

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, April 5, 2017

PUBLIC MEETING

PRESENT: James Griffin, Council President
Karen Tutino, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
Colleen Leonard, Council Member
Jane Flanagan, Council Member
Robert Frost, Mayor

ALSO PRESENT: Richard J. Manfredi, Borough Manager
Michael J. Savona, Borough Solicitor

CALL TO ORDER

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

COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. Manfredi announced on behalf of Mr. Griffin that there was an Executive Session held immediately prior to the meeting regarding a matter of pending litigation.

PRESENTATIONS

i.) Community Center at the Fel Building Improvements: Dana Reeves, Bergmann Associates

Mr. Manfredi shared that Ms. Flanagan, Ms. Leonard and Mr. Stokley had asked for an update on planned construction upgrades to the Community Center. He then introduced the Borough's Project Manager, Ms. Dana Reeves, who was there to present the proposed updates and cost figures on behalf of the architect, Bergmann Associates. Ms. Reeves shared the history of what had been done to the building to date and explained that the architect team now proposed to complete the upgrades to the Center in three phases; Phase 1 would address the immediate need of restroom and locker improvements, Phase 2 would move the existing gym equipment to the present game area, and Phase 3 would consist of relocating the administrative offices to the second story and converting its present location into a day care as well as making cosmetic enhancements to the building. Ms. Reeves explained that it is also the architect's recommendation that they form a group to review all of the Center's uses and consider what the Borough wants in order to develop a new schematic plan. Ms. Reeves also provided an outline of the steps involved with each project phase with timelines included. Following Ms. Reeves' comments, Ms. Leonard and Mr. Stokley also shared details of what had been proposed for the building before the conclusion of the presentation.

ii.) Conshohocken Chamber (Love Conshy) A Field Event: Mike Mastroieni, President

Mr. Manfredi then introduced Mr. Mike Mastroieni, President of the Conshohocken Chamber who was present to introduce himself and to discuss the A Field Event that the Chamber would be seeking Council approval for in two weeks. Mr. Mastroieni discussed his group's history and mission and shared that they would like to sponsor the "Consho'-Rocken Musical Festival" at the A Field in June to raise funds for the Chamber. He explained that the event would take place on Saturday, June 24, 2017 with the main festivities taking place from 2:00 PM to 9:00 PM with events for children included. Mr. Mastroieni also shared that they would be requesting Council permission to include an alcohol component to the event, there would be food provided from local vendors, that they anticipated 2,000 to 3,500 attendees, and that ticket prices for admission would be between \$20-30.00. Council then asked questions on the presentation. Following Mr. Mastroieni's presentation, Mr. Manfredi explained that Council would vote on this event as well as the

Conshohocken Plymouth Whitemarsh Rotary's proposed Beer Festival Event at the A Field at the next meeting and that the Borough Administration would hold an operational meeting with representatives of its various departments to review any possible safety and planning measures that would ensure that the event was conducted safely if permitted.

COUNCIL BUSINESS

NEW BUSINESS

a.) Consider appointing Comprehensive Plan Task Force Members

Mr. Manfredi introduced Ms. Sokolowski, who serves as Chair of the Comprehensive Plan Task Force, to discuss the appointments. Ms. Sokolowski shared that Council had in front of them a listing of eight individuals that had interviewed for the Comprehensive Plan Task Force and that Council had provided feedback on to select them as the most qualified for the available positions. She then asked if Council was inclined to make a motion to appoint the individuals who were listed.

Ms. Flanagan made a motion to appoint the eight Comprehensive Plan Task Force Members listed, seconded by Ms. Barton; the motion carried 7-0.

b.) Consider appointing Comprehensive Plan Task Consultant

Ms. Sokolowski then explained that she would like to propose that Council appoint Boucher and James as the Comprehensive Plan Task Force Consultant.

Ms. Leonard then made a motion to appoint Boucher and James as the Comprehensive Plan Task Force Consultant, seconded by Mr. Stokley. The motion carried 7-0.

c.) Consider award of Police Uniform Bid

Mr. Manfredi then explained that new Police Department uniforms were proposed in the recent budget that Council had approved and that the dollar amount to purchase the uniforms required a bid. Sergeant Michael Conner then approached the podium and inquired whether the Borough had received any additional bids to date. Mr. Manfredi responded that only one bid from Red The Uniform Tailor, had been received prior to the bid closing and, if the bid satisfactorily meets the Police Department's needs, it would be included on the next agenda for Council award. Mr. Savona shared that the price of the contract was set not to exceed \$25,000.00. Sergeant Conner commented that the Police Department had reviewed the bid and was satisfied with it. Council asked additional questions about the uniforms before the matter was closed.

d.) Consider waiver of off-street parking and discuss ordinance requirements for off-street parking

Mr. Manfredi shared that the matter was regarding a waiver of off-street parking in the Business Commercial District and requested that Ms. Christine Stetler, the Community Development and Zoning Officer, approach the podium to elaborate. Ms. Stetler explained that the Borough had received three applications for waivers of off-street parking in the BC district. Mr. Peter Howey, the Business Owner for the first application, Snap Custom Pizza, which would be located at 6 East First Avenue was present. He came to the podium and shared details of his business including that it will serve both pizza and salads, have no more than 4-6 employees working at a time, would have business hours from 11:00 AM to 10:00 PM and that the space had an occupancy of 49 people.

