



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

NOVEMBER 13, 2025 PLANNING COMMISSION MEETING PACKET

Minor Subdivision Application for 110 E 7th Avenue
Conditional Use Application for the Millennium IV Development (M4 Office Building)

Page 2
Page 43

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

(((APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:

File Number: LD-2025-05

File Date: 9/12/25

Project Title: 110 E. 7th Ave

Date Complete: 10/1/25

Received By: B. Rogers

90 Day Date: Waived

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: HPA tax sale 2024, LLC

Address: 720 Fayette Street, Suite 100
Conshohocken, Pa. 19428

Phone: (215) 669-3409

Fax: _____

E-Mail*: andy@howgroup.com

Property Owner Information (if different):

Name: same as applicant

Address: _____

Phone: _____

Fax: _____

E-Mail*: _____

Architect/Planner: _____

Address: _____

E-mail*: _____ Phone/Fax: _____

Engineer/Surveyor: Bradford Grauel PLS, OTM LLC

Address: 200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610

E-mail*: bradgr.otm@gmail.com Phone/Fax: (484) 638-0206

Landscape Architect: _____

Address: _____

E-mail*: _____ Phone/Fax: _____

Attorney: _____

Address: _____

E-mail*: _____ Phone/Fax: _____

*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): 110 E. 7th Avenue

Tax Assessment Parcel No. 05-00-07712-00-5 County Deed Book No. 6395 Page No. 1690

Description of Proposed Work: Minor subdivison, 1 existing single family attached and 1 proposed single family detached

Total Tract Acreage: 6933 sf Project Acreage 6933sf

Zoning District BR-1 Existing Number of Lots: 1 Proposed Number of Lots: 2

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

Other (Describe): _____

Existing Sewer Flows: 262.5 gpd

Proposed Sewer Flows: 262.5 gpd new

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.

- | | |
|--|--|
| ☒ Record Plan | ☐ Landscape Plan |
| ☐ Existing Features Site Plan | (sealed by a Landscape Architect) |
| ☐ Grading Plan | ☐ Demolition Plan |
| ☐ Erosion and Sediment Control Plan | ☐ Detail Sheets |
| ☐ Lighting Plan_Major | ☐ Traffic Study (if applicable) |
| ☐ Circulation Plan_Major | ☐ Post Construction Stormwater |
| ☐ Stormwater Calculations | Management Plan |
| | ☐ 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
☐ Façade and secondary elevations of existing building(s) on site
☐ Sidewalk and curb conditions
☐ Street trees
☐ 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:

Relief Requested:

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.

Signature of Applicant

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

Date

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: _____

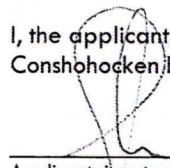
Comments/Conditions:

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).


Applicant signature

10/1/25
Date

Brittany Rogers
Received by (Borough)

10/1/25
Date

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed _____

Applicant

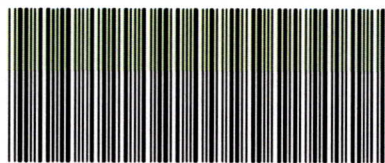
Date: _____



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6395 PG 01690 to 01694
INSTRUMENT # : 2025015130
RECORDED DATE: 03/26/2025 10:56:32 AM



6395252-0019Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 03/05/2025
Reference Info:

Transaction #: 7065992 - 1 Doc(s)
Document Page Count: 4
Operator Id: smassie

RETURN TO: (Simplifile)
Diversified Settlement Services Inc
2110 S. Eagle Road Suite 360
Newtown, PA 18940
(215) 439-1531

PAID BY:
DIVERSIFIED SETTLEMENT SERVICES INC

*** PROPERTY DATA:**

Parcel ID #: 05-00-07712-00-5
Address: 110 E SEVENTH AVE

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$440,000.00
TAXABLE AMOUNT: \$440,000.00

FEES / TAXES:

Recording Fee: Deed \$86.75
State RTT \$4,400.00
Conshohocken Borough RTT \$2,200.00
Colonial School District RTT \$2,200.00
Total: \$8,886.75

DEED BK 6395 PG 01690 to 01694
Recorded Date: 03/26/2025 10:56:32 AM

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Prepared by and Return to:

Carriage House Abstract, LLC
2110 South Eagle Road, 360
Newtown, PA 18940

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-07712-00-5 CONSHOHOCKEN BOROUGH
110 E SEVENTH AVE
MONTEMAYOR ROGER C REVOCABLE TRUST \$15.00
B 037 L U 076 1101 03/26/2025 JG

File No. CHA-791

Parcel ID No. 05-00-07712-00-5

This Indenture, made the 5th day of March, 2025, with an effective date of MARCH 25, 2025,

Between

Roger C. Montemayor, Trustee of the Roger C. Montemayor Revocable Trust
Dated March 26, 2013

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

HPA Tax Sale 2024, LLC, a Pennsylvania limited liability company

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

Witnesseth, that the said Grantor for and in consideration of the sum of **FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots for Alfred M. Johnston and David S. Kelso, made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated June 20, 1957 as follows to wit:

BEGINNING at a point on the Northeasterly side of East seventh avenue (eighty feet wide) at the distance of fifty feet measured South forty-nine degrees East from the

intersection of the Southeasterly side of Harry Street (fifty feet wide); thence extending from said point of beginning, North forty-one degrees East one hundred five feet to a point on the Northeasterly side of a certain five feet wide right of way and in line of lot no. 13 on said plan; thence extending along the same, South forty-eight degrees forty-eight minutes East seventy and four one-hundredths feet to a point in line of lot no. 11 on said plan; thence extending along the same, and extending partly through the party wall dividing the dwelling on these premises from the premises to the Southeast, South forty degrees fifty-seven minutes West ninety-eight and ninety-four one-hundredths feet to a point on the said side of East seventh avenue; thence extending along the same, North forty-nine degrees West seventy and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

UNDER AND SUBJECT to a certain easement of five feet wide right of way extending across rear of premises.

Being the same premises which Dorothy M. Leonard by Deed dated October 19, 2001 and recorded November 27, 2001 in Montgomery County in Deed Book 5386 Page 1920 conveyed unto Roger C. Montemayor, in fee.

Being the same premises which Roger C. Montemayor by Deed dated June 11, 2013 and recorded July 29, 2013 in Montgomery County in Deed Book 5882 Page 1509 conveyed unto Roger C. Montemayor Revocable Trust Dated March 26, 2013, in fee.

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

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, does, by these presents, covenants, grants and agrees, to and with the said Grantee, their heirs and assigns, that he, the said Grantor, and 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, their heirs and assigns, against him, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Witness

Roger C. Montemayor Revocable Trust Dated March
26, 2013

By: Roger C. Montemayor, Trustee
Roger C. Montemayor, Trustee

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

This record was acknowledged before me on 5th day of March, 2025 by Roger C. Montemayor,
Trustee of Roger C. Montemayor Revocable Trust Dated March 26, 2013.

[Signature]
Signature of notarial officer
Stamp

Commonwealth of Pennsylvania - Notary Seal
STEPHEN A. DANASTORG, Notary Public
Bucks County
My Commission Expires May 13, 2026
Commission Number 1034947

Title of office

My commission expires:

The precise residence and the complete post office
address of the above-named Grantee is:

720 KAYETTE STREET, STE 100

CONSHOHOCKEN, PA 19428

[Signature]
On behalf of the Grantee

Deed

Parcel No 05-00-07712-00-5

Roger C. Montemayor, Trustee of Roger C.
Montemayor Revocable Trust Dated March
26, 2013

TO

HPA Tax Sale 2024, LLC, a Pennsylvania
limited liability company

Carriage House Abstract, LLC
2110 South Eagle Road, 360
Newtown, PA 18940

Applicant Request for County Review

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: 08/25/25
Municipality: Borough of Conshohocken
Proposal Name: 110 E. 7th Avenue Minor Subdivision
Applicant Name: HPA Tax Sale 2024 LLC
Address: 720 Fayette Street, Suite 100
City/State/Zip: Conshohocken, Pa. 19428
Phone: (215) 669-3409
Email: andy@howgroup.com

Applicant's Representative: Bradford R. Grauel, PLS
Address: OTM LLC, 200 Spring Ridge Drive, Suite 201
City/State/Zip: Wyomissing, Pa. 19610
Business Phone (required): (484) 638-0206
Business Email (required): bradgr.otm@gmail.com

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:

BR-1

Existing District:

Special Exception Granted ☐ Yes ☐ No

Variance Granted ☐ Yes ☐ No For

Plan Information:

Tax Parcel Number(s) 050007712005
Location 110 E. 7th Avenue
Nearest Cross Street Harry Street
Total Tract Area 6,933 sq. ft.
Total Tract Area Impacted By Development 6,933 sq. ft.

(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.)

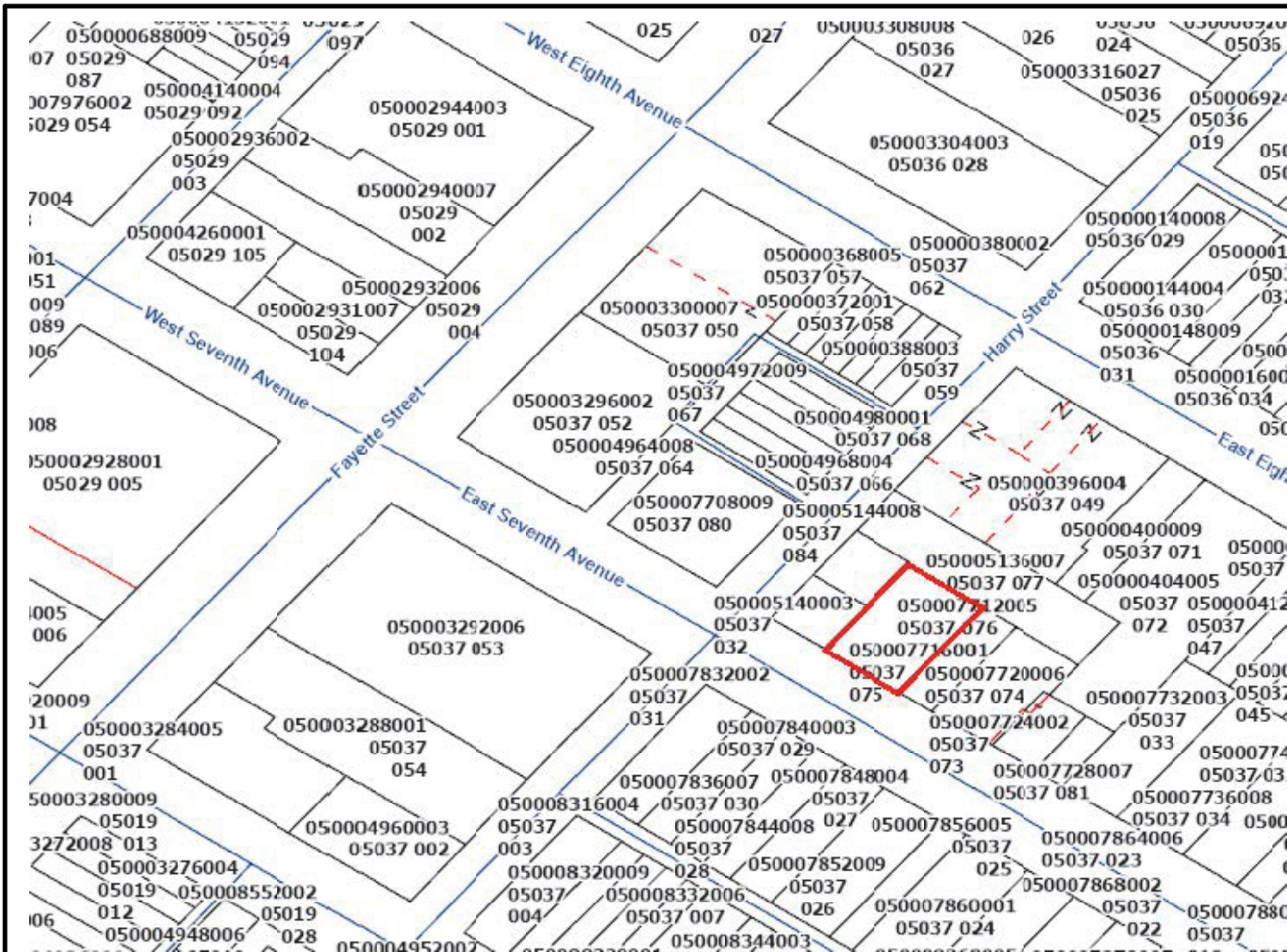
Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	1		☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
Commercial						
Industrial						
Office						
Institutional						
Other						

*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



I ANDREW BLUM, PARTNER OF HPA TAX SALE 2024, LLC
HEREBY STATE AND REPRESENT THAT HPA TAX SALE 2024 LLC
IS THE RECORD OWNER OF THE PROPERTY DEPICTED
HEREON

COMMONWEALTH OF PENNA.
COUNTY OF MONTGOMERY SS

ON THIS _____ DAY OF _____, 2025
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
ANDREW BLUM WHO BEING DULY SWORN ACCORDING TO LAW,
DEPOSES AND SAYS THAT HE IS A PARTNER OF HPA TAX SALE 2024 LLC
AND IS THE RECORD OWNER OF THE PROPERTY SHOWN ON
THIS PLAN. THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT
THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR
ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING
TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED
ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS OTHERWISE NOTED.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MUNICIPAL ENGINEER

REVIEWED BY THE CONSHOHOCKEN BOROUGH ENGINEER
ON THIS _____ DAY OF _____, 2025

ENGINEER

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____, 2025
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND
FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN,
PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____

RECORDER

MONTGOMERY COUNTY PLANNING COMMISSION

MCP NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY
MONTGOMERY COUNTY PLANNING COMMISSION IN
ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

FOR THE DIRECTOR

PAR ID: 05-00-07712-00-5



THIS PLAN PROPOSES NO NEW CONSTRUCTION
OR EXCAVATION ACTIVITIES. THEREFORE NO DESIGN
OR CONSTRUCTION STAGE PA. ONE CALL NOTICE WAS
FILED IN CONJUNCTION WITH PLAN PREPARATION.
USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT
PURSUANT TO THE REQUIREMENTS OF ACT 287 OF THE
PENN. LEGISLATURE, A ONE CALL NOTICE MUST BE FILED
WITH THE PENNA. ONE CALL SYSTEM (1-800-242-1776) A
MINIMUM OF THREE WORKING DAYS PRIOR TO ANY
EXCAVATION OR CONSTRUCTION ACTIVITIES.

(SFD) SINGLE FAMILY DETACHED DWELLING
(SFS) SINGLE FAMILY SEMI DETACHED DWELLING
(*) DENOTES EXISTING NON-CONFORMITY
IMPERVIOUS COVERAGE CALCULATIONS
LOT NO. 2: BUILDING 970 SF, SIDEWALK AND WALLS 90 SF

BR-1 TABULATION OF ZONING CONFORMANCE

	REQUIRED/ PERMITTED	EXISTING SITE	%	LOT 1 PROPOSED	%	LOT 2 PROPOSED	%
LOT SIZE (SFD)	4,000 SF	6933 SF		4089 SF		2844 SF	
LOT SIZE (SFS)	2800 SF						
LOT WIDTH (SFD)	40 FT.	70.13 FT.		41.14 FT.			
LOT WIDTH (SFS)	25 FT.					28.99 FT.	
FRONT YARD SETBACK	25 FT.	17.35 FT	25 FT.		17.35 FT. (*)		
SIDE YARD SETBACK	5 FT.		5 FT.		7.04 FT.		
REAR YARD SETBACK	25 FT.		25 FT.		37.07 FT.		
IMPERVIOUS COVERAGE	60%				1060 SF	37.30%	
BUILDING HEIGHT	35 FT.	3 STORY			3 STORY		
BUILDING COVERAGE	35%				970 SF	34.10%	

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A TRUE AND ACCURATE
DEPICTION OF THE PROPERTY BOUNDARY AND SITE FEATURES THEREON
BASED ON A FIELD SURVEY OF SAME CONDUCTED IN MARCH OF 2025.

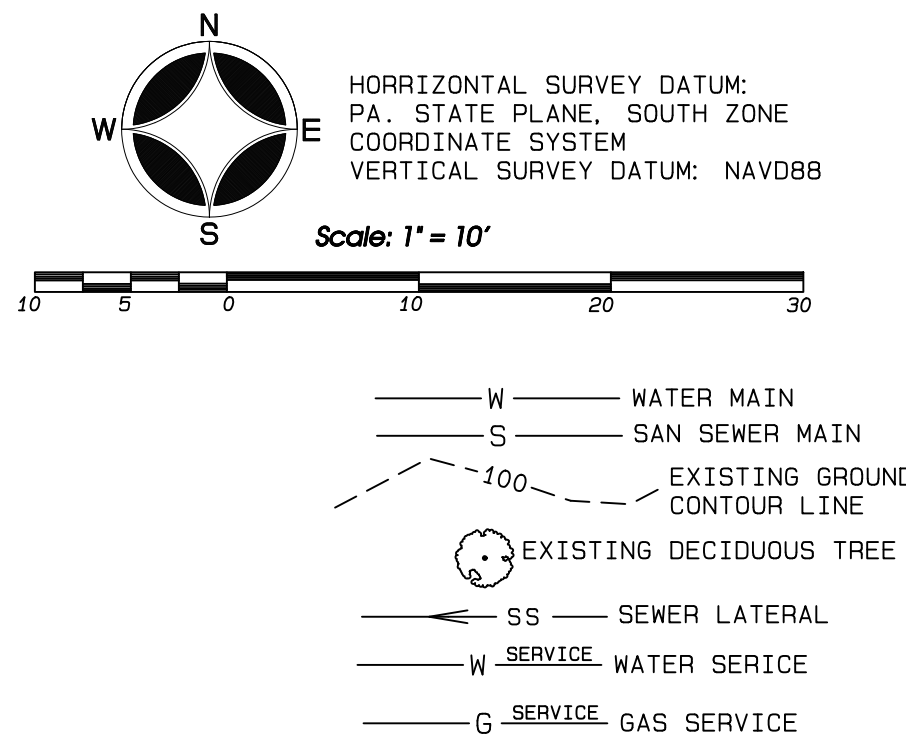


BOROUGH OF CONSHOHOCKEN

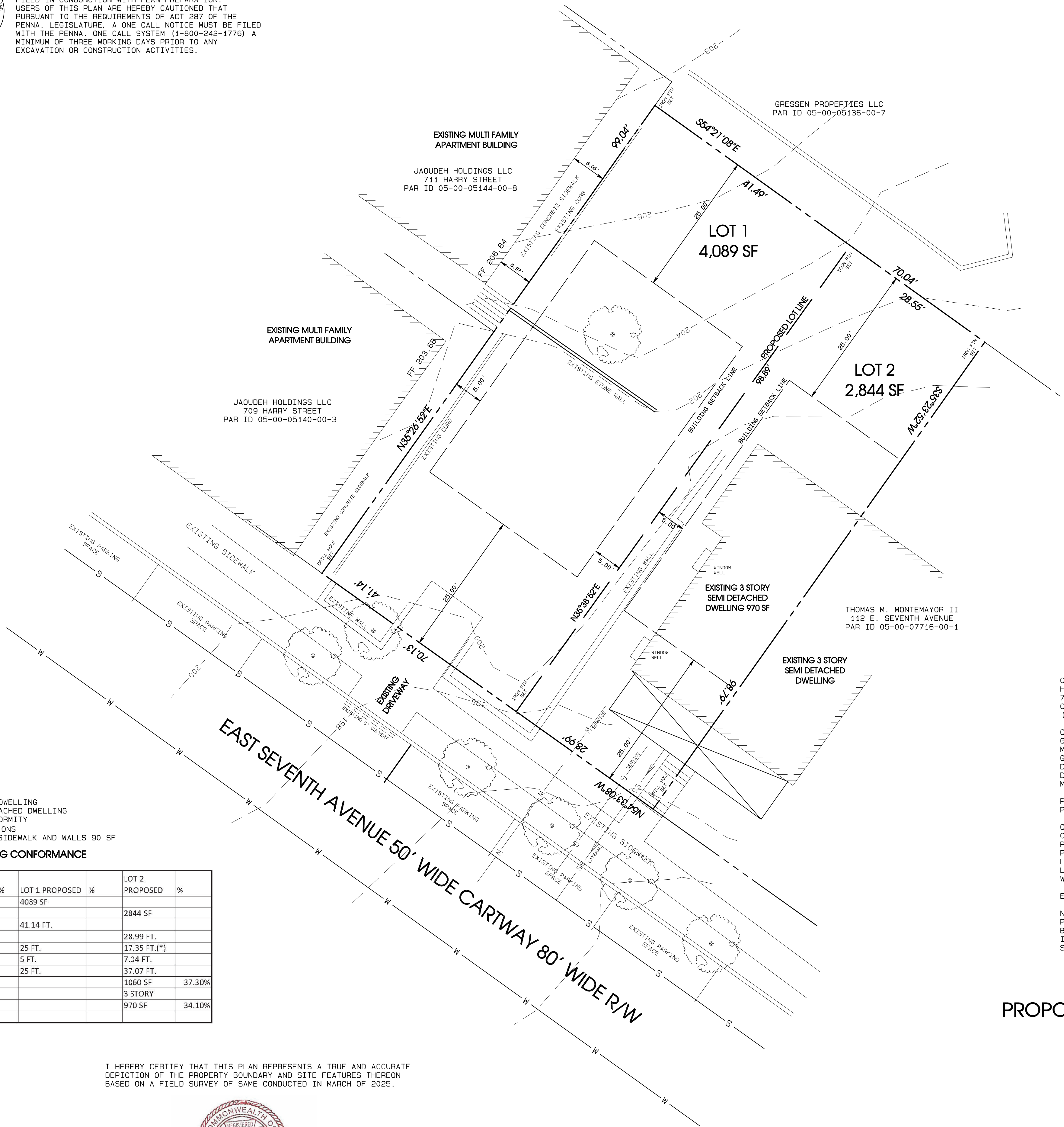
APPROVED BY THE BOROUGH COUNCIL OF THE
BOROUGH OF CONSHOHOCKEN
THIS DAY OF _____ BY RESOLUTION NO. _____ OF 2025

PRESIDENT

SECRETARY



NOTE: THE LOCATIONS OF THE WATER SERVICE
AND SANITARY SEWER LATERAL ARE APPROXIMATE
DUE TO THE ABSENCE OF PHYSICAL MARKINGS,
SHUTOFFS OR CLEANOUTS AT TIME OF THE SURVEY



OWNER AND APPLICANT
HPA TAX SALE 2024 LLC
720 FAYETTE STREET, SUITE 100
CONSHOHOCKEN, PA. 19428
(215) 669-3409

CURRENT DEED OF RECORD
GRANTEE: ROGER C. MONTEMAYOR, TRUSTEE OF THE ROGER C.
MONTEMAYOR REVOCABLE TRUST
GRANTOR: HPA TAX SALE 2024 LLC
DEED DATED: MARCH 5TH, 2025
DEED BOOK 6395, PAGE 1690
MONTGOMERY COUNTY RECORDS

PAR ID: 05-00-07712-00-5
PROPERTY ADDRESS: 110 E. 7TH AVENUE

CURRENT ZONING: BR-1 RESIDENTIAL
CURRENT PROPERTY USE: SINGLE FAMILY ATTACHED DWELLING UTILIZING
PUBLIC WATER AND PUBLIC SEWER FACILITIES
PROPOSED PROPERTY USES:
LOT 1 SINGLE FAMILY DETACHED DWELLING
LOT 2 1 SINGLE FAMILY ATTACHED DWELLING BOTH UTILIZING PUBLIC
WATER AND PUBLIC SEWER FACILITIES.

EXISTING PROPERTY AREA: 6,933 SQ. FT.

NOTE: ANY FUTURE DEVELOPMENT OF LOT NO. 1 SHALL REQUIRE THE
PURCHASER/OWNER TO SUBMIT TO AND RECEIVE APPROVALS FROM THE
BOROUGH OF CONSHOHOCKEN FOR ALL REQUIRED PERMITTING
INCLUDING BUT NOT LIMITED TO SITE GRADING, ZONING AND
STORMWATER MANAGEMENT.

PROPOSED MINOR SUBDIVISION FINAL PLAN

PREPARED FOR

110 E. 7TH AVENUE

Situate In:

The Borough of Conshohocken
Montgomery County, Pennsylvania

REVISIONS

OTM LLC

SURVEYING, LAND PLANNING
& DESIGN SERVICES

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com

DRAWN
BR GRAUEL, PLS
08/24/2025

CHECK

SCALE

1"=10'

PROJECT NO. 25-038
SHEET 1 of 1

© 2025 OTM, LLC

110 E 7TH AVE



Return Correspondence/Forms to:
OTM LLC
200 Spring Ridge Drive, Suite 201
Wyomissing, Pa. 19610

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Pa Southeast Regional Office
2 East Main Street
Norristown, Pa. 19401

DEP USE	
Components Sent	
Onlot Disposal	☐
Collection and Treatment	☐
Planning Agency Review	☐
Exempt from Planning	☐
Code _____	
Date _____	

"Fold Here"

1. Development Information

Name of Development 110 E. 7th Avenue
 Developer Name HPA Tax Sale 2024 LLC.
 Address 720 Fayette Street, Conshohocken, Pa. 19428
 Telephone # (215) 669-3409
 Email robr110@aol.com

2. Location of Development

a. County Montgomery
 b. Municipality Borough of Conshohocken
 c. Address or Coordinates 140 E. 6th Avenue,
Conshohocken, Pa
 d. Tax Parcel # 05-00-07712-00-5
 e. USGS Quad Name Norristown, Pa.
inches up 14.2 over 6.8
from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

☒ Residential ☐ Multi-Residential
 Describe 1 ex. single family attached and 1 proposed single
family detached dwelling
☐ Commercial ☐ Institutional
 Describe _____
☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

a. # of lots 2 # of EDUs 2
 b. # of lots since 5/15/72 0
 c. Development Acreage 0.16
 d. Remaining Acreage 0

5. Sewage Flows 525 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☒ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
 Name of existing system being extended
Borough of Conshohocken
 Interceptor Name same
 Treatment Facility Name Borough of Conshohocken
Authority
 NPDES Permit # _____
 b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed
 (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems
 (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system

d. ☐ Retaining tanks

Number of Holding Tanks _____

Number of Privies _____

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

- a. Protection of rare, endangered or threatened species

Check one:

☒ The "PNDI Project Environmental Review Receipt" is attached.
or

☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

- b.
- ☒
- Plot Plan Attached
- ☐
- Site Reports Attached

c. Onlot Disposal Systems

- (1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) / Date_____
Name (Print) / Title

Municipality (must be same as in 2.b.)

Telephone # _____

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

Signature of SEO) / Date_____
Name (Print) / Certification #

Telephone # _____

- (3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) / Date

- d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) / Date_____
Stephanie Cecco / Manager
Name (Print) / Title_____
Borough of Conshohocken
Municipality (must be same as in 2.b.)Telephone # (610) 828-1092

1. PROJECT INFORMATION

Project Name: **110 E. 7th Avenue**

Date of Review: **8/25/2025 10:12:48 AM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **0.19 acres**

County(s): **Montgomery**

Township/Municipality(s): **Conshohocken Borough**

ZIP Code:

Quadrangle Name(s): **NORRISTOWN**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Plymouth Creek-Schuylkill River**

Decimal Degrees: **40.078318, -75.299961**

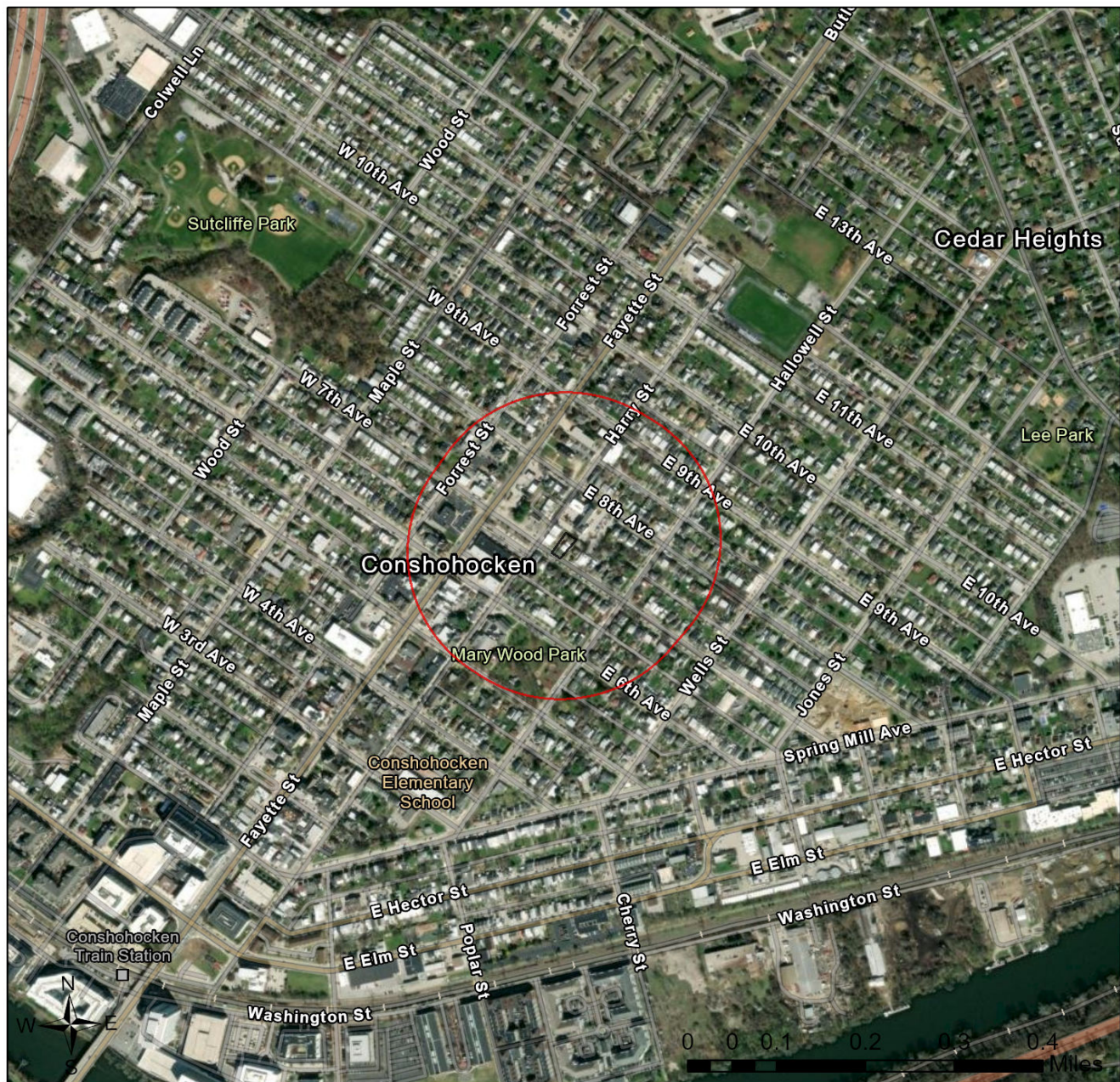
Degrees Minutes Seconds: **40° 4' 41.9431" N, 75° 17' 59.8584" W**

2. SEARCH RESULTS

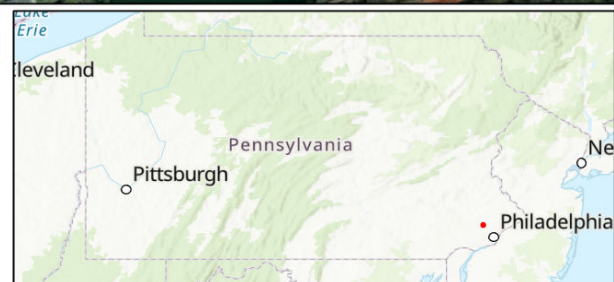
Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

Pennsylvania Natural Diversity Inventory (PNDI) records indicate that while threatened and endangered and/or special concern species and resources are in the project vicinity and that recommended Conservation Measures should be implemented in their entirety to avoid and minimize impacts to these species, no further coordination is required with the jurisdictional agencies. If a DEP permit is required for this project, DEP has the discretion to incorporate one or more Conservation Measures into its permit. This response does not reflect potential agency concerns regarding potential impacts to other ecological resources, such as wetlands.

110 E. 7th Avenue

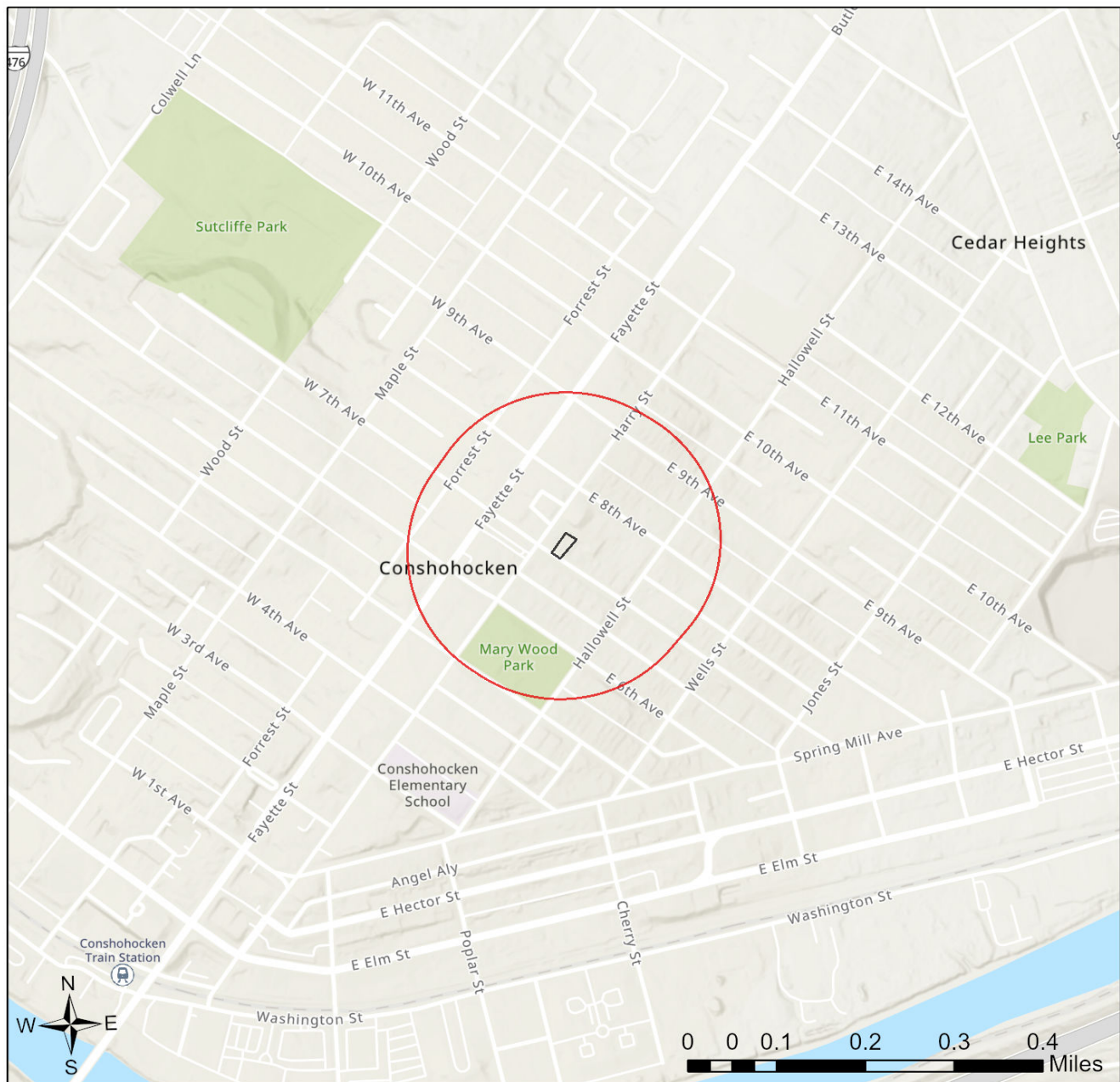


-  Buffered Project Boundary
-  Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

110 E. 7th Avenue



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Which of the following closest describes the proposed project?

Your answer is: No groundwater extraction (e.g., water supply well, well for irrigation, groundwater pumping to facilitate mining, pump-and-treat operation) is proposed in order to implement or support this project.

Q2: Will it be necessary to discharge any effluent or runoff to any streams (intermittent or perennial)?

Your answer is: No

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Bradford R. Grauel, PLS
Company/Business Name: OTM LLC
Address: 200 Spring Ridge Drive, Suite 201
City, State, Zip: Wyomissing, Pa. 19610
Phone: (484) 638-0206 Fax: ()
Email: bradgr.otm@gmail.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Bradford Grauel
applicant/project proponent signature

08/25/25
date

COMMONWEALTH OF PENNSYLVANIA

BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD

APPEAL NO. Z-2025-09

APPLICATION OF HPA TAX SALE 2024, LLC, C/O ANDREW BLUM

110 EAST SEVENTH AVENUE

DECISION

I. HISTORY

On or about June 19, 2025, HPA Tax Sale 2024, LLC, through Andrew Blum (the “Applicant”), filed an Application for a Variance from the Borough of Conshohocken Zoning Ordinance of 2001, as amended, (the “Ordinance”) for the property located at 110 East Seventh Avenue, Conshohocken, Pennsylvania 19428, Parcel Number 05-00-07712-00-5 (the “Subject Property”). The Subject Property is in the BR-1 Borough Residential District.

