

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, March 5, 2025

PUBLIC MEETING

PRESENT: Tina Sokolowski, Council President  
Kathleen Kingsley, Council Vice-President  
Anita Barton, Senior Council Member  
Alan Chmielewski, Council Member  
Stacy Ellam, Council Member  
Ralph Frey, Council Member  
Adrian Serna, Council Member  
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager  
Michael E. Peters, Borough Solicitor

**CALL TO ORDER**

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Ms. Sokolowski, Council President, called the meeting to order at 7:00 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Sokolowski announced that Borough Council held an executive session immediately prior to the regularly scheduled meeting on legal, personnel, and property matters.

She stated that Borough Administration did not receive any public comments following the February 19<sup>th</sup> Public Meeting or regarding the March 5<sup>th</sup> Public meeting agenda.

**PRESENTATIONS**

There were no presentations.

**LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES**

**a.) Discussion on the Preliminary/Final Minor Subdivision and Waiver of Land Development Application for Conshohocken Italian Bakery, LaFamiglia I, LP, Applicant**

Gregory Noll, the applicant's representative, stated that the applicant is proposing to consolidate and subdivide the existing lots into three parcels. He explained that the applicant is seeking to clean up the documentation for the existing Italian Bakery, by recording a site plan that accurately reflects the existing site conditions. He stated that there are no proposed improvements.

**b.) Discussion on the Preliminary/Final Minor Subdivision and Land Development Application for 440 East Ninth Avenue, Catania Construction LLC, Applicant**

Mark Danek, attorney for the applicant, provided an overview of the application which consisted of the subdivision of the lot into two (2) lots and the construction of two (2) single family homes with detached garages with paved access to the alley. He explained that the applicant submitted a certified structural deficiency report to the Borough for the proposed demolition of the existing single-family home, which was approved by the Borough Building Code Official to permit the demolition per the historic residential Conservation Overlay District requirements. Mr. Danek stated that the applicant was granted a variance by the Zoning Hearing Board to permit lot widths of 30 feet for the proposed single-family detached dwellings. He stated that the applicant will comply with all review letters conditioned upon approval of the requested waivers. Council members asked questions related to the architectural building plans and construction timeline. Ms. Sokolowski stated that Borough Council would consider approving the application at the March Voting Meeting.

**COUNCIL BUSINESS**

**a.) Conduct an interview for the Zoning Hearing Board Alternate position**

Ms. Sokolowski introduced Christopher Dearolf for the position of Zoning Hearing Board Alternate. Mr. Dearolf shared his interest in giving back to his community and discussed his professional experience as an engineer.

**MANAGER MATTERS**

**a.) Consider appointing an applicant to the Friends of Conshohocken Parks**

**Ms. Barton made a motion to appoint Christopher Mundiath to the Friends of Conshohocken Parks, seconded by Mr. Serna. The motion carried 7-0.**

**b.) Consider approving a proposal for engineering services for the Harry Street Road Improvement Project**

Tyler Williams, Borough Alternate Engineer, discussed the proposed improvements for the Harry Street Road Improvement Project, which included roadway resurfacing of Harry Street from 8<sup>th</sup> Avenue to 11<sup>th</sup> Avenue and the re-grading of the intersections of Harry Street and 9<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup> Avenues. He shared that the Borough was awarded a DCED multimodal transportation fund grant in the amount of \$451,783.00 to fund the construction and engineering costs for the project.

**Mr. Frey made a motion to approve a proposal for engineering services for the Harry Street Road Improvement Project at a not to exceed cost of \$79,220.00, seconded by Ms. Kingsley. The motion carried 7-0.**

**c.) Discussion on an RFP for architectural design services for a Public Safety Services Facility**

Ms. Cecco reviewed the proposed RFP for architectural design services for the Public Safety Services Facility. She asked Council to consider authorizing advertisement of the RFP at the March Voting Meeting.

**DEPARTMENT MATTERS**

**a.) Discussion on an extension of one-way traffic regulations on East Second Avenue, Z. Raymond Sokolowski, Executive Director of Operations**

Mr. Sokolowski provided an update on the temporary one-way traffic regulations on East Second Avenue, which permits traffic in the easterly direction only from Fayette Street to Harry Street. He shared that the temporary one-way traffic pattern was implemented on March 1, 2025, and explained that additional time is required to determine the results of the trial period. Therefore, he requested that Council consider approving an extension of temporary traffic regulations for an additional 90 days until July 5, 2025. Chief Lennon and Mr. Sokolowski shared that additional signage would be installed to prevent drivers from mistakenly traveling against the flow of traffic.

**LEGAL MATTERS**

**a.) Discussion on the Redistricting Process of the Borough's Wards**

Mr. Peters explained that due to patterns of development in the Borough over the last several years, the populations of the Borough's current wards are unbalanced, and it would be appropriate for Council to consider redistricting the wards. He provided an overview of the redistricting process which would include the appointment of a special counsel, the creation of a task force and the solicitation of redistricting proposals from the public.

**a. Consider appointing Curtin & Hefner, LLP as Special Counsel for the redistricting of the Borough's wards**

Mr. Peters discussed the role of the special counsel in the redistricting process.

**Ms. Kingsley made a motion to appoint Curtin & Hefner, LLP as special counsel for the redistricting of the Borough's wards, seconded by Ms. Barton. The motion carried 7-0.**

**COUNCIL MEMBER AND MAYOR MATTERS**

Mayor Aronson shared information about an easter egg candy sale at St. Mark's Lutheran Church. He shared that the Kiwanis Club hosted its annual Mardi Gras fundraiser to benefit educational charities. He reminded everyone about the Conshy 5k Classic and St. Patrick's Day Parade on Saturday, March 15, 2025.

Ms. Kingsley shared that March is recognized as Women's History Month.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

The meeting was adjourned at 7:49 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary