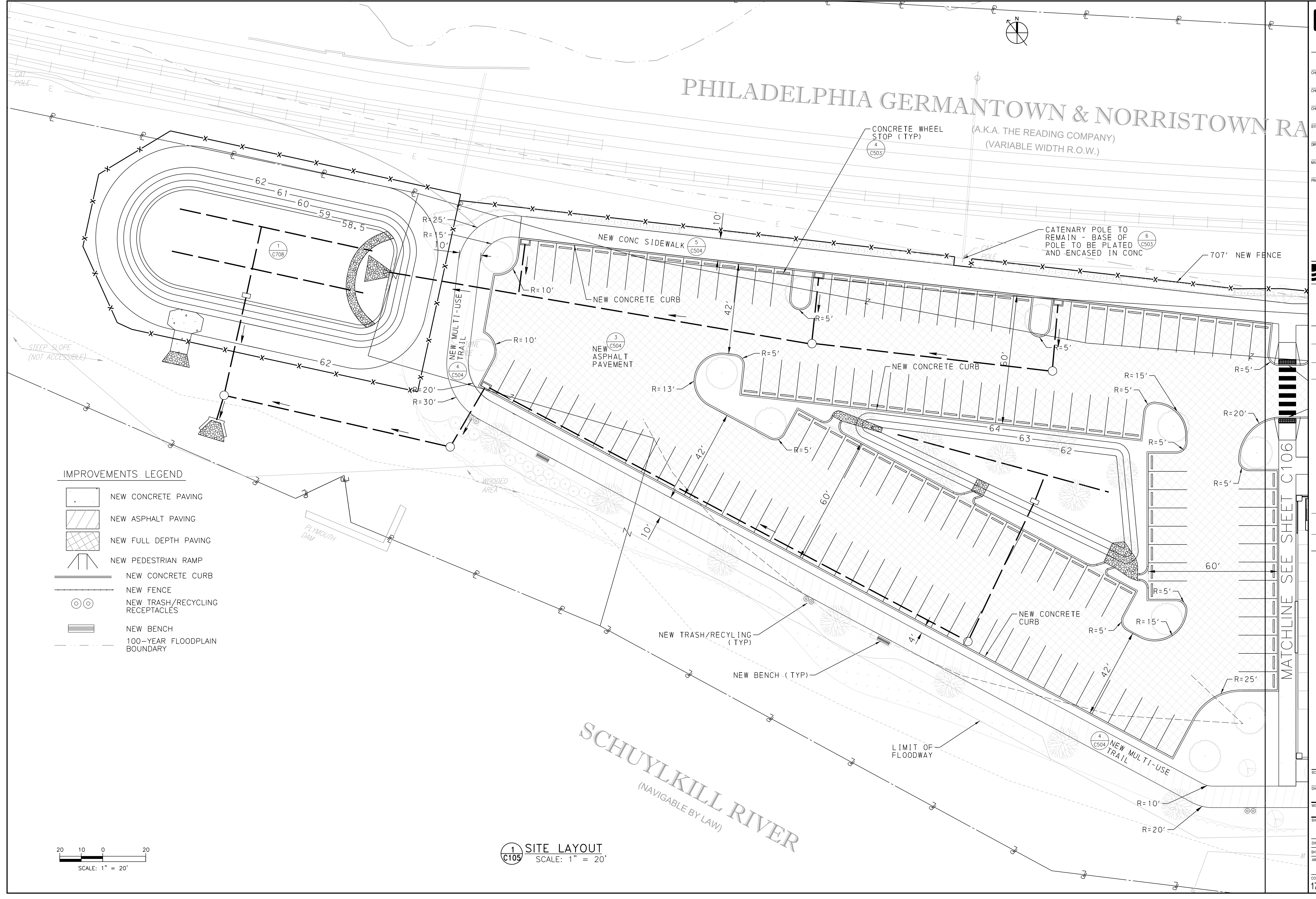
CONSHOHOCKEN RAILROAD STATION
MANAYUNK/NORRISTOWN LINE
PHASE II PARKING
NEW CONSTRUCTION
CIVIL
SITE LAYOUT PLAN

SCALE:	AS NOTED	SCALE FACTOR:	1:1
DATE:	5/27/2022	DRAWN BY:	JAO
WORK ORDER NO.:	GEC17D-29	CHECKED BY:	KB
SHEET NUMBER:	C105		
DWG. NO.:	C008	OF	C069
SHT. NO.:	12	OF	231
ARCHIVE NO.:			
COMPUTER FILE NO.:	17D-29-C105	REV. NO.:	0

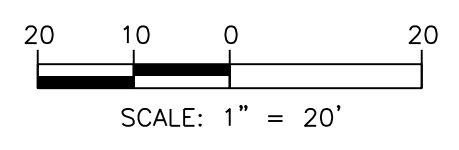
100% DRAWINGS

PHILADELPHIA GERMANTOWN & NORRISTOWN RAILROAD

(A.K.A. THE READING COMPANY)
(VARIABLE WIDTH R.O.W.)



- IMPROVEMENTS LEGEND**
- NEW CONCRETE PAVING
 - NEW ASPHALT PAVING
 - NEW FULL DEPTH PAVING
 - NEW PEDESTRIAN RAMP
 - NEW CONCRETE CURB
 - NEW FENCE
 - NEW TRASH/RECYCLING RECEPTACLES
 - NEW BENCH
 - 100-YEAR FLOODPLAIN BOUNDARY



1 SITE LAYOUT
SCALE: 1" = 20'

SCHUYLKILL RIVER
(NAVIGABLE BY LAW)

MATCHLINE SEE SHEET C106

BEFORE THE ZONING HEARING BOARD OF CONSHOHOCKEN
IN RE: APPLICATION OF
SOUTHEASTERN PENNSYLVANIA TRANSPORTATION AUTHORITY
REGARDING
101 WASHINGTON STREET, CONSHOHOCKEN BOROUGH
APPLICATION NO. Z-2022-07
DECISION OF THE BOARD

I. HISTORY

On or about March 21, 2022, the Southeastern Pennsylvania Transportation Authority (SEPTA) (the “Applicant”), filed a Zoning Hearing Board Application before the Conshohocken Zoning Hearing board (the “ZHB”) seeking variances from the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the “Ordinance”), to permit the construction of a parking lot and garage at the property located at 101 Washington Street, Conshohocken, Pennsylvania (the “Application”) to serve the SEPTA train station.

The specific relief requested is:

- a. A variance from the terms of Section 27-1608.6 to permit a building bulk in excess of 300 linear feet;
- b. A variance from the terms of Section 27-1609.1.B to not provide outer perimeter landscaping buffering around the surface parking lot;
- c. A variance from the terms of Section 27-1609.1.C to not provide intensive landscaping within the surface parking lot;
- d. A variance from the terms of Section 1609.1.F to not provide landscaping on the top level and exterior walls of the parking garage;

- e. A variance from Section 27-1610.1.C to not provide picnic access areas in the river front access areas;
- f. A variance from the terms of Section 27-1714 to permit new construction in the Floodplain Conservation District, where new construction is prohibited;
- g. A variance from Section 27-2007.F(1) to not provide a dense continuous buffer abutting a residential property; and
- h. A variance from the terms of Section 27-2007.K to permit parking spaces measuring 8.5 feet in width, where 9 feet is required.

After notice was duly given and advertised, a hearing was held on said Application, pursuant to state law, on April 19, 2022. At the hearing, the following Exhibits were introduced and admitted:

Conshohocken Zoning Hearing Board Exhibits

P-1 – Zoning Application

P-2 – Zoning Board Decision for Application No. Z-2019-03

P-3 – Phase II Parking Improvements Plan

P-4 – Floodplain Development Analysis

P-5 – Transportation Impact Assessment

P-6 – Deed of Consolidation

P-7 – Realty Transfer Tax Statement

P-8 – Flood Analysis Narrative

P-9 – Zoning Determination

P-10 – Letter from Michael S. Gill, Esquire to Eric P. Johnson dated 4/5/2022

P-11 – Letter from Michael S. Gill, Esquire to Eric P. Johnson dated 4/19/2022

P-12 – Zoning Site Plan

P-13 – Site Plan Phase II Parking

P-14 – Zoning Notice

Applicant's Exhibits

A-1 – Deed

A-2 – Letter of Authorization

A-3 – Powerpoint Presentation

A-4 – Phase I Land Development Waiver

A-5 – Phase I Zoning Hearing Board Decision

A-6 – Photograph of Aerial View of the Surrounding Area

A-7 – Photograph of Aerial View of the Site

A-8 – Zoning Application

A-9 – Letter dated 4/5/2022

A-10 – Zoning Officer Determination

A-11 – Curriculum Vitae of Julia Fine

A-12 – Floodplain Analysis Report

A-13 – Plan

A-14 – Floodplain Report

A-15 – Curriculum Vitae of Kristian Bellotti

A-16 – Curriculum Vitae of Jennifer Okulanis

A-17 – Existing Conditions Plan

A-18 – Site Plan

A-19 – Transportation Impact Analysis

A-20 – Subdivision Plan

A-21 – Letter from Michael S. Gill, Esquire to Eric P. Johnson dated 4/19/2022

A-22 – Photograph of Aerial Photograph of Surrounding Area with Site Plan
Superimposed

A-23 – Photograph of Site with Site Plan Superimposed

Applicant was represented by Michael S. Gill, Esquire.

During the hearing, the request for a variance from the terms of Section 27-2007.K to permit parking spaces measuring 8.5 feet in width was withdrawn by the Applicant.

II. FINDINGS OF FACT

1. The Subject Property is located at 101 Washington Street, Conshohocken, Pennsylvania in the SP-3 Specially Planned District 3.
2. The owner of record is Sara R. Neve, 2015 Riverfront Property Trust.
3. The Zoning Hearing Board of the Borough of Conshohocken met all of the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the hearings.
4. Applicant seeks variances in connection with the proposed construction of parking facilities associated with a new a regional rail station, with said construction also being referred to as Phase II of an overall project.
5. Robert Tangi, project manager with SEPTA, testified on behalf of Applicant, as follows:
 - a. The Trustee of the owner of record gave permission to Applicant to pursue the application.

- b. Applicant is also negotiating an agreement of sale with the trust to purchase the property.
- c. The Applicant wants to install a parking structure because it will help alleviate congestion off of I-76.
- d. The parking structure will be three (3) tiers with potential expansion of two (2) more levels in the future, if need be.
- e. All electrical, mechanical, and other sensitive materials will be put on the second level so that it is out of the flood area.
- f. There will be a surface lot with 191 spots, and the garage will have 343 spots, totaling 534 spots.
- g. The spots will all be 8 ½ by 18 feet.
- h. There will also be 8' by 10' foot wide sidewalks all the way around and a multiuse trail.
- i. SEPTA parking lots typically operate with people leaving their cars all day and returning at night, so there will not be people constantly moving in and out of the spaces and opening doors or potentially knocking into the next car.
- j. For stormwater management, there will be a basin area on the northwest area of the site and a raingarden area throughout.
- k. There is heat detection and smoke detection in accordance with all codes and there will be security cameras and Emergency Call Boxes that allow someone having an emergency to hit the box and communicate with the Applicant's home offices.

- l. There is a pedestrian connection between the parking facilities and the station that SEPTA will control.
- m. As part of Phase I of the overall project, Applicant was required to meet with The Grande as specified by the Board, which Applicant fulfilled and notified the Borough.

6. Julia Fine, engineer with Michael Baker International, was qualified as an expert in civil engineering and testified on behalf of Applicant, as follows:

- a. The proposed parking facilities are located within the floodplain area but not within the floodway area, as defined by the Zoning Ordinance section for the Floodplain District.
- b. The facilities are allocated within the AE Zone of the floodplain area, meaning that they are outside the floodway but within the area that does get inundated with water during a one percent exceedance event i.e. when elevation of water is increased by a foot during a 100-year event.
- c. There is no place Applicant could build the proposed train station that would be outside the 100-year floodplain.
- d. The proposed garage would increase the base flood elevation by 0.10 feet, which is lower than the limits in the Zoning Ordinance.
- e. Phase II will comply with all other aspects of Part 17 of the Zoning Ordinance.
- f. The Floodplain Report was created by using methodology normally and customarily used in the field of civil engineering.