The Applicant’s specific request for relief includes the following:

1. A Variance from Section 27-1007.1 to permit an off-street parking area in the front yard of the Subject Property.

After notice was duly given and advertised, a hearing was scheduled for and commenced on the Application and testimony was received July 21, 2025. At the hearing, the following Exhibits were introduced and admitted:

- | | |
|------|-----------------------------------|
| P-1: | Zoning Application |
| P-2: | Deed |
| P-3: | Existing & Proposed Site Plans |
| P-4: | Proposed Floor Plans & Elevations |

P-5:	Zoning Determination
P-6:	Applicant's Exhibit Packet
P-7:	Notice of Hearing
A-1:	Application
A-2:	Deed
A-3:	Proposed Findings of Fact
A-4:	Borough Zoning Map
A-5:	Aerial Images
A-6:	Photographs
A-7:	Curriculum Vitae of Bradford Grauel
A-8:	Land Survey of Existing Conditions
A-9:	Proposed Site Plan
A-10:	County Parcel Map
A-11:	Listing of Approved Homes
A-12:	Architectural Elevations/Floor Plans
A-13:	Color Renderings

The Applicant was represented by Meredith L. Ferleger, Esquire.

Party status was requested by and granted to the following individual:

- 1) Megan McCarthy-Doherty, whose parents live at 126 East Seventh Avenue.

II. FINDINGS OF FACT

1. The Subject Property is located at 110 East Seventh Avenue, Conshohocken, Pennsylvania 19428.
2. The Subject Property is in the BR-1 Borough Residential District.
3. The Zoning Hearing Board of the Borough of Conshohocken met all the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite Legal Notice of the Hearing.
4. The Subject Property is owned by the Applicant.
5. Andy Blum, a member of the Applicant organization, offered the following testimony on behalf of the Applicant at the hearing:
 - a. No central alleyways separate this block, whereas many surrounding properties are separated by central alleyways.
 - b. The existing driveway extends about one-third (1/3) of the way into the Subject Property.
 - c. The Subject Property does not include any striped parking.
 - d. East Seventh Street is wide enough for parking on both sides of the street.
6. Bradford Grauel, a land surveyor and planner, offered the following testimony on behalf of the Applicant at the hearing:
 - a. The existing tract contains one (1) single family attached dwelling with two (2) off-street parking spaces.
 - b. The parcel slopes from north to south towards Seventh Street.

- c. Applicant proposes the subdivision of the lot into two (2) parcels, with one containing the existing dwelling and the other containing a new single family detached dwelling with a garage.
 - d. These proposed lots will comply with the dimensional requirements of the BR-1 District.
 - e. The Subject Property is shallower in depth than some surrounding properties.
 - f. The additional proposed parking will be on the west side of the new dwelling.
 - g. No changes are proposed for the existing structure.
 - h. Applicant proposes the placement of a new stormwater management system in the front yard of the lot with the new dwelling, as water will flow from the rear to the front of the property due to gravity.
 - i. Applicant proposes to use the front yard for parking space due to the lack of a connecting back alley for rear parking.
7. Gary Jonas, a developer for the Subject Property, offered the following testimony on behalf of the Applicant at the hearing:
- a. Applicant worked with Mr. Jones to design a structure which is appropriate for the neighborhood.
8. No other members of the public offered any form of comment on the Application.

III. DISCUSSION

Section 27-1007.1 of the Ordinance, in relevant part, does not permit any off-street parking in the front yard of a property in the BR-1 Borough Residential District.

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 a 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.

An “unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose permitted by the zoning ordinance.” Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998) (internal citations omitted). Our Supreme Court has emphasized that “the hardship must truly be an unnecessary one unique or peculiar to the property, and not simply a mere hardship.” Kneebone v. Zoning Hearing Bd. of Twp. of Plainfield, 276 A.3d 705, 718 (Pa. 2022). However, an applicant seeking a variance need not demonstrate that the property is rendered

valueless as zoned in order to show that a variance is needed to make reasonable use of the property. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). “While an unnecessary hardship can be established by demonstrating that the hardship falls squarely within one of these three categories, in practice the evidence presented often does not fit neatly in one category or another but overlaps.” Nowicki v. Zoning Hearing Bd. of Borough of Monaca, 91 A.3d 287, 292 (Pa. Commw. Ct. 2014).

The party seeking the variance carries the burden of proving that an unnecessary hardship will result if the requested relief is denied. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). This burden upon a landowner requesting a variance is a heavy one. Williams v. Salem Twp., 500 A.2d 933, 937 (Pa. Commw. Ct. 1985) (*appeal denied*, 531 A.2d 781 (Pa. 1987)).

Once an unnecessary hardship has been established, a property owner can demonstrate that the relief sought is the minimum necessary by “showing that of all the viable alternatives, the proposed use is the least departure from the terms of the ordinance, or the most similar to the uses in the surrounding neighborhood.” In re Ridge Park Civic Ass'n, 240 A.3d 1029, 1034 (Pa. Commw. Ct. 2020).

Furthermore, “a zoning hearing board, ‘as fact finder, is the ultimate judge of credibility and resolves all conflicts of evidence.’ In re Appeal of Brickstone Realty Corporation, 789 A.2d 333, 339 (Pa. Commw. Ct. 2001). Indeed, a zoning hearing board ‘has the power to reject even uncontradicted testimony if [it] finds

the testimony lacking in credibility.’ Constantino v. Zoning Hearing Board of Borough of Forest Hills, [618 A.2d 1193, 1196 (Pa. Commw. Ct. 1992)]” (Delaware Riverkeeper Network v. Middlesex Twp. Zoning Hearing Bd., No. 2609 C.D. 2015, 2019 WL 2605850 (Pa. Commw. Ct. June 26, 2019). Thus, determination of credibility of testimony of witnesses is left entirely to the discretion of the Board as a quasi-judicial governing body.

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that the Applicant has proven that an unnecessary hardship unique or peculiar to the property exists and that the variance is not contrary to the public interest. The Board found the testimony and statements of the Applicant and its witnesses to be credible and persuasive. Accordingly, the Board can 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 an unnecessary hardship is created due to such condition;
2. The property cannot 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 variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, will not substantially or permanently impair the appropriate use or development of the adjacent property, and will not be detrimental to the public welfare;
4. That the alleged hardship has not been created by the Applicant; and
5. That the variance represents the minimum that will afford relief and the least modification possible.

ORDER

AND NOW, this 2nd day of September, 2025, the Application, seeking a Variance from Section 27-1007.1 to permit off-street parking between the front wall of the principal building and the curb of the street towards which that wall is oriented, is **GRANTED**.

THIS RELIEF SHALL EXPIRE AT THE END OF ONE (1) YEAR FROM THE DATE OF THIS ORDER UNLESS THE APPLICANT OBTAINS A BUILDING PERMIT OR PUTS THE PROPERTY TO THE USE FOR WHICH THE RELIEF HAS BEEN GRANTED BEFORE THAT TIME. The Applicant is directed to apply to the Borough of Conshohocken Zoning Officer/Building Inspector to obtain any appropriate permits.

**BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD**

I, Gregory R. Heleniak, the Solicitor of the Borough of Conshohocken Zoning Hearing Board, hereby certify that this written opinion accurately reflects the actions and vote by said Board at its July 21, 2025, hearing in this matter.



Gregory R. Heleniak, Esquire

A copy of this Decision and Order
was sent to all Parties via E-mail or
United States First Class Mail on:

September 2, 2025

**THIS DECISION AND ORDER OF THE CONSHOHOCKEN BOROUGH ZONING
HEARING BOARD IS FINAL, AND ANY APPEAL OF IT MUST BE FILED WITH THE
COURT OF COMMON PLEAS OF MONTGOMERY COUNTY WITHIN THIRTY (30)
DAYS FOLLOWING THE ABOVE-STATED MAILING DATE.**



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 31, 2025

File No. 25-01068

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

Reference: 110 East 7th Avenue – LD 2025-05
Parcel 05-00-07712-00-5
Minor Subdivision

Dear Ms. Cecco:

Pursuant to the Borough's request, Gilmore & Associates, Inc. has reviewed the Minor Subdivision submission for the above-referenced project. Upon review we offer the following comments for consideration by the Conshohocken Borough Council:

I. Submission

- A. Proposed Minor Subdivision Final Plan consisting of 1 sheet, dated August 24, 2025, as prepared by OTM, LLC for 110 E. 7th Avenue

II. Project Description

The subject property, Parcel 05-00-07712-00-5, is situated in the BR-1 Borough Residential One Zoning District on the northeast side of East 7th Avenue near Harry Street. The property currently contains one 970 square foot single family semi-detached dwelling, a concrete driveway apron from East 7th Avenue, and two retaining walls.

The Applicant is proposing to subdivide the property into two parcels. Lot 1 would contain 4,089 square feet, the concrete driveway apron, and one retaining wall and is proposed for future development as a single family detached dwelling. Lot 2 would contain 2,844 square feet, the existing 970 square foot single family semi-detached dwelling, and one retaining wall. The plan shows all existing features to remain and no proposed improvements.

III. Review Comments

A. Subdivision and Land Development Ordinance

We offer no comments with respect to Borough of Conshohocken Subdivision and Land Development Ordinance.

B. General Comments

We offer the following general comments:

1. We recommend the required off-street parking spaces associated with Lot 2 be addressed to the satisfaction of the Borough Solicitor, prior to the sale and/or along with the development of Lot 1.
2. The Applicant shall obtain all required approvals, permits, etc. (e.g., Zoning Officer, Fire Marshal, MCPC, etc.). Copies of these approvals and permits shall be submitted to the Borough of Conshohocken and our office.

If you have any questions regarding the above, please contact this office.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Sincerely,

A handwritten signature in cursive script that reads "Karen MacNair".

Karen M. MacNair, P.E.
Borough Engineer
Gilmore & Associates, Inc.

KMM/dr/

cc: Brittany Rogers, Executive Assistant
Ray Sokolowski, Director of Public Services and Building Code Official
Michael E. Peters, Esq., Borough Solicitor



October 30, 2025

BCONS 25022

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

**RE: 110 E. 7th Avenue
LD-2025-05 – Minor Subdivision
Zoning Review (1st Submission)**

Dear Ms. Cecco:

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

- *"Proposed Minor Subdivision Final Plan"* (1 sheet) dated August 24, 2025, as prepared by OTM, LLC, located at 200 Spring Ridge Drive, Suite 201, Wyomissing, PA.

Under this plan submission, the Applicant, HPA Tax Sale 2024, LLC, c/o Andrew Blum, is proposing to subdivide an existing 6,933 SF lot into two (2) new lots consisting of the following:

- Lot 1 – Comprised of a lot area of 4,089 SF and will consist of the vacant lot portion of the parcel with an existing walls, curbing, and driveway. In accordance with the Zoning Hearing Board hearing held on July 21, 2025, under zoning hearing application no. Z-2025-09, the Applicant intends to demolish the existing features on this portion of the parcel to construct a future single-family detached dwelling.
- Lot 2 – Comprised of a lot area of 2,844 SF and will include the existing three (3)-story semi-detached (twin) dwelling and existing wall. In accordance with the Zoning Hearing Board hearing held on July 21, 2025, under zoning hearing application no. Z-2025-09, the Applicant intends to construct a new driveway for off-street parking along the front yard and side lot line shared with proposed Lot 1.

This property is located within the BR-1 – Borough Residential District One. The site is fronted by East 7th Avenue to the south; low rise apartment complexes and Harry Street to the west; a parking lot and commercial property to the rear and north of the property; and residential properties also located within the BR-1 zoning district in all other directions.

In accordance with the FEMA Flood Insurance Rate Map (FIRM) Panel No. 42091C0358G, effective 3/2/2016, the property is located within Zone X, which are areas determined by the FEMA FIRM as areas outside of the flood hazard areas or areas of minimal flood hazard. Therefore, based on the FEMA FIRM determination, this site is not located within the Floodplain Conservation Overlay District and will not be subject to the Floodplain Conservation Overlay District regulations.