Mr. Manfredi then commented that the agenda item was included for Council to be introduced to the three applications that were received and to have Ms. Stetler present while Council held a discussion on its procedures for granting waivers of off-street parking. He then asked Ms. Stetler to explain the history of granting the waiver requests as well as the requirements of parking in the BC District. Following Ms. Stetler's overview, she introduced the remaining two applications and explained that the proprietors could not be present. Ms. Stetler explained that Prestigious Petals was a flower shop that would be located at 121 Fayette Street and that the business hours would be 10:00 AM to 6:00 PM Monday through Friday and 10:00 AM to 3:00 PM on Saturday, with no Sunday hours. She also shared that the business is primarily conducted with walk-in clients and phone and internet sales. The final application for Farmers Insurance

would be located at 126 Fayette Street where there is some parking available and Ms. Stetler added that the business is mainly conducted via phone during 10:00 AM to 6:00 PM weekday business hours and on Saturday from 10:00 AM to 2:00 PM by appointment only.

Ms. Stetler concluded her presentation by stating that all three businesses that had submitted waiver requests are small, low-impact, and would be beneficial to maintaining the downtown diversity; she requested that Council act on the requests at its next meeting. She also explained that Council had the option to continue to hold waiver of off-street parking hearings, request additional information during the application process, or could revise the zoning ordinance to eliminate or modify the parking requirements. Ms. Sokolowski made a comment on the impact that the employees of the businesses in the district are having by parking in the residential areas of her ward.

e.) Consider approving 3 Colwell Lane Land Development Resolution

Mr. Manfredi then introduced the item which was regarding a site that would develop 16 townhomes and requested that Mr. Savona elaborate. Mr. Savona shared that the application was for the old Fraternal Order of Police Building and that the application had been pending for some time. Mr. Savona shared that the application had been reviewed by the Zoning Hearing Board twice and received variances and had been recommended for approval by the Planning Commission which had recommended four waivers. The applicant's attorney, Mr. Ed Hughes, had reviewed the proposed resolution and stated that the applicant would be able to comply with the terms. Mr. Savona added that the resolution would be included on the agenda for consideration in two weeks.

MANAGER MATTERS

Mr. Manfredi reviewed the standard matters that would be included on the next meeting agenda and shared that there would also be an ordinance to amend the Mary Wood Park Commission requirements, an ordinance to amend park regulations to permit dogs in certain parks, appointments for the CDBG consultants, ratifying Mr. Joseph Collins to the Mary Wood Park Commission, appointing Mr. Domenic Rocco to the Environmental Advisory Council, and a vote on the Conshohocken Chamber and Conshohocken Plymouth Whitemarsh Rotary events at the A Field.

Mr. Manfredi also mentioned that the Borough had received two zoning applications that he had to share with Council for a determination on whether to take a position. He detailed the first regarding Jasper's Backyard which included a request to reverse the condition that the Zoning Hearing Board had placed on the plans when it was first approved; the applicant is requesting permission to grant a bar in the garage area. After discussion, several members of Council expressed their support for the application. Mr. Manfredi then shared that the second application was from Ms. Mary Shaffer who resides in a single-family residence on 12th Avenue; Ms. Shaffer requested that she receive permission to erect a fence in her side yard. Following discussion, Mr. Savona suggested to ask the Zoning Hearing Board to impose a condition request relief to allow the applicant to locate the fence in a position that is approved by the Borough Engineer. Mr. Manfredi then stated that he would include both applications on the next agenda for action.

Mr. Manfredi shared that he may have an item related to the Equus project to include on the following agenda as well; the project includes traffic signal improvements for Fayette and East Elm that would require a resolution to be adopted. Mr. Manfredi then explained that Leeland Mansion appraisal that had previously been shared with Council had been revised and that he would be sharing the new version with Council; he requested direction for the administration on the next steps to take for the mansion and Council consented to include the discussion on a future agenda.

He also shared an update with Council that Fulton Bank had agreed to discuss re-negotiating the terms of two loans that the Borough had taken out for construction of the Borough Hall and the new terms could result in a \$90,000.00 savings for the Borough. Finally, Mr. Manfredi announced that the Borough had won first place for its newsletter in a state-wide contest from the PA State Association of Boroughs and that the Borough had also won first place from the group's contest for best website. He thanked Ms. Eleanor Roper and Ms. Kate Kosmin who were both responsible for the two resources.