7. Kristian Bellotti, P.E., Director of Transportation at McCormick Taylor, was qualified as an expert in civil engineering and testified on behalf of the Applicant, as follows:

- a. McCormick Taylor is the engineering firm that SEPTA retained to provide civil engineering services for Phase II, other than with regard to flood-related issues.
- b. The site SEPTA is putting under agreement for Phase II is physically constrained by a river, the existing train tracks, nearby residential development, and its long and narrow shape.
- c. McCormick Taylor prepared the impact fee assessment.
- d. McCormick Taylor calculated that SEPTA would need at least 510 parking spaces.
- e. The garage is an open concept, so although there is a building, the only hard wall is the columns.
- f. The open concept allows the floodwaters during a 100-year flood to come into the garage and recede back.
- g. The garage is not blocking the floodway and significantly increasing the elevation level.
- h. All electrical and communication devices are on the second floor to avoid impact to floodwaters and the office on the first floor has flood-proof doors to protect against the floodwaters.
- i. These features allow the floodwaters to wash over the site without any negative impact upon the structure or sensitive equipment.
- j. The slab is strong enough to absorb any of the flood impact to floodwaters.

- k. PennDot will work with McCormick Taylor to update traffic signal timings.
8. Jennifer Okulanic, P.E., Associate Project Manager at McCormick Taylor, was qualified as an expert in civil engineering testified on behalf of the Applicant, as follows:
- a. The garage will be 367 feet on its longest façade.
 - b. There is no way to get the number of parking spaces intended for the garage while keeping the length to 300 feet.
 - c. Trying to provide the intended parking spaces through surface parking would be more inefficient than stacked parking.
 - d. The current intended division between the surface parking and garage parking is a more efficient parking configuration than all stacked parking.
 - e. A full picnic area would not fit in the site within the 25 foot easement area as required by the Code because of the geometry of the existing site, the existing slopes, and the site's closeness to the river.
 - f. Although a picnic table will be excluded because of size, SEPTA will still be providing benches, trash, and recycling within the area for use to the public and the trail will still be usable.
 - g. The expectation is that people who are parking cars and using the train will not be having a picnic.
 - h. The members of the public who would like to use an actual picnic bench can use one at a facility 900 feet away in a neighboring property.
 - i. The Applicant would like to avoid installing landscaping or greenery on top of the parking garage because they may expand the garage vertically.

- j. It would be impracticable to install greenery and potentially be required to remove it in the future.
- k. Mounting greenery to the exterior walls of the garage may push the garage into not being considered open design, which would cause complications on International Building Code requirements for the garage, including aspects like ventilation and fire code requirements.
- l. Installing greenery on the walls would cause issues with long-term maintenance and structural integrity of the garage.
- m. A continuous ten-foot-wide landscape buffer around the perimeter of a surface parking lot would not be achievable without eliminating significant number of parking or reducing sidewalk sizes in a way that they would not be ADA compliant.
- n. Pushing out the grading would potentially affect the train tracks.
- o. Although Applicant will install some evergreen screening, there is no room for an evergreen screen in the area between the elevator lobby and neighboring apartment area without blocking access to the elevator lobby or maintaining the fire lane.
- p. There are already trees along the trail to provide shade and minimize heat island effect and using shade from said trees allows Applicant to optimize the amount of parking space.
- q. The 8 ½ foot width of parking spaces is consistent with relief that was granted for Phase I of the project and SEPTA's standard parking size.

- r. The reduced width also allows SEPTA to have an additional 30 to 40 parking spaces compared to if the width were nine feet.

9. Diane Piccone, 821 Harry Street, offered public comment suggested using native planting and including more greenery.

III. DISCUSSION

Section 27-1609 states in pertinent part:

- 1. All industrial and non-industrial development shall provide landscaping according to the following requirements.
 - ...
 - B. The outer perimeter of all surface lots shall be buffered with a landscape area at least 10 feet in width. This area shall contain at least three three-and-one-half-inch caliper trees per 100 linear feet, and at least 30 ornamental and flowering shrub plantings per 100 linear feet.
 - C. All parking lots shall be intensively landscaped. There shall be a minimum of one three-and-one-half-inch caliber shade tree for every 10 parking spaces. Shade trees shall be planted in islands containing a minimum of 36 square feet of planting area. Planting islands shall also contain ornamental and flowering shrubs.
 - ...
 - F. Additional landscaping shall be provided on the top level and exterior walls of all parking garages, along walkways, in courtyards, around sitting areas, at the entrance to the site and in other highly visible locations.

Section 27-1610 states in relevant part:

- 1. Included within the overall open space requirement shall be a twenty-five-foot wide Riverfront Access Area dedicated via an easement or right-of-way in perpetuity to the Borough of Conshohocken. The dedication shall be subject to the review and approval of the Borough Solicitor and shall be measured from the top of the riverbank landward. The Riverfront Access Area dedication shall contain as its principal feature a pedestrian promenade, the "Conshohocken River Walk," constructed and maintained by the developer, containing the following public amenities: ...
 - ...

C. Designated picnic areas.

Section 27-1714 states:

1. Any use or activity not authorized within § 27-1713 shall be prohibited within the Floodplain Conservation District, and the following activities and facilities are specifically prohibited, except as part of a redevelopment project in compliance with § 27-1713, Subsection 1G:
 - A. No new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.
 - B. New construction of buildings or placement of fill within the one-hundred-year floodplain is prohibited.
 - C. No encroachment, alteration, or improvement of any kind shall be made to any watercourse.
 - D. Clearing of all existing vegetation, except where such clearing is necessary to prepare land for a use permitted under § 27-1713, and where the effects of these actions are mitigated by re-establishment of vegetation.
 - E. Use of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards.
 - F. Roads or driveways, except where permitted as corridor crossings in compliance with § 27-1713.
 - G. Motor or wheeled traffic in any area not designed to accommodate adequately the type and volume.
 - H. Parking lots.
 - I. Subsurface sewage disposal areas.
 - J. Sod farming.
 - K. Stormwater basins, including necessary berms and outfall facilities.