ZONING RELIEF RECEIVED:

The Applicant was granted the following zoning relief by the Borough of Conshohocken Zoning Hearing Board under Application no. Z-2025-09, in a Decision dated September 2, 2025:

1. Section 27-1007.1 to permit off-street parking between the front wall of the principal building and the curb of the street towards which that wall is oriented.

ZONING COMMENTS:

1. **Per §27-1005.C – Dimensional Standards - Front Yard Setback** – The front yard setback shall be 25 feet, to be measured from the ultimate right-of-way line; except where there is an established building line, then the building line of the majority of the buildings on that side of the block shall be used.

The Applicant is showing the required 25 ft front yard setback dimension line for the existing dwelling on proposed Lot 2. The BR-1 Tabulation of Zoning Conformance table provided on the plan is indicating an existing nonconforming 17.35 ft front yard setback. The existing nonconforming 17.35 ft front yard setback dimension line for the existing dwelling shall be shown on the plan to confirm the front yard setback distance.

2. **Per §27-1005.D – Dimensional Standards - Minimum Rear Yard Setback** – The minimum rear yard setback shall be 25 feet.

The Applicant is showing the required 25 ft rear yard setback dimension line for the existing dwelling on proposed Lot 2. The BR-1 Tabulation of Zoning Conformance table provided on the plan is indicating an existing 37.07 ft rear yard setback. Based on our measurements, the rear yard setback is approximately 36.83 ft from the rear lot line to the rear of the existing dwelling at the common party wall with the adjoining 112 E. 7th Avenue property. The Applicant shall confirm the rear yard setback distance for the existing dwelling, and the rear yard setback distance line shall be shown on the plan. In addition, the Applicant shall indicate the rear yard setback distance for the existing site condition, which is currently not shown in the BR-1 Tabulation of Zoning Conformance table.

3. **Per §27-1005.E – Dimensional Standards - Minimum Side Yard Setback** – The minimum side yard setback shall be five (5) feet for each side; semidetached dwellings shall have a five (5)-foot side yard setback for the side not sharing a common wall.

The Applicant is showing the required 5 ft side yard setback dimension line for the existing dwelling on proposed Lot 2. The BR-1 Tabulation of Zoning Conformance table provided on the plan is indicating an existing 7.04 ft side yard setback. The 7.04 ft side yard setback dimension line for the existing dwelling shall be shown on the plan to confirm the side yard setback distance. In addition, the Applicant shall indicate the side yard setback distance for the existing site condition, which is currently not shown in the table.

4. **Per §27-1005.G – Dimensional Standards - Maximum Impervious Coverage** – The maximum impervious coverage shall not exceed 60% of the lot area. A maximum of two permanent rear off-street parking spaces per single-family dwelling measuring nine (9) feet by 18 feet may be excluded from the impervious coverage calculation. Such spaces will be subject to review by the Borough Engineer to determine that there are no adverse effects related to drainage and stormwater management. The cost of the engineering review will be borne by the homeowner. Impervious coverage for private garages shall be subject to the provisions of § 27-811C.

The Applicant shall include the existing impervious coverage square footage and percent of the existing walls and driveway area in proposed Lot 1 and indicate these areas in the BR-1 Tabulation of Zoning Conformance table under the existing site and proposed Lot 1 conditions. The proposed impervious coverage calculations for proposed Lot no. 1 shall also be added to the plan.

5. **Per §27-1005.H – Dimensional Standards - Maximum Building Height** – The highest elevation of any building shall be 35 feet. For buildings with flat roofs, building height is measured from grade to the top

of the building wall, including the parapet. For buildings with pitched roofs, building height is measured from grade to the midpoint of the slope. The height excludes aerials, communication towers, or the like, as well as elevators, machine rooms, cooling towers, and their enclosing walls.

The Applicant is indicating "3-Story" for the building height for the existing site and proposed Lot 2 conditions in the BR-1 Tabulation of Zoning Conformance table. The Applicant shall provide the actual height of the existing dwelling in the in the BR-1 Tabulation of Zoning Conformance table to ensure that the existing building height to confirm compliance of the maximum 35 ft building height permitted within the BR-1 zoning district, and indicate this dimensional requirement as existing nonconforming if determined otherwise.

6. **Per §27-1005.I – Dimensional Standards - Minimum Building Width** – The minimum building width shall be 20 feet.

The minimum building width of the existing dwelling is currently not shown and shall be provided in the BR-1 Tabulation of Zoning Conformance table and dimensioned on the plan to confirm compliance of the minimum building width, and indicate this dimensional requirement as existing nonconforming if determined otherwise.

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

Sincerely,



Allison A. Lee, PE
Zoning Officer
PENNONI ASSOCIATES INC.
AAL/



November 3, 2025

BCONS 25022

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

**RE: 110 E. 7th Avenue – Proposed Minor Subdivision Plan
Traffic Engineering Review**

Dear Ms. Cecco:

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

- *"Proposed Minor Subdivision Final Plan,"* (1 sheet) as prepared by OTM LLC, dated 8/24/25.

The applicant is proposing to subdivide the property into 2 separate lots. We offer the following comments for consideration:

1. **§27-824 - Traffic Impact Study** – In accordance with this section of the code, a Traffic Impact Study is technically not required.
2. **§22-404(2) – Alleys, Driveways, and Parking Areas** – If further development of the site is proposed, the use of the existing driveway to E. 7th Avenue will be subject to the requirements of this section.

Based on the information above, our previous comments have been fully addressed. If you have any questions or concerns, please feel free to contact me.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink that reads "Brian R. Keaveney". The signature is written in a cursive, flowing style.

Brian R. Keaveney, PE, PTOE
Transportation Division

cc: Ray Sokolowski, Executive Director of Operations
Brittany Rogers, Executive Assistant to the Borough Manager
Karen MacNair, PE, Borough Engineer
Michael E. Peters, Esq., Borough Solicitor
Allison A. Lee, PE, Zoning Officer



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MEMORANDUM

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: October 6, 2025

To: Stephanie Cecco, Borough Manager

From: Tim Gunning, Fire Marshal
Chris Small, Director of Licenses and Inspections

Re: 110 E 7th Ave
Minor Subdivision
9/12/25 Submission (Original Submission)

As requested, the following materials were reviewed for the above referenced land development proposal:

- Proposed Minor Subdivision Final Plan consisting of 1 sheet, dated August 24, 2025, as prepared by OTM, LLC for 110 E. 7th Avenue

Upon review of the submitted plans, we have no comments.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 14, 2025

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

Re: MCPC #25-0209 -001
Plan Name: 110 East 7th Avenue
(2 lots/1 du/ 6,933 sq. ft. parcel)
Situates: East Seventh Avenue (north)/Harry Street (east)
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 1, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, HPA Tax Sale 2024 LLC., has submitted for review a plan that proposes the subdivision of a 6,933-square foot parcel into two lots, with one containing the existing dwelling and the other containing a new single-family detached dwelling with a garage. While the plan creates a developable lot area for a new residence, no new construction is proposed with this submission. An additional parking area is proposed on the west side of the new dwelling.

The subject for this subdivision is a 6,933-square foot lot (Parcel #05-000771-20-05) and is situated in the BR-1 Borough Residential District. The tract contains a single-family dwelling and two-off-street parking spaces. The Conshohocken Zoning Hearing Board, in a decision of September 2, 2025, granted the applicant a variance that permits off-street parking between the front wall of the principal buildings and the street.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission (MCPC) has reviewed the subdivision plan for 110 East Seventh Avenue and we have not identified any significant land use, transportation, design or other issues that should be addressed in consideration of this proposal. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

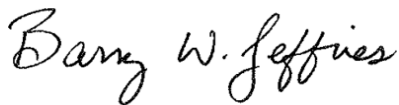


CONCLUSION

We generally support the proposed development plan and have no comments to offer the borough in its review of this proposal. Please note that any comments and 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.

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. Please be aware that the MCPC number #25-0209-001 has been set aside for the applicant's 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.

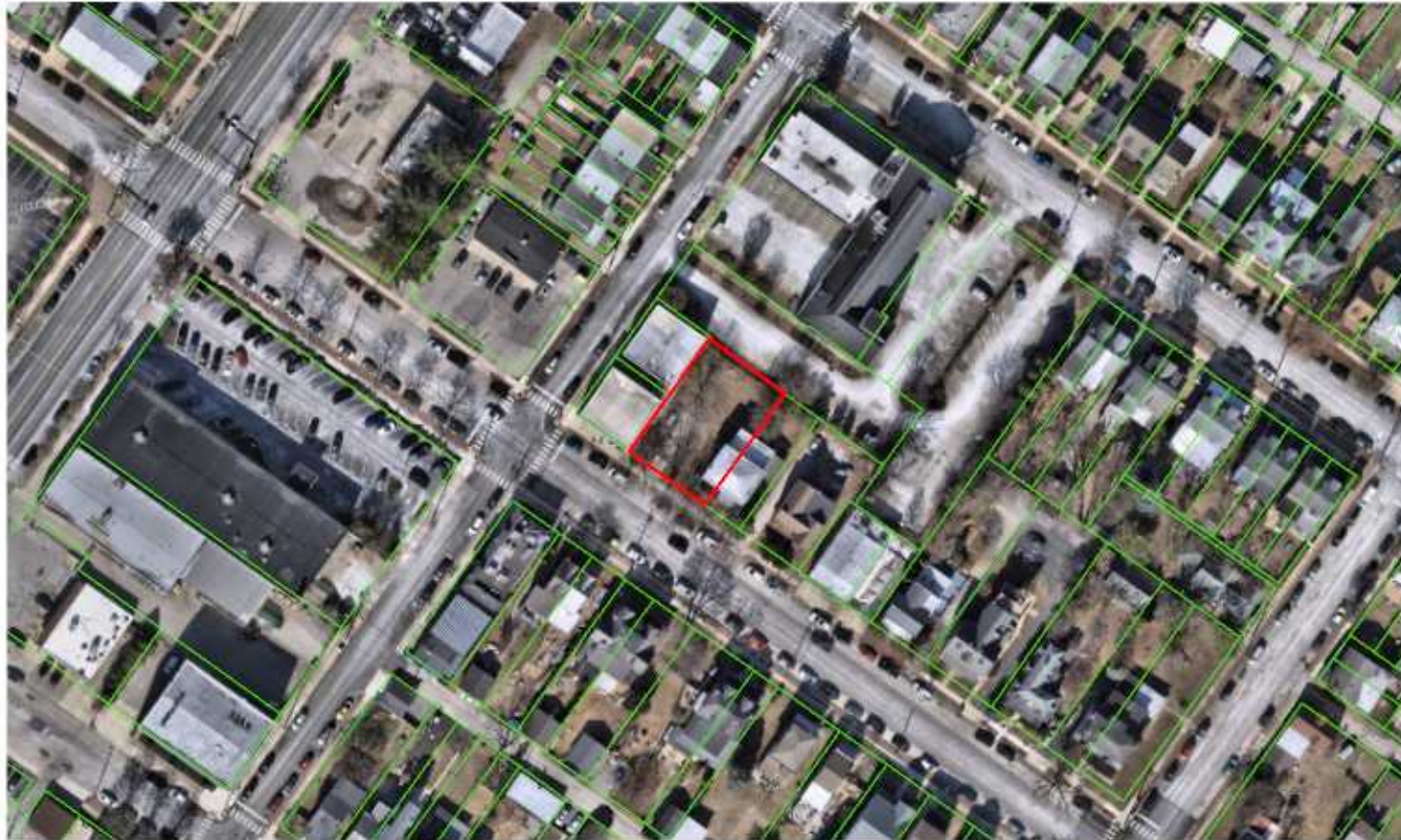
Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
barry.jeffries@montgomerycountypa.gov – 610-278-3444

c: HPA Tax Sale 2024 LLC, Applicant
Bradford Grauel, OTM LLC, Applicant's Representative
Daniel McArdle, Chair, Boro. Planning Commission
Karen MacNair, Boro. Engineer
Michael Peters, Boro. Solicitor

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Plan



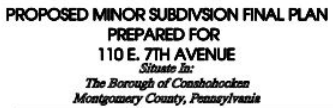
110 East Seventh Avenue
MCPC#250209001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown PA 19384-0311
(610) 278-3723 (T) (610) 278-3944
www.montcopa.org/plancom
Aerial photography provided by GeoEye

0 50 100 200 Feet





OCT 4 '24 PM 3:57

RECEIVED

**BOROUGH OF CONSHOHOCKEN****400 Fayette Street, Suite 200, Conshohocken, PA 19428****Phone (610) 828-1092 Fax (610) 828-0920****Conditional Use Zoning Application**Application: Z-2024-28Date Submitted: 10/4/24Date Received: 10/4/24

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:
-
- See attached Addendum

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

M4 Office Buildings Units E, F, G, H and J

4. Applicant's Name:
- Millennium IV Land Owner, LLC

Address: ~~160 Clubhouse Road, King of Prussia, PA 19406~~ 227 Washington StreetPhone Number (daytime): 919-259-6233 Conshohocken, PA 19428E-mail Address: jnickel@morganproperties.com

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

6. Property Owner:
- Same as Applicant

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: _____ Zoning District:
- SP-2

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

Yes ☒ No ☐ If yes, please describe.

See Attached Addendum.

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

See Attached Addendum.

10. Please describe the proposed use of the property.

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

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

a. The unique characteristics of the property: N/A

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

N/A

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

N/A

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.

N/A

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).

N/A

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

N/A

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.

N/A

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

N/A

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

N/A

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

a. Attorney's Name: Matthew J. McHugh, Esq. / Leonard B. Altieri, III, Esq.

b. Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103

c. Phone Number: 215-569-1662 / 215-569-4364

d. E-mail Address: MMcHugh@klehr.com / LAltieri@klehr.com

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


Applicant

Millennium 1st Land Owner LLC
Legal Owner

10/2/24
Date

COMMONWEALTH OF ~~PENNSYLVANIA~~ Delaware

COUNTY OF ~~MONTGOMERY~~ New Castle

As subscribed and sworn to before me this 2nd day of
October, 2024


Notary Public

(Seal)





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: _____

BOROUGH OF CONSHOHOCKEN
ADDENDUM TO CONDITIONAL USE APPLICATION

Applicant: Millennium IV Land Owner, LLC
160 Clubhouse Road
King of Prussia, PA 19406

Owner: Same as Applicant

Subject Property: “Millennium IV Development”
Washington Street

Tax Parcel Nos. 05-00-11856-10-9 (Unit E); 05-00-11856-11-8 (Unit F);
05-00-11856-12-7 (Unit G); 05-00-11856-93-7 (Unit H); and
05-00-11856-14-5 (Unit J)

Attorney: Matthew J. McHugh, Esquire
Leonard B. Altieri, III, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
mmchugh@klehr.com /laltieri@klehr.com
215-569-1662/215-569-4364

Relief Requested

1. A conditional use from Section 27-1509(2) of the Borough of Conshohocken Zoning Ordinance (the “Zoning Ordinance”) to permit a building profile of 273.3 linear feet whereas 250 linear feet in total horizontal length is otherwise permitted.
2. A conditional use from Section 27-1503(3) of the Zoning Ordinance to permit building height of 230 feet, whereas 85 feet is otherwise permitted.

Summary of Application

The Subject Property is the Millennium Condominium Complex. The overall tract is 13.40 acres and located within the SP-2 Specially Planned 2 Zoning District. The Applicant is the owner of condominium units E, F, G, H, and J (the “Development Parcels”). The Development Parcels consist of approximately 4.932 acres and located along the riverfront portion of the Millennium Condominium Complex. In addition to the Development Parcels, affiliates of the Applicant own the remainder of the Millennium Condominium Complex with the exception of the Lumina (formerly Londonbury) apartment complex and Unit I (parking lot between Millennium I and Millennium II buildings).

Applicant is proposing to demolish a portion of the existing parking lot located on the Development Parcels and construct: (1) a 6 story office building with a 36,066 square foot footprint (totaling approximately 216,400 square feet) with 960 parking spaces including a 4-story, 63,334

square foot footprint (totaling approximately 253,336 square feet) podium parking garage; and (2) a 3 story office building with a 29,280 square foot footprint (totaling approximately 87,840 square feet) with 236 parking spaces including a 2 story, 39,729 square foot footprint (totaling approximately 79,458 square feet) podium parking garage.

The proposed plans along with the testimony and evidence presented by the Applicant in support of this Conditional Use Application will demonstrate compliance with the specific and general conditional use criteria thus entitling the Applicant to the requested conditional use approvals. Specifically, the proposed plans, along with the testimony and evidence presented by the Applicant will establish compliance with the following:

Zoning Ordinance Section 27-826

Applicant will demonstrate at the public hearing that the proposed improvements will not be contrary to the public health, safety, and welfare of the community. In particular, Applicant will demonstrate that adequacy of the proposed vehicular circulation system and other roadway improvements, pedestrian circulation system, utilities, buffering and screening, and protection of natural resources.

Zoning Ordinance Section 27-1509(2) (Building Profile)

Applicant is seeking conditional use approval from Section 27-1509(2) of the Zoning Ordinance to permit a building profile of 273.3 linear feet whereas 250 linear feet in total horizontal length is otherwise permitted. Borough Council may, by conditional use, increase the maximum building profile to 350 linear feet by conditional use approval, subject to the following specific conditions:

A. There shall be adequate architectural controls in the form of breaks in the façade, so not more than 50 feet of the building is a consistent façade;

Response: Façade breaks shall be provided so that no more than 50 feet of the proposed building is a consistent façade.

B. For every additional 50 feet of building length, there shall be an additional 5% of open space provided on the lot or parcel; and

Response: The proposed building length is 272 feet. As such, an additional 5% of open space is required beyond the required 15%. The proposed plan provides for a total of 20% of open space.

C. The lot shall not be developed with a visible parking structure fronting parallel to the Schuylkill River, nor shall a stand-alone parking structure be located on any lot area between the primary structure and the Schuylkill River.

Response: The Applicant has sought a variance from the ZHB from this requirement.

Zoning Ordinance Section 27-1503(3) (Building Height)

Applicant is seeking conditional use approval from Section 27-1503(3) of the Zoning Ordinance to permit building height of 230 feet, whereas 85 feet is otherwise permitted. Under Section 27-1503(3), building height may be increased to 230 feet by conditional use, provided that the following conditions are met:

- A. The building must be located in the SP-2 Zoning District.

Response: The Subject Property is zoned SP-2.

- B. The building must be located on a lot, parcel or tract of at least eight (8) acres.

Response: The Subject Property is 13.49 acres.

- C. The building must be located within 2,000 feet of a SEPTA rail station.

Response: The Applicant is seeking a variance from the ZHB from this requirement.

- D. The development must include an amenity or amenities available for use by the public, such as an amphitheater or similar amenity suitable for large gatherings and community events.

Response: The proposed project includes amenity space that will be made available for public events.

Conclusion

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.

Applicant Request for County Review

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: 10/2/24
Municipality: Borough of Conshohocken
Proposal Name: Millennium IV Development
Applicant Name: Millennium IV Land Owner, LLC
Address: 160 Clubhouse Road
City/State/Zip: King of Prussia, PA 19406
Phone: 215-569-4364
Email: LAltieri@klehr.com

Applicant's Representative: Matthew J. McHugh, Esq. & Leonard B. Altieri, III, Esq.
Address: Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
City/State/Zip: Philadelphia, PA 19103
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) 05-00-11856-10-9 (Unit E)
05-00-11856-11-8 (Unit F); 05-00-11856-12-7 (Unit G)
05-00-11856-93-7 (Unit H); and 05-00-11856-14-5 (Unit J)
Location Washington Street
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			☐	☐		
Townhouses/Twins			☐	☐		
Apartments			☐	☐		
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



KLEHR HARRISON HARVEY BRANZBURG^{LLP}

Leonard B. Altieri III
Direct Dial: (215) 569-4364
Email: laltieri@klehr.com

October 1, 2024

VIA FEDERAL EXPRESS & VIA EMAIL

Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19403

Re Millennium IV Land Owner LLC–Conditional Use Application
M4 Office Buildings Units E, F, G, H, & J

Dear Sir/Madam:

Please be advised that this firm represents the above-named entity, Millenium IV Land Owner LLC (“Applicant”). On behalf of Applicant please find the following two (2) packets enclosed for a conditional use application in the following order:

- Copies of the Conditional Use Application, along with copies of the Addendum.
- Copies of the Zoning Plan, dated July 26, 2024, prepared by Kimley Horn.
- Copies of the Special Warranty Deed recorded on June 27, 2022 between TPT Millennium, LLC and Millennium IV Land Owner LLC.
- Check in the amount of \$500.00 for the application fee made payable to the Borough of Conshohocken.
- Check in the \$1,250.00 for the Escrow fee made payable to the Borough of Conshohocken.

Please:

- Confirm receipt of the completed application and advise of the date that this application will be scheduled for a public hearing before the Borough; and
- Provide me with advance notice of any meeting of any board, commission, agency, or committee which intends to discuss or consider this Application.



October 1, 2024
Page 2

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

Very Truly Yours,

Klehr Harrison Harvey Branzburg

Leonard B. Altieri, III
Leonard B. Altieri, III

LBA:mb
Enclosures



SITE PLAN STATISTICS

SITE ADDRESS:	WASHINGTON STREET CONDO J CONSHOHOCKEN, PA 19428
MUNICIPALITIES:	BOROUGH OF CONSHOHOCKEN , MONTGOMERY COUNTY
ZONING DISTRICT:	SP-2 - SPECIALTY PLANNED DISTRICT 2
PARCEL INFORMATION:	050011856001, 0500111856946, 0500111856928, 050011856145, 050011856001, 0500111856955, 0500111856937, 050011856136, 050011856127
EXISTING USE:	RESIDENTIAL AND OFFICE SPACE
PROPOSED USE:	RESIDENTIAL AND OFFICE SPACE
LOT AREA:	GROSS: 587,769 SF (13.49 ACRES)
PLAN REFERENCE:	BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES DATED: 02/12/2024

THE BOROUGH OF CONSHOHOCKEN HERBY APPROVES THE FOLLOWING WAIVERS REQUESTED FOR THE PROJECT:

SECTION 104	TO PERMIT NEGOTIATION OF PARK OR RECREATIONAL FACILITIES, LAND AND/OR FEES
SECTION 26 A.1.	SHOW EXISTING FEATURES WITHIN 100' OF THE SITE
SECTION 44 C.0.0.	TO PROVIDE A 24" MINIMUM RADIUS WITH FOR
SECTION 44 C.7.	TO PROVIDE A 5' MINIMUM RADIUS OF CURBLINE CURVATURE
SECTION 45 A.3.	TO PROVIDE A 15' MINIMUM WIDTH FOR SIDEWALKS

AND THE PLANTING OF TREES ALONG WASHINGTON STREET AGAINST THE WALL RATHER THAN IN THE VERGE.

THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD HERBY GRANTED THE FOLLOWING VARIANCES ON JULY 25, 2007 REQUESTED FOR THE PROJECT:	
SECTION 17.5.C.3. SECTION 17.5.G.2.c. SECTION 20.7.I. SECTION 20.7.L.	DEVELOPMENT WITHIN 50' OF THE TOP OF BANK STANDARDS FOR COMPLETELY DRY FLOOD-PROOFING TO PROVIDE MORE THAN ONE ACCESS FOR THE SUBJECT PROPERTY FROM MINIMUM WIDTHS FOR PRIVATE DRIVES

THE BOROUGH OF CONSHOHOCKEN COUNCIL GRANTED THE FOLLOWING CONDITIONAL USE APPROVALS REQUESTED FOR THE PROJECT:	
SECTION 15.2.P.3.	TO CONSTRUCT MULTIFAMILY RESIDENCES
SECTION 15.4.B.3.	TO RESERVE THE RIGHT TO TRANSFER FLOOD AREA
SECTION 17.5.E.4.	TO ALLOW STORM SEWERS/OUTFALLS WITHIN THE FLOODWAY
SECTION 17.5.E.5.	TO ALLOW PAVED DRIVEWAYS AND PARKING LOTS WITHIN THE FLOODWAY

PARKING REQUIREMENTS

BOROUGH OF CONSHOHOCKEN	
ITEMS	GROSS SQUARE FOOTAGE/TOTAL SPACES
OFFICE REQUIREMENTS: 3 SPACES PER 100 FT OF FLOOR AREA	
MILLENNIUM TWO	68,360 SF
MILLENNIUM THREE	69,690 SF
LONDONBURY BUILDING D	5,730 SF
PROPOSED OFFICE BUILDING 1	216,400 SF
PROPOSED OFFICE BUILDING 2	87,840 SF
TOTAL OFFICE REQUIREMENT	(448,020 SF/1000 SF) x 3 = 1,344 SPACES
RESIDENTIAL REQUIREMENTS: 1.2 SPACES PER UNIT	
LONDONBURY BUILDING A	161 RESIDENTIAL UNITS
LONDONBURY BUILDING B	74 RESIDENTIAL UNITS
LONDONBURY BUILDING C	74 RESIDENTIAL UNITS
TOTAL RESIDENTIAL REQUIREMENT	1 x 309 = 371 SPACES
TOTAL REQUIRED PARKING:	1,715 SPACES