LEGAL MATTERS

Mr. Savona shared that he had reviewed the regulations on farmer's markets and there are some provisions in the peddling and soliciting ordinance that discuss establishing a farmer's market district. Mr. Savona requested that

Council share location ideas where they would like to allow farmer's markets to operate that he would include in a resolution and he explained that he would provide an amendment to revise the existing regulations in the ordinance as soon as the May agenda.

COUNCIL MEMBER AND MAYOR MATTERS

a.) Haines Salvatti (Vice-President Tutino)

Ms. Tutino shared that there are two parks located in Ward 1; Haines and Salvatti located at Colwell and Elm has a playground that is underused and the second park at 2nd and Maple is presently open space. Ms. Tutino explained that she would like to propose moving the new playground equipment that was purchased for Haines Salvatti to the 2nd Avenue Meadow so that Haines Salvatti could be converted into a true dog park and explained her rationale for the proposal. Mr. Manfredi commented that Mr. Savona reminded him that there is a second phase for the 2nd Avenue Meadow that would provide the Borough with \$64,000.00 of additional funding to improve the park and explained that, if Council is inclined to grant Ms. Tutino's proposal, Mr. Sokolowski would need to know as soon as possible to develop a plan.

Ms. Sokolowski made a motion to put the Haines Salvatti equipment at the 2nd Avenue Meadow, seconded by Ms. Leonard. The motion carried 7-0.

Mr. Manfredi shared that the discussion relates to the Dog Park Advisory Committee that Council had recently established and explained that, because Council had agreed to adding a second Borough dog park, he would like to request their consent to advertise for members to serve on the Committee from Ms. Tutino's Ward as well. Council granted consent for Mr. Manfredi to advertise as requested.

b.) Second Avenue Meadow Park (Vice-President Tutino)

Mr. Manfredi commented that item b.) was addressed during the discussion on item a.)

c.) Sutcliffe Lane Pocket Park (Council Member Barton)

Ms. Barton shared that several residents had contacted her about a small park on Sutcliffe Lane. There is a small retaining wall there and the residents would like to see the wall power washed, some bushes planted in front of it and a small sign to identify the area; these changes are to make the park more visually attractive and identifiable. Ms. Barton added that the residents had also asked for a dog bag dispenser. Mr. Stokley inquired if the residents would like benches and Ms. Barton replied that Mr. Manfredi mentioned that there are two benches available that could be placed there. Ms. Deborah Cieslewski commented from the audience that there are trees that are dying in the area Ms. Barton described and Ms. Barton replied that she would have them looked at. Ms. Barton then requested Council consent to make the park improvements and Council granted her consent to move forward.

d.) 2017 Montgomery Award (Council Member Barton)

Ms. Barton shared that Montgomery County Planning Commission seeks nominations for the Montgomery Award annually and that she would like Council's consent to nominate the Borough Hall for the 2017 Montgomery Award. She explained that the award recognizes the best in planning, design and advocacy and detailed the features of the Borough Hall that make it worthy of the award recognition. Ms. Barton added that submissions are due by May 12th and that she will need Council consent to compile a submission prior to that date. Council granted consent to move forward.

PUBLIC COMMENT

Mr. Griffin shared that the road at the train station has been getting flooded out following recent storms and asked Mr. Paul Hughes, Director of Engineering, Licenses and Inspections, to speak to the responsible contractors for 51 Washington to fix the issue. Mr. Hughes and Mr. Savona then discussed the development's status.

Mayor Frost requested that Mr. Ray Sokolowski, Director of Public Services, provide an update on Sutcliffe. Mr. Sokolowski shared that May 1st was the tentative date for installing the park equipment and that it would take a few more days before the poured-in-place could be set.

Ms. Renee DeCoskey of the Conshohocken Plymouth Whitemarsh Rotary asked Council to consider granting permission for her group to reserve the A Field for the Beer Festival for the second weekend in October for the next three-five years to continue to hold the event there.

Ms. Jennifer Crier, a Member of the Board of Directors for the Conshohocken Youth Football Association, responded to the Rotary request and asked if Council could consider not granting permission to set the second week of October for the next few years for the Rotary event; she explained that the Conshohocken Bears schedule is not finalized until September and that it would cost the group to pay fines and experience other hardships from the Keystone State League if they were unable to host their home games on the field if it conflicts with the date of the Beer Festival. After further discussion, Ms. Leonard requested contact information for the Keystone State League to speak with them about the situation on behalf of the Bears.

ADJOURNMENT

The meeting was adjourned at 8:37 PM.

Respectfully Submitted,

Stephanie Cecco,
Interim Borough Secretary