Section 27-2007 states in pertinent part:

All parking lots shall be operated and maintained in accordance with all applicable requirements of the Subdivision and Land Development Ordinance [Chapter 22] and the following conditions:

...

- F. Unless specified in an individual district, a buffer strip 10 feet in width shall be provided along each property line abutting a residential property or a public right-of-way. The buffer shall be designed according to the following standards:

1. Where a parking area adjoins a public right-of-way, a screening of continuous evergreen hedging a minimum of four feet in height shall be provided. In lieu of a hedge planting, a decorative wall at least four feet in height or a combination of plantings, ornamental fencing and walls may be provided.

...

- K. The minimum dimension of a parking space shall be nine feet by 18 feet, exclusive of all driveways or drive aisles.

In a request for a variance, the Board is guided by Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter called "MPC"). An applicant for a variance has the burden of establishing that literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 910.2 of the MPC permits the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the Applicant and when the Board can make certain prescribed findings where relevant in a given case.

Some of the variances requested are dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. *Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh*, 554 Pa. 249, 257, 721 A.2d 43, 47 (1998). Thus, the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. *Id.*

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that Applicant shall be granted the requested variances. Applicant has proven an unnecessary hardship unique or peculiar to the

property and that the variances are not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that the unnecessary hardship is due to such condition, and not the circumstances or conditions generally created by the provisions of the Ordinance in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Ordinance and that the authorization for a variance is therefore necessary to enable the reasonable use of the Subject Property;
3. That the variances will not alter the essential character of the neighborhood or district in which the Subject property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, or be detrimental to the public welfare;
4. That the unnecessary hardship has not been created by Applicant; and
5. That the variances represent the minimum variance that will afford relief and represent the least modification possible under Section 27-611.

ORDER

AND NOW, this 16th day of May, 2022, the Application of the Southeastern Pennsylvania Transportation Authority, seeking variances from the terms of Sections 27-1608.6, 27-1609.1.B, 1609.1.C, 27-1609.1.F, 27-1610.1.C, 27-1714, and 27-2007.F(1) of the Conshohocken Borough Zoning Ordinance of 2001, to permit the construction of parking facilities on 101 Washington Street is **GRANTED**, conditioned upon the following:

- The Applicant shall provide architectural interest on the façade of the structure of the garage, particularly on the horizontal elements. Such architectural features shall not block any open areas between floors of the structure nor impede the free flow of water. Special attention shall be paid to the northern façade.
- The locations of the planting islands within and buffer surrounding the surface lot shall be consistent with the drawings and testimony presented by Applicant (Exhibit A-18), including all landscaping and plantings depicted.

The Applicant is directed to apply to the Borough Zoning Officer to obtain any appropriate permits.

THE RELIEF GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN PERMITS WITHIN TWELVE (12) MONTHS OF THE DATE OF THIS DECISION.

CONSHOHOCKEN ZONING HEARING BOARD

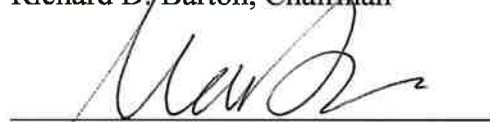
Date Personally Delivered:

Or Date Emailed:

May 17, 2022



Richard D. Barton, Chairman



Mark S. Danek, Vice Chairman



Marlowe Doman



Alan Chmielewski

July 22, 2022

Ms. Stephanie Cecco
Borough Manager
Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19428

**Re: SEPTA Parking Garage
101 Washington Street
TMP #05-00-00040-00-9
Conshohocken File # LD-2022-02
Our File # PMCOP221**

Dear Ms. Cecco:

We have received the following information for the review of parking garage construction plans:

- ▶ Conshohocken Railroad Station Phase II Parking Improvements (231 Sheets) dated May 27, 2022, as prepared by SEPTA EM&C Division, Philadelphia, PA and McCormick Taylor, Inc., Philadelphia, PA.
- ▶ Borough of Conshohocken Transmittal Letter dated June 22, 2022.
- ▶ Borough of Conshohocken Application for Subdivision / Land Development dated June 15, 2022.
- ▶ Transmittal Letter dated June 15, 2022, from Buckley Brion McGuire & Morris LLP, Attorneys for SEPTA.
- ▶ Montgomery County Planning Commission Applicant Request for county Review dated June 2022.
- ▶ Decision of the Zoning Hearing Board of Conshohocken regarding 101 Washington Street dated May 16, 2022.
- ▶ Stormwater Management Calculations for SEPTA Conshohocken Station Phase II Parking Improvements dated June 2022, as prepared by McCormick Taylor, Inc., Philadelphia, PA.
- ▶ Geotechnical Engineering / Foundation Report for SEPTA Conshohocken Train Station Phase II Parking Improvements dated May 20, 2022, as prepared by McCormick Taylor, Inc., Philadelphia, PA.
- ▶ Transportation Impact Assessment SEPTA Conshohocken Station dated June 3, 2022, as prepared by McCormick Taylor, Inc., Philadelphia, PA.
- ▶ Request for a Waiver of Subdivision and Land Development Letter dated July 6, 2022, as submitted by SEPTA, Philadelphia, PA.

I. GENERAL INFORMATION

Applicant & Owner: Southeastern Pennsylvania Transportation Authority
1234 Market Street, 5th Floor
Philadelphia, PA 19103
215-580-7068
Civil Plan Sheets 8 thru 50 of 93
Attn: Robert Tangi

rtangi@septa.org

Architect: Sowinski Sullivan Architects
336 S. 16th Street
Philadelphia, PA 19102
267-239-0369
Attn: Greg Mastalerz
gmastalerz@sowinkisullivan.com

Engineer: McCormick Taylor Inc.
1818 Market Street, 16th Floor
Philadelphia, PA 19103
215-600-3940
Attn: Kristian Bellotti
kbellotti@mccormicktaylor.com

Landscape Architect: Synterra LTD
P.O. Box 39497
Philadelphia, PA 19136
215-243-0700
Attn: Peggy Dipeso
pdipeso@synterrald.com

Attorney: Buckley, Brion, McGuire & Morris LLP
118 W. Market Street, Suite 300
West Chester, PA 19382
610-436-4400
Attn: Michael S. Gill, Esq.
gillm@buckleyllp.com

Municipality: Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428
Attn: Ms. Stephanie Cecco, Borough Manager
c/o Brittany Rogers

Proposal: The construction of a new Parking Garage and surface lot, in support of the new Regional Rail Station, is to be constructed west of the new station. The proposed construction falls within the Federal Emergency Management Agency's (FEMA) 100-year floodplain (Zone AE) but outside of the Schuylkill River Floodway. Zoning District SP-3.

II. COMMENTS

1. Stormwater Management Calculations – Cover Sheet – the report should be signed and sealed.

2. Stormwater Management Calculations – provide a summary chart indicating the pre- and post-cfs runoff for the 2 through 100 year storms that show zero increase at full build-out (§19-104.12.A(1)).
3. Obtain a Joint Application for a Pennsylvania Chapter 105 Water Obstruction and Encroachment Permit and US Army Corps of Engineers Section 404 Permit for construction in a floodplain.
4. Update the plan sheets to eliminate the old original parcel numbers (#05-00-00056-00-2 & #05-00-00049-00-9) to show the new consolidated parcel #05-00-00040-00-9.
5. On Plan Sheet 4 – place permanent reference monuments at all corners and angle points of the boundary of the tract (§22-419.1).
6. On Plan Sheet 12 – Multi-Use Trail – consider placing the two proposed benches on the north side of the Trail for a view of the River.
7. On Plan Sheet 13 – Multi-Use Trail – consider placing the two proposed benches on the north side of the Trail for a view of the River.
8. On Plan Sheet 22 – indicate the Van Accessible Handicap Parking Spaces.
9. On Plan Sheet 25 – provide a detail for the Van Accessible Sign with dimensions.
10. On Plan Sheet 26 – provide a detail for a Stop Bar.
11. On Plan Sheet 41 – specify the five (5) dissipators with a Dissipator Number, Location, Rock Size, and Dimensions (length, width, thickness).
12. On Plan Sheet 43 – provide Standard Construction Detail #4-4 and #4-6.
13. On Plan Sheet 48 – complete the title block.
14. On Plan Sheet 48 – show the Concrete Washout near the Rock Construction Entrance.

III. GRANTED VARIANCES (May 16, 2022)

1. Section §27-1608.6 – to permit a building horizontal length to exceed 300 linear feet.
2. Section §27-1609.1.B – to not provide outer perimeter landscape buffering around the surface parking lot.
3. Section §27-1609.1.C – to not provide intensive landscaping within the surface parking lot.
4. Section §27-1609.1.F – to not provide landscaping on the top level and exterior walls of the parking garage.
5. Section §27-1610.1.C – to not provide picnic areas in the river front access area.

6. Section §27-1714.1.A – to permit new construction in the Floodplain Conservation District.
7. Section §27-2007.F(1) – to not provide a dense continuous buffer abutting a residential property.

IV. REQUESTED WAIVERS

1. Section §22-404.3.F(6) – to permit parking stalls measuring 8.5' X 18' rather than the required 9' X 18'.
2. Section §22-405.1.C – to not provide a fifteen (15) foot wide sidewalk in this area.
3. Section §22-804 – to not provide land for park or recreational facilities or a fee in-lieu-of.

Should you have any questions, please feel free to contact our office at (610) 940-1050.

Sincerely,
REMINGTON & VERNICK ENGINEERS
By



Christopher J. Fazio, P.E., C.M.E.
Executive Vice President

CJF/jrw

cc: Southeastern Pennsylvania Transportation Authority, Applicant via email
McCormick Taylor Inc., Engineer via email
Buckley, Brion, McGuire & Morris LLP, Attorney via email
Raymond Sokolowski, Borough of Conshohocken, Executive Director of Operations via email
Owen M. Hyne, P.E., CEA, Senior Associate via email
Tyler Williams, P.E. via email
James R. Watson, P.E., P.L.S. via email

July 22, 2022

BCONS 20006

Stephanie Cecco, Borough Manager
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: Zoning Review
SEPTA Conshohocken Parking Garage – Land Development Application**

Dear Ms. Cecco:

As requested, we reviewed the following in connection with the referenced project:

- *“Conshohocken Railroad Station Manayunk/Norristown Line Station Construction, Phase II Parking Improvements: 100% Design” (231 sheets) prepared by Southeastern Pennsylvania Transportation Authority (SEPTA), dated May 27, 2022.*

The applicant, SEPTA, proposes to redevelop the current industrial property located at 101 Washington Street, with a new parking garage, surface parking lot, riverfront trail and pedestrian accommodations, stormwater management, landscaping, and related site improvements. The parking facility is being developed in connection with the SEPTA train station redevelopment. The site is located in SP-3 – Special Planned District 3 zoning district and Floodplain Conservation district. The facility would contain 191 surface parking spaces and 343 garage parking spaces, with the ability to add additional garage spaces in the future.

SEPTA filed a Zoning Hearing Board Application and per the Decision of the Board on Application Z-2022-07 was granted the following variances:

- a. A variance from the terms of Section 27-1608.6 to permit a building bulk in excess of 300 linear feet;
- b. A variance from the terms of Section 27-1609.1.B to provide outer perimeter landscaping buffering around the surface parking lots less than 10 feet in width;
- c. A variance from the terms of Section 27-1609.1.C to permit a reduced amount of landscaping within the surface parking lot;
- d. A variance from the terms of Section 1609.1.F to not provide landscaping on the top level and exterior walls of the parking garage;
- e. A variance from Section 27-1610.1.C to not provide picnic areas in the river front access areas;
- f. A variance from the terms of Section 27-1714 to permit new construction in the Floodplain Conservation District, where new construction is prohibited; and
- g. A variance from Section 27-2007.F(1) to not provide a dense continuous buffer abutting a residential property.