ZONING STANDARDS:

BOROUGH OF CONSHOHOCKEN (SP-2)			
ITEMS	REQUIRED	EXISTING	PROPOSED BUILDING
YARD SETBACKS §27-1505			
MINIMUM FRONT YARD (PARKING & STRUCTURE)	15 FT FROM ROW	17.6 FT	15 FT (C)
MINIMUM BUILDING SEPARATION	75 FT	>75 FT	>75 FT (C)
MINIMUM BUILDING SEPARATION ON SAME LOT/ PARCEL	30 FT	> 30 FT	17.9 FT (V)
INTENSITY RATIOS §27-1504			
MAXIMUM IMPERVIOUS COVERAGE	70%	69.4 %	79.0 % (V)
MINIMUM OPEN SPACE	15%	31.6%	21.0 % (C)
MISCELLANEOUS			
MINIMUM LOT AREA §27-1504	1 AC (43,560 SF)	13.49 AC (587,769 SF)	13.48 AC (587,769 SF) (C)
PARKING §27-2011	1,715 SPACES	972 SPACES	2,001 SPACES (C)
MAXIMUM BUILDING FRONTAGE §27-1509	350 FT*	< 250 FT	273.3 FT (CU)*
MAXIMUM BUILDING HEIGHT §27-1503	230 FT**	≤85 FT	<230 FT (CU)**
MAXIMUM ACCESS DRIVEWAY WIDTH §27-2007	30 FT	24 FT	24 FT (C)
PRIVATE DRIVE CURBLINE SETBACK §27-1505	25 FT	25 FT	25 FT (C)
MAXIMUM FLOOR TO AREA RATIO §27-1504	1.5	0.70	(778,222 SF) / (587,769 SF) = 1.3 (C)

LEGEND:
(C) = COMPLEES
(V) = VARIANCE
(CU) = CONDITIONAL USE

ADDITIONAL VARIANCES REQUESTED FOR §27-1505 B.2 AND §27-1714.

§27-1505.2: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE BUILDING FRONTAGE TO 350 FT.:

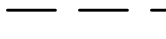
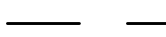
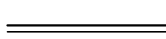
- A. FACADE BREAKS SHALL BE PROVIDED SO THAT NO MORE THAN 90 FEET OF BUILDING IS A CONSISTENT FACADE.
- B. BUILDING IS PROPOSED TO BE 273 FT LONG. THIS WOULD REQUIRE AN ADDITIONAL 5% OF OPEN SPACE BEYOND THE REQUIRED 15%. PROPOSED PLAN PROVIDES 20% AS REQUIRED.
- C. THE LOT DOES NOT FRONT THE SCHUYLKILL RIVER.

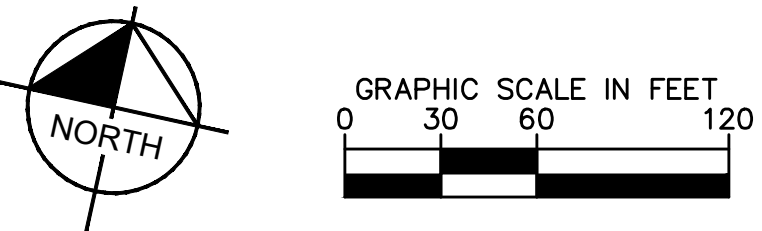
§27-1503.3: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE MAXIMUM HEIGHT TO 230 FT.:

- A. SITE IS ZONED SP-2.
- B. LOT AREA IS 15.39 AC.
- C. BUILDING IS LOCATED <2,000 FT FROM THE CONSHOOKEN SEPTA RAIL STATION. *VARIANCE REQUESTED.
- D. THE DEVELOPMENT INCLUDE AMENITY SPACE THAT SHALL BE PRESERVED FOR PUBLIC EVENTS.

NOTE: AREA CALCULATIONS ARE BASED ON THE HIGHLIGHTED AREA SHOWN ON THE OVERALL SITE PLAN. ALL UNITS C WITHIN THE OVERALL PROPERTY, AND ANY INTERNAL ENCROACHMENTS BETWEEN UNITS, ARE IN COMMON OWNERSHIP BY AFFILIATES OF MORGAN PROPERTIES. THE ENCROACHMENTS WILL BE GOVERNED BY LICENSE AGREEMENTS BETWEEN THE RESPECTIVE OWNERS.

LEGEND

	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING 100-YR FEMA FLOODPLAIN HATCH
	EXISTING FEMA FLOODWAY
	EXISTING FEMA FLOODWAY HATCH
	EXISTING PROPERTY LINE
	EXISTING WATERCOURSE TOP OF BANK
	EXISTING COMMUNICATION CONDUIT
	EXISTING NATURAL GAS SERVICE PIPE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER PIPING
	EXISTING SANITARY SEWER PIPE
	YARD SETBACK LINE
	ULTIMATE RIGHT-OF-WAY LINE
	INTERNAL LOT LINES
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED CURB LINE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT SIDEWALK
	PROPOSED STANDARD DUTY ASPHALT
	EXISTING GRAVEL
	PROPOSED OUTDOOR DECK AREA
	PROPOSED ACCESS DRIVEWAY
	OPEN SPACE



M4 OFFICE BUILDINGS		PREPARED FOR		MORGAN PROPERTIES		ACQUISITION COMPANY, LLC		BOROUGH OF CONSHOHOCKEN		PA	
SHEET NUMBER											
Z-002											
ZONING PLAN											
KHA PROJECT 112934000											
DATE 07/26/2024											
SCALE AS SHOWN											
DESIGNED BY JBZ											
DRAWN BY KDR											
CHECKED BY JO											
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST. TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM											
Kimley»Horn											
No.											
REVISIONS											
DATE											
BY											



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: August 28, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: Millenium IV Office Buildings – Conditional Use Zoning Determination

History of the Site:

The property is located within the SP-2 – Specially Planned District 2 and subject to provisions of the FP – Floodplain Conservation Overlay district. The site is part of unified development comprising of a total of thirteen (13) parcels with eight (8) of the parcels being Millenium and affiliated owned parcels (which are listed under separate ownership as Millenium Waterfront Associates II, LP, Millenium III Office Owner, LLC, and 301 Washington Street Landlord, LLC) that fronts Washington Street (55 feet right-of-way) encompassing a total tract size of 587,769 SF (or 13.49 acres). The remaining five (5) parcels (a.k.a. Condo E, F, G, H and J) and totals 214,858 SF (or 4.932 acres) are under the Millenium IV Land Owner, LLC ownership. The Millenium IV parcels are located to the rear of the existing Millenium I, II, and III buildings. The site is also bounded by Ash Street (50 feet right-of-way) to the west; Poplar Street (a private street) and the Londonbury Apartment Buildings to the east; and a parking lot and the Schuylkill River waterfront to the south.

The current use of the Millenium IV site includes an existing surface parking lot located to the rear of the Millenium I parcel with access off of Ash Street and shared access to the Millenium II building and parking lot; as well as open space located to the rear of the Millenium II and III buildings.

The overall Millenium development had gone before the Zoning Hearing Board under multiple prior zoning applications since January 2000.

More recently, the Applicant, Millenium IV Land Owner, LLC, is proposing to make site improvements to the existing five (5) Condo E, F, G, H and J parcels. The Applicant is proposing to demolish a portion of the existing parking lot located to the rear of the Millenium I building (a.k.a. 20 Ash Street) and construct the following:

- a six (6)-story 36,066 SF (216,400 GSF) office building;
- a four (4)-story 63,334 SF (253,336 GSF) podium parking garage with 960 proposed parking spaces with ingress/egress off of Ash Street and at the northeastern corner of the building; and,
- a row of six (6) parking spaces along the front northeastern corner of the new building.

The Applicant is also proposing to construct the following on the existing open space parcels to the rear of the Millenium II building (a.k.a. 225 Washington Street) and Millenium III building (a.k.a. 227 Washington Street) as follows:

- a three (3)-story 29,280 SF (87,840 GSF) office building; and,
- a two (2)-story 39,729 SF (158,916 GSF) podium parking garage with 236 proposed parking spaces with ingress/egress off of Poplar Street and in the rear center of the parking lot located between the Millenium II and III buildings.

In addition, the Applicant is proposing a five (5)-feet wide asphalt sidewalk that will connect to the existing sidewalk in front of the proposed three (3)-story office building and adjacent the ingress/egress access drive of the proposed six (6)-story office building to the existing waterfront trail along the Schuylkill River.

The Applicant appeared before the Zoning Hearing Board at the regularly scheduled August 18, 2025 hearing under zoning application no. Z-2025-05, and was granted the following variances from the Conshohocken Borough Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
4. Section §27-1509.2 - to permit a maximum building profile of 406 LF whereas a 250 LF is otherwise permitted by right;
5. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
6. Section §27-1514.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.

The Applicant had submitted a floodplain study as prepared by Kimley-Horn and Associates, Inc., dated July 1, 2024. The floodplain study results indicated an overall no rise to the 100-year floodplain with the proposed site improvements.

Current Request:

The Petitioners are seeking Conditional Use approval pursuant to the following Sections of the Zoning Ordinance:

1. Section §27-1503.3 - to permit an increase in the maximum building height from 85 feet and up to 230 feet; and,
2. Section §27-1509.2 - to permit an increase in the maximum horizontal building profile length from 250 feet to building lengths of 345 feet and 406 feet.

Zoning Determination:

The property is located within the SP-2 – Specially Planned District 2 and subject to Part 17 - FP – Floodplain Conservation Overlay district regulations of the Conshohocken Borough Zoning Ordinance. In addition to the zoning relief obtained under a separate zoning application for the proposed site improvements on the property, Conditional Use approval by Borough Council will be required pursuant to the following Zoning Ordinance provisions:

1. Per Section §27-1503.3, *“notwithstanding any other provision of this Part, building height may be increased to 230 feet by conditional use, provided that the following conditions are met:*
 - A. *The building must be located in the SP-2 Zoning District.*
 - B. *The building must be located on a lot, parcel or tract of at least eight (8) acres.*
 - C. *The building must be located within 2,000 feet of a SEPTA rail station.*
 - D. *The development must include an amenity or amenities available for use by the public, such as an amphitheater or similar amenity suitable for large gatherings and community events.”*

The proposed building heights are not defined on the Zoning Plan provided, except that the Zoning Standards table is indicating the proposed building height to be less than 230 ft high. Since the proposed buildings will be more than 85 ft high and less than 230 ft high, the Applicant will be required to seek Conditional Use approval by Borough Council.

Based on the conditions of the above code section, the buildings will be located within the SP-2 zoning district. The site is considered to be a unified development of the overall Millennium tract comprising of a total of thirteen (13) Millenium owned and affiliated parcels encompassing a total tract size of 587,769 SF (or 13.49 acres). The site that is specifically under the Millenium IV Land Owner, LLC ownership encompasses five (5) separate parcels (a.k.a. Condo E, F, G, H and J) and totals 214,858 SF (or 4.932 acres).

The Applicant has obtained a variance from §27-1503.3.C since the farthest building edge of the proposed three (3)-story building with two (2) story parking deck located to the rear of the Millenium II and III buildings will be located approximately 2,100 linear feet from the center of the SEPTA Conshohocken rail station which is greater than the 2,000 ft distance provided under condition C of the above code section. The Applicant should clarify and specify the actual proposed building height for both buildings on the Zoning Plan.

In addition, the Applicant has indicated that amenity space will be made available for public events to comply with condition D of the above code section. The Applicant should clarify and specify and label the amenity space being provided for public use and add a note on the Zoning Plan stating as such.

2. Per Section §27-1509.2, in the SP-2 District, *“a maximum building profile, as seen from end-to-end from any side or elevation, and measured perpendicular to such side or elevation, shall not exceed 250 linear feet in total horizontal length on any floor or floors. Council may permit an increase in the maximum building profile to 350 feet by conditional use approval subject to the following conditions:*
 - A. *There shall be adequate architectural controls in the form of breaks in the façade, so no more than 50 feet of the building is a consistent façade;*

- B. For every additional 50 feet of building length, there shall be an additional 5% of open space provided on the lot or parcel; and*
- C. The lot shall not be developed with a visible parking structure fronting parallel to the Schuylkill River, nor shall a stand-alone parking structure be located on any lot area between the primary structure and the Schuylkill River.*

Per Section 27-202, a building is defined as *“any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment goods or materials of any kind of nature.”*

The proposed six (6)-story building with four (4) story podium parking deck will have a total horizontal length of 406 ft (building with the podium parking deck) which exceeds the maximum 250 LF horizontal length of a building permitted within the SP-2 zoning district by definition. The proposed three (3)-story building with two (2) story podium parking deck will have a total horizontal length of 345 ft (building with podium parking deck). Therefore, the Applicant will be required to obtain a Conditional Use approval from Borough Council to permit the additional building lengths greater than 250 LF.