We offer the following comments:

1. In connection with the proposed parking lot and garage development, on April 19, 2022, SEPTA went before the Zoning Hearing Board and was granted relief from various sections of the Borough Zoning Code. Granted relief includes a variance from Section 27-1714 to permit new construction in the Floodplain Conservation District. In support of the variance request as outlined in the application documents and testimony given at the hearing, SEPTA stated the parking structure is designed to accommodate the 100-year flood and will allow water to channel through the site mimicking the way water now flows over the property during flood events. SEPTA also provided and testified to a Floodplain Development Analysis Report, prepared by Michael Baker International, dated February 18, 2022. The study includes a hydraulic and hydrologic analysis of the impact of the development on the base flood elevation by evaluating changes in site grading and/or construction of structures on the site. The study includes the construction of the proposed parking garage, and also identifies the existing and proposed site grading remains consistent with an average elevation of about 60 feet. The study indicates the base flood elevation would be altered within acceptable limits following the development of the property and in connection with all the other abutting developments.

The submitted land development plans under review confirm the existing average site elevation of about 60 feet. However, the plans also indicate the placement of fill on the property to raise the site elevation up to 64 feet, including a proposed finished floor elevation of the parking garage at 64 feet. The placement of fill to raise the site elevation of the property will reduce floodwater storage within the floodplain, leading to a direct impact of the base flood elevation on abutting properties. The placement of fill in the floodplain is inconsistent with the plans and calculations presented to the Zoning Hearing Board in support of the variance request and also with floodplain management practices. The abutting properties, including the SEPTA train station and abutting residential developments are all located at an average ground elevation of about 60 feet with design accommodations to allow for inundation of floodwater.

The proposed development within the Floodplain Conservation district needs to comply with the application presented to and approved by the Zoning Hearing Board, including the representation in the calculations that the site grading remains consistent in the pre and post development condition.

2. The applicant will be required to comply with the terms of Part 17 - *Floodplain Conservation District* of the Borough Zoning Code, including but not limited to:
 - a. Submission to FEMA for a Letter of Map Revision (LOMR) within six months of the completion of any new construction, development, or other activity resulting in changes in the base flood elevation. (§27-1723.1.B)
 - b. Obtaining a permit from the Department of Environmental Protection Regional Office for all development proposed within the area measured 50 feet landward from the top-of-bank of the Schuylkill River. (§27-1723.1.C)
 - c. Elevation and Floodproofing Requirements per §27-1724 for all proposed structures. The design shall be certified by a registered professional engineer or architect.
 - d. Design and Construction Standards per §27-1726.
 - e. Obtaining a Floodplain Development Permit. (§27-1732)
3. In accordance with §27-1722.3, the applicant is informed that the variance granted from the terms of the Borough floodplain ordinance in connection with the subject development may result in increased premium rates for flood insurance and may increase risks to life and property.

4. All proposed lighting shall be pedestrian-oriented and downward directed, have a mounting height not exceeding 15 feet, and lighting levels shall not exceed 0.25 footcandles at a lot line abutting a residential property. (§27-821.E) The applicant is to confirm the mounting height of proposed light fixtures does not exceed 15 feet. Additionally, the applicant is proposing light fixtures along the eastern property line that will project onto the abutting residential property; and the provided lighting intensity plans do not consider the existing light fixtures in the abutting property parking lot. The lighting plan is to be refined along the eastern property line to ensure proper lighting levels are provided.
5. A signage package, including the location of all proposed signage, is required to confirm compliance with the terms of Part 21 of the Borough Zoning Code. In particular, additional information is required regarding the SEPTA signage depicted in the provided architectural renderings on the stair tower to confirm compliance with §27-2109, which regulating signage in the SP-3 district.
6. The applicant is to provide the following on the land development plan set:
 - a. Zoning compliance table confirming compliance with the bulk and area requirements of the SP-3 zoning district.
 - b. A list of all granted zoning relief.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Eric P. Johnson, PE
Zoning Officer
PENNONI ASSOCIATES INC.

EPJ/atp

BCON20006

July 22, 2022

Stephanie Cecco
Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: Traffic Engineering Review
SEPTA Train Station – Conshohocken Railroad Station Manayunk/Norristown Line
Washington Street & Oak Street**

Dear Ms. Cecco:

We have completed our review of the material submitted for the above referenced land development proposal. The submission consisted of the Conshohocken Station Manayunk/Norristown Line Plans, dated May 27, 2022, and a Transportation Impact Assessment, prepared by McCormick Taylor, dated June 2, 2022. In association with the new rail station, SEPTA proposes to construct a new surface parking lot consisting of 185 spaces and a 3-tier parking garage with 342 parking spaces (expandable to 5 tiers), for a current total of 528 parking spaces. We offer the following comments and information for your consideration:

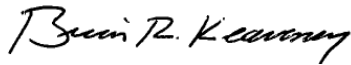
1. §27-824 – The Traffic Impact Study should include all approved adjacent development projects in the background traffic volume projections, including 401/433 Washington Street. We also note that the study appears to indicate a peak parking demand of 149 vehicles in 2028. Additional information regarding the anticipated traffic projections associated with the increase in available parking capacity should be provided, and a sensitivity analysis should be provided to determine the impact to adjacent Borough intersections.
2. §22-403 – Streets
 - a. As noted in April 2020, the southeastern corner radius at the intersection of Oak Street and Stoddard Avenue must be revised to accommodate vehicles turning from northbound Oak Street to eastbound Stoddard Avenue.
3. §22-404 – Alleys, Driveways, and Parking Areas
 - a. The plans should show available corner sight distance measurements for each proposed driveway.
 - b. The plans should illustrate maneuverability diagrams for fire and emergency services vehicles through the parking areas and ensure that these vehicles can access the site to the satisfaction of the Borough Fire Marshal.

- c. The project appears to propose underground conduit within the right-of-way along Oak Street to connect to the existing PennDOT fiber-optic backbone along West Elm Street. The future ownership, maintenance, and PA One-Call responsibilities must be defined for the proposed conduit and associated infrastructure. Additionally, the applicant should provide information on the use of this connection, and how the proposed garage project will interface with the PennDOT I-76 Transportation System Management project. The applicant should also indicate if a smart parking system is proposed as part of this project.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

PENNONI ASSOCIATES INC.



Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations
George Metz, Chief of Police
Timothy Gunning, Fire Chief and Fire Marshal
Christopher J. Fazio, PE, Remington & Vernick Engineers
Michael Peters, Esq., Borough Solicitor
Brittany Rogers, Executive Assistant



BOROUGH OF CONSHOHOCKEN

Fire Marshal

MAYOR
Yaniv Aronson

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

Stephanie Cecco
Borough Manager

Date: July 15, 2022

To: Stephanie Cecco, Borough Manager

From: Timothy Gunning, Fire Marshal
Matthew Traynor, Commercial Building Inspector

Re: Fire Marshal Review
LD-2022-02 - SEPTA Parking Garage
Waiver of Land Development

As requested, a review of the material submitted for the above referenced land development proposal has been completed. The submission consisted of:

- “Conshohocken Railroad Station Manayunk/Norristown Line Station Construction, Phase II Parking Improvements: 100% Design” (231 sheets) prepared by Southeastern Pennsylvania Transportation Authority (SEPTA), dated May 27, 2022.

Upon review of the submitted plan, we offer the following comments:

1. Provide a fire hydrant within 100’ of the Fire Department Connection (FDC) location.
2. Provide rating of the pavers being used in the Fire Lane.
3. Provide no parking signs and a yellow painted curb along the parking structure.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 28, 2022

Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #19-0175-002
Plan Name: SEPTA Garage Facility
(1 lot/ 3-level garage & surface parking comprising 5.31 acres)
Situat: 101 Washington Street
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested by documentation submitted by the borough on June 22, 2022. We forward this letter as a report of our review.

BACKGROUND

Southeastern Pennsylvania Transportation Authority (SEPTA), the applicant, has submitted a land development plan seeking preliminary plan approval for Phase II of a multi-phased improvements plan for the Conshohocken Regional Rail Station. The plan proposes the construction of a 191 surface parking lot, and a 3-level parking garage with 343 parking spaces with various other amenities and improvements. The plans indicate that the garage could be expanded to become a 5-level parking garage. The proposed parking garage and surface parking lot are located in the Federal Emergency Management Agency's designated 100-year floodplain.

The lot proposed for the parking facility is generally vacant land and is located in the borough's SP-3 – Specially Planned District 3. The lot is Tax Parcel # 05-00-00040-00-9 and is located adjacent to the Matson Mill apartment development and west of the Fayette Street Bridge and immediately south of the Norristown/Manayunk Regional Rail corridor. The lot was previously reviewed in a letter to the borough dated September 3, 2019. It was Lot #2 in a subdivision and land development proposal (MCPC #19-0175-001) that included improvements to the SEPTA Conshohocken Regional Rail Station.

The plan proposes phased improvements to the SEPTA station and facilities, including a new at-grade connection from Oak Street.

CONSISTENCY WITH THE COUNTY & BOROUGH COMPREHENSIVE PLANS

The development of the new SEPTA parking facilities at the Conshohocken Regional Rail Station is generally consistent with the comprehensive plan for Montgomery County, *MONTCO 2040: A Shared Vision*, which encourages reinvestment and transformative investments in boroughs where infrastructure already exists. The *Montgomery County Future Land Use Map, 2015* designates this area as 'Regional-Mixed Use Center' which supports its use for significant retail, office and residential land uses.

The redevelopment of the vacant lot as a transit parking facility is consistent with the *Conshohocken Borough Comprehensive Plan Update, June 2018* which supports redevelopment and infill development that is compatible with surrounding areas. The plan's Future Land Use Map (7) designates this area of the borough as 'Mixed-Use' area. The plan is consistent with the Riverfront Plan, Township of Whitmarsh and Borough of Conshohocken, 2016 which recommends providing connections and access between new riverfront developments and residential neighborhoods for the public.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) is generally supportive of the proposed redevelopment of the vacant site as a parking garage and surface parking lot to support transit users. The development of the garage is anticipated to significantly assist in the regional initiatives to mitigate congestion on the Schuylkill Expressway- I-76 and provide the needed additional parking capacity to regional rail and bus ridership.

In the course of our review we have identified several concerns that we recommend the borough address upon reviewing this proposal. To better identify this garage, which would be an important asset for SEPTA patrons, and to accomplish the goal of reducing expressway congestion, we believe the garage's wall sign should be of a scale whereby it can be identified from the Fayette Street Bridge. In addition, the design of the parking garage needs to be a good neighbor architecturally with its surroundings; we believe a more aesthetically appealing façade for the 3 level garage would accomplish this objective. These and several other issues are discussed in greater detail below.

COMMENTS

1. Parking Garage Sign Program

a. Wall Sign Improvements

We believe the proposed SEPTA wall signage both on the east façade and on the entry tower facing north to the rail corridor appears too small and out of scale in relation to both the parking garage and the need to be identified by motorists. The garage's location and identity should be as visible and identifiable as possible to motorists traveling from West Conshohocken over the bridge who are looking for the garage. The applicant's Transportation Impact Assessment-(June 3, 2022, prepared by McCormick Taylor) states that currently, 39% of the inbound traffic to the station in the morning and 59% of the outbound traffic in the evening is traveling to and from I-76. According to

this report, the improvements are expected to bring additional traffic over the Schuylkill River, to and from I-76.