The Applicant has already obtained a variance from Section §27-1509.2 and §27-1509.2.C to permit a building length of 406 ft which is greater than the permitted 250 feet, as well as, to permit a visible parking structure fronting parallel to the Schuylkill River. Although the Applicant has obtained a variance from the Zoning Hearing Board to permit the 406 ft long building profile. Council approval for this building above 250 ft and up to 350 ft is still required in accordance with the above Code Section §27-1509.2 where Council may permit a maximum building length of up to 350 ft by Conditional Use approval.

The Applicant has indicated that in their Conditional Use Application Addendum that façade breaks will be provided so that not more than 50 feet of the proposed building is a consistent facade. A building rendering from the Applicant is recommended to ensure compliance.

The Applicant shall clarify the additional 5% open space for every additional 50 ft of building length required per condition B of the above code provision in relation to a building length of 345 ft and 406 ft, totaling an additional 30% of additional open space.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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NORRISTOWN, PA 19404-0311

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 5, 2024

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

Re: MCPC #24-0217-001
Conditional Use – Millennium IV- Office Site Development

Dear Ms. Cecco:

We have reviewed the above-referenced Conditional Use and Zoning Plan as requested by the borough in an electronic submission dated October 9, 2024. We forward this letter as a report of our review.

BACKGROUND

The borough has submitted a new proposal that seeks conditional use approval for the redevelopment of a 13.49 acre development tract with two office buildings totaling approximately 304,240 square feet. The applicant, Morgan Properties, Inc. who is also the owner and developer, proposes to construct the Millennium IV- Office Buildings on 5 tax parcels in the SP-2 Special Planned District 2, including:

- One- 3-story office building totaling 87,840 sq. ft., constructed over a podium base of a 2-story parking structure (79,458 sq. ft.) with 236 parking spaces
- One 6-story office building totaling 216,400 sq. ft., constructed over a podium base of a 4-story parking structure (253,336 sq. ft. - 63,334 sq. ft. /floor) totaling 960 parking spaces

The proposal requires Conditional Use approval as per Section 27-1503.(1)&(2) that restricts the height of buildings to 85 ft. An increase to a height of up to 250 ft. requires conditional use approval and is subject to other requirements of Section 27-1503.2.(A.- H.). According to correspondence received from Leonard B. Altieri III, the applicant's representative, the



anticipated maximum building height is 140 ft., not including any HVAC equipment that may be added.

Regarding the criteria for Conditional Use, the Borough of Conshohocken Zoning Code, Section 27-286.B.3 - Procedure for Conditional Use Application- Public Hearing requires that the applicant to demonstrate at a public hearing “the adequacy of the proposed vehicular circulation system and other roadway improvements, pedestrian circulation system, utilities, buffering and screening and the protection of natural resources.”

CONSISTENCY WITH COUNTY & BOROUGH COMPREHENSIVE PLANS

Consistency with *Montco 2040- A Shared Vision*

The plans for the redevelopment of this site are consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vision*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for the site as part of a larger ‘Regional Mixed-Use Center’ (RMUC) that extends from the Schuylkill Riverfront to East Elm Street. The ‘RMUC’ designation supports intensely developed area, including “high-density, multi-family and townhomes”. (Page 80) <https://www.montcopa.org/1579/Montco-2040-Comprehensive-Plan>). The comprehensive plan recommends that these centers should “establish more of a sense of place, ideally with a clearly defined public gathering place.”

Consistency with Conshohocken Comprehensive Plan Update, June, 2018

The redevelopment proposal for this property appears somewhat compatible with the borough’s future land use vision for this area as stated in the 2018 Comprehensive Plan and in Chapter Five’s Future Conditions, Land Use Map #7. According to the attached map, the future land use designation is ‘Industrial’. While the development tract is designated ‘Industrial’, it is located at boundary with the ‘Mixed-Use’ area. A ‘Mixed-Use’ area’s future land use goal is “to provide for the development and redevelopment of properties which incorporate a variety of land uses which are a complementary mix including residential, retail, commercial, employment, civic and entertainment uses in close proximity - sometimes in the same building.”

RECOMMENDATION

The Montgomery County Planning Commission has reviewed the applicant’s Zoning Plan and Conditional Use application, and while we are generally supportive of the proposed office development, we have the following safety concerns:

- ❖ The arrangement of two significant office buildings without frontage along Washington Street that requires travel through a parking lot with spaces arranged perpendicular to the drive aisle and navigate smaller stub streets to reach the building and garage entrances.
- ❖ The way in which the proposed office buildings and the podium garage bases create a significant physical and visual barrier to the Schuylkill River that diminishes its value as an important scenic and natural resource.

These and other concerns are discussed below, and we believe the borough should take them into consideration when assessing this proposal.

COMMENTS

1. Vehicular Circulation – Access from Washington Street

The plan shows that both office buildings are proposed closer to the Schuylkill River and are arranged by driveways that do not provide a clear and direct means of access from Washington Street as needed for this scale of office development. Given this less than ideal arrangement, we have concerns regarding the access to the 3-story building that is proposed through the existing surface parking lot between the Millennium II and III buildings. A vehicle will need to navigate through a 90° linear parking lot which requires approximately 360 ft. before reaching one of the two entries to the parking garage. We believe this arrangement poses many potential safety concerns for both pedestrians and vehicles seeking to access the garage, and could potentially pose serious obstacles for emergency responders in case of a fire and flooding events. We suggest the applicant modify with a driveway aisle that doesn't conflict with cars backing out from perpendicular parking spaces into the flow of traffic and posing safety risks.

2. Massing of the Proposed Office Buildings & Schuylkill River

We have concerns regarding the massing of both proposed buildings. When combined they would form a "wall to the river"– both visually and physically, creating a barrier to the riverfront for residents seeking to access the Schuylkill Riverfront pathway. The smaller 3-story building that's placed directly blocking the riverfront view shed between the Millennium II and III buildings. They diminish the design and value created by these buildings that were initially constructed in the early 2000s by O'Neill Properties. They were inspired by the 19th century, 2-1/2 -story linear industrial buildings that sat perpendicular to the river and it provided a wider green strip separating the parking bays and view corridor to the river and the Lower Merion riverbank. This physical connection and view corridor is being lost. The 6-story building to the west of the proposed 3-story office building has an even greater parallel length to the riverfront, not unlike the Hamilton Lane building. We suggest that one solution could be to reduce the footprint of the 6-story building and

increase the building height planned to be at 140 ft. building height. The graphic sketch shown below illustrates the building's massing.

We do not believe the borough and its residents are well-served by the massing of structures as shown along the riverfront. We recommend the applicant consider the arrangement of the building footprints that shrink the visual and physical barrier to the Schuylkill River.



Sketch of Proposed Building Massing along the Schuylkill River

3. Pedestrian Access & Safe, Walkable Connection from Washington Street to the Schuylkill Riverfront

The applicant's plan does not show a safe means of pedestrian access from the sidewalks along Washington Street to the riverfront trail and the borough's open space along the Schuylkill River. At Conditional Use, the applicant's plan is required, " ... to include riverfront access deeded to the borough in perpetuity providing unrestricted public access to the riverfront areas in perpetuity". (Section 27-1503.F. - Height Restrictions). The route shown by the plan appears to require that a pedestrian navigate through the parking lot and driveway aisle to reach the 10 ft. wide asphalt pathway that lies between the proposed office buildings providing the only off-street and safe means to access the riverfront areas. As a condition of approval, we recommend the applicant provide a dedicated, safe route for pedestrians to access the riverfront pathway and open space areas from the Washington Street sidewalk.

4. Open Space Area along the Schuylkill Riverfront

a. Gathering Area & Public Amenities –

The applicant's plan indicates how the large green area on the Morgan Properties' tract immediately south of the proposed 3-story office building addition to Millennium II and III is envisioned to be used. It's a large area outside—approximately 115' x 270'—and is shown with only a 10 ft. connecting pathway to the Borough's property. The borough's regulations for Riverfront Access & Open Space in the SP-2 District (Section 27-1504.D.1.-3.) require the development to provide year-round opportunities for passive outdoor recreation and facilitate circulation for pedestrian to-and throughout the riverfront area. We recommend the applicant provide the borough with details about how this area will be used for the borough resident's passive recreation needs/desires, rather than a large green turf-area with a pathway connector.

b. Naturalization of the Schuylkill River's Edge

We recommend the applicant include a landscape plan in its preliminary plan submission that addresses the re-greening and enhancement of the Schuylkill River's riparian forest edge. This edge has been de-graded by various floods and other factors and we suggest the applicant's planned landscape improvements plan include a robust enhancement of the existing turf-grass area with native floodplain tree and shrub plantings.

5. Development in the 100-Year Floodplain

We believe that the proposed office use is a preferred land use at this site, given that it is not a 24/7 human occupation, as residential uses require. The proposed development footprint will further reduce both storage capacity and environmental value of the 100-year floodplain along this area. We are concerned about how the development will accommodate the ever-increasing flooding events along the Schuylkill River, given that these events are no longer rare and flooding occurred after significant rainstorms in January 2024. The borough should ensure that the applicant provides architectural details and other necessary documentation demonstrating how the proposed parking structures will be flood-proofed, and how emergency flooding events will be accommodated.

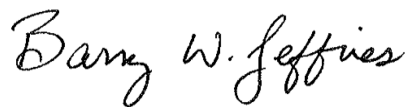
CONCLUSION

Please note that any review comment and recommendations contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the borough.

Please be aware that the MCPC #24-0217-001 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 the Conditional Use for the applicant we request that a copy of the decision be provided to the County Planning Commission be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Barry W. Jeffries". The signature is written in a cursive, flowing style.

Barry W. Jeffries, ASLA, Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov , 610.278.3444

C:

Michael Peters, Borough Solicitor

Karen MacNair, Borough Engineer

Carol DiPietro, Chair, Borough Planning Commission

Attachments: 1) Aerial Photo; 2) Site Plan

ATTACHMENTS



Millennium IV Development
MCPC#240217001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown PA 19384-0311
(610) 278-3722 (T) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 100 200 400





ZONING MAP
BOROUGH OF CONSHOHOCKEN
SCALE N.T.S.



THE BOARD OF CONGRESSIONAL ZONING HEARING BOARD HEREBY GRANTED THE FOLLOWING VARIANCES ON JULY 26, 2022 REQUESTED FOR THE PROJECT:

SECTION 17A.3.C. DEVIATION WITHIN OR OF THE TOP OF BANK
SECTION 17A.3.D.2. STANDARDS IF COMPLETELY dry FLOOD PROOFING
SECTION 20.7.1. TO PROVIDE HAD. THERE ARE ACCESS TO THE SUBJECT PROPERTY
SECTION 20.7.1. FROM MINIMUM SIX FEET FOR PEDESTRIAN DRIVE

THE BOARD OF CONGRESSIONAL ZONING COUNCIL GRANTED THE FOLLOWING CONDITIONAL FEE APPROVALS REQUESTED FOR THE PROJECT:

SECTION 18.2.3.P.1. TO CONSTRUCT MULTIFAMILY RESIDENCES
SECTION 18.2.3.2. TO REDESIGN THE STREET TO TRANSFER FLOOD AREA
SECTION 17A.4. TO ALLOW STORM SEWER/OUTFALLS ARE WITHIN THE FLOODWAY
SECTION 17A.8.6. TO ALLOW PAVED DRIVEWAYS AND PARKING LOTS WITHIN THE FLOODWAY

CALL BEFORE YOU DIE
 24 HOURS A DAY
 1-800-4-A-PA-1
 1-800-4-PA-1
 1-800-4-PA-1

M4 OFFICE BUILDINGS PREPARED FOR MORGAN PROPERTIES ACQUISITION COMPANY, LLC		SHEET NUMBER Z-002		NOT RECORDED 11/23/2020 DATE 07/26/2024 SCALE AS SHOWN RECORD BY JH DRAWN BY JH CHECKED BY JH		Kimley  Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 18TH AVENUE, SUITE 3300 MILWAUKEE, WI 53234 PHONE: 387-887-0250 WWW.KIMLEY-HORN.COM		REGION 5 DATE 1/17	
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