We believe that a more prominent SEPTA sign is needed for the garage walls. It should be scaled to enable it to be seen from West Conshohocken and I-76 while greatly increasing garage usage. This is especially important in achieving the goals of congestion mitigation on the I-76 Corridor as part of the *I-76 Multi-Modal Integrated Corridor Initiative*, which supports the various transportation management technologies advanced by this initiative. These review comments are based upon the signage documentation submitted by the borough from the architectural representation of the garage from a PowerPoint presentation to the borough in January 2022- Exhibit A-3.

b. Wayfinding Signage

Wayfinding signage is needed for orientation to the site. The applicant's signage plans show only a Pavement Marking Plan (C-115) with additional detail sheets. It shows the arrangement of traffic safety and control signs, various pavement markings and crosswalks. The plan does not include the needed signage for wayfinding and orientation to direct motorists to the SEPTA parking garage from the borough's streets. The applicant should provide a wayfinding signage plan for the borough's review. .

The plan is deficient in providing the needed direction and orientation to the bike parking area in the rear of the garage. It is not clear how bike commuters would be aware of the bike parking location and its dedicated entry from the fire lane. We recommend the applicant include a wayfinding plan as part of their final plan submission to the borough.

2. Architectural plans

We have concerns that the architecture program for the pre-cast parking structure omits necessary architectural elements and other enhancements that could create a more visually interesting structure and one that is compatible with its surroundings. We believe that even value-engineered parking garage solutions employing pre-cast elements can be more visually interesting and serve as a community asset beyond the functional aspects of vehicular parking. According to the architectural documentation submitted for our review, the proposed garage will be constructed as a precast concrete structure composed of "pigmented precast concrete". (PowerPoint document presentation-to the Conshohocken Borough Council, Jan 2022).

The façade's +/- 365 ft. long pre-cast concrete façade appears as an undifferentiated ribbon of concrete trays. We believe the garage should incorporate more elements and architectural design features to reduce the very pronounced length of the structure. There are examples from Lansdale and Hyattsville, NJ shown below of several different strategies that can make a garage more visually attractive. This could include screens of various materials and enhanced cornice line with lighting as shown in the example below that uses art screens and architectural cornices to create greater visual interest. We recommend that SEPTA consider additional design elements and features for the garage façade that would assist in differentiating the horizontal, flat plane of the precast structure and help facilitate a better visual relationship with the structures that are nearby including Matson's Mill development.



SEPTA Garage- Conshohocken

SEPTA Garage-Lansdale



Example of the use of screens to enhance a garage and break up the horizontal bands of a precast structure
 Kaiser Permanente – Hyattsville, NJ- <https://flexfacades.com/projects/kaiser-permanente-hyattsville-nj/>

3. Bicycle Parking.

a. Location

The proposed bicycle parking at the rear of the garage is located in a corner of the first level of the garage. We have concerns with the proposed arrangement which locates the bike parking in a corner of the garage in an area that appears removed from much of the activity in the garage, approximately 140 ft. from the front access driveway to the parking garage. The applicant should ensure that the area has camera surveillance for the parking area to ensure a safe environment for SEPTA bike commuters and patrons.

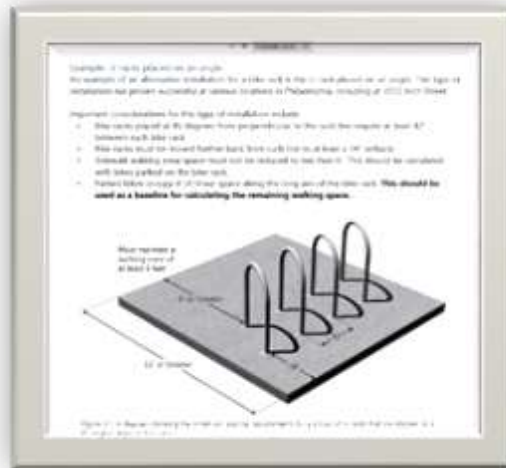
b. Arrangement and potential expansion of bike parking area

The proposed bike parking is provided by 10-U-racks that are shown in an angled-arrangement and appear to be shown within a +/- 25 ft. area. According to the SEPTA *Cycle-Transit Plan*, April 2015, (pg. 16), SEPTA bike facilities should adhere to the City of Philadelphia's bike

installation guidelines (http://www.phillyotis.com/wp-content/uploads/2018/01/PHL_BikeParking_December2017_Rev2-WEB-small.pdf).

These guidelines shown below require a 42” separation between each U-rack. Using a 42” separation distance will require a minimum of 35 ft. for the proposed 10- U-racks. The applicant should reexamine the placement within this area to ensure the proposed bicycle parking area is arranged according to the stated guidelines.

We believe the potential exists that the demand for bike parking spaces may exceed the supply. We recommend the applicant provide an additional expansion room on the site plan for the expansion of the bike parking U-racks, should the demand for bike parking exceed what is provided by the 10-U-racks.



City of Philadelphia- Installation Guidelines

4. Landscape Plan

a. *Trail landscape improvements= widely spaced trees at 60 ft. O.C.*

The proposed shade trees along the trail are widely spaced at over 60-65 ft. on-center. We recommend the arrangement of shade trees should be no greater than 35-40 ft. on-center, in order to create a more consistently shaded environment for trail users.

b. *Bioretention plantings are needed*

The landscape plan shows that limited improvements are proposed for the triangular-shaped bioretention area within the parking lot. The plan proposes the planting of 8 -'Heritage' River Birch trees and a ground-layer comprised exclusively of turfgrass. Using turf grasses as the sole component of the ground-layer for a bioretention facility is a missed opportunity to make it more of an environmental asset. We recommend the landscape plan be modified to include bioretention shrubs and adaptable grasses which provide a more sustainable and environmentally beneficial landscape than one comprised of turf grasses. A list of appropriate plantings for bioretention areas can be found on pages 55-56 of the *Sustainable and Green Parking Lots Guidebook*.

https://www.montcopa.org/DocumentCenter/View/9735/Green-Sustainable-Parking-Guide-2_10_2016-Web?bidId=

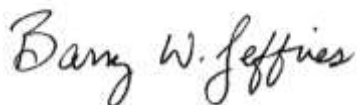
CONCLUSION

The Montgomery County Planning Commission generally supports the plan as submitted and recommends the borough consider the above mentioned review comment to its satisfaction. Please note that any recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #19-0175-002 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
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SEPTA Parking Facility
MCPC#190175002

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