

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, July 21, 2021

PUBLIC MEETING held via GoToMeeting video/teleconference

PRESENT: Colleen Leonard, Council President
Tina Sokolowski, Council Vice-President
Anita Barton, Council Member
James Griffin, Council Member
Karen Tutino, Council Member
Yaniv Aronson, Mayor

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

PUBLIC HEARING ON HOME PROGRAM APPLICATION

Chris Stetler, Community Development and Grants Coordinator, shared that the Borough is proposing to submit an application to the PA Department of Community and Economic Development (DCED) for \$350,000.00 in federal HOME funds. Ms. Stetler explained that the funds would be used to continue the Housing Rehabilitation Program. She provided an overview of rehabilitation activities and costs, and applicant eligibility requirements. She called for public comment related to the proposed application. There was no public comment.

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held remotely using the GoToMeeting platform. Colleen Leonard, Council President, called the meeting to order at 7:04 PM.

PRAYER FOR COUNCIL

Ms. Sokolowski read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard thanked everyone for attending the virtual Council meeting. She reviewed the meeting logistics and participation instructions. She announced that an Executive Session was held immediately prior to regularly scheduled public meeting on legal and property matters.

LAND USE, PUBLIC HEARINGS AND ORDINANCES

a.) Public Hearing on Conditional Use Application for 450 Colwell Lane (Stacked Condos): Dryden Court Development, Applicant

Mr. Peters opened the public hearing on the conditional use application for 450 Colwell Lane. He stated that the applicant, Dryden Court Development, LLC., is seeking conditional use to permit a multifamily residential use in the Limited Industrial (LI) Zoning District under the provisions of the Residential Overlay District.

Rob Lewis, the applicant's attorney, reviewed an aerial of the property, and explained that the property served as a transition area between a residential area and an industrial area. He reviewed the existing site conditions and use of the property. He discussed the proposed plan, which is to construct a forty-eight (48) unit multifamily residential development consisting of three (3) buildings with one residential unit stacked on top of one other residential unit. He reviewed the proposed vehicular access to and egress from the site. Mr. Lewis explained that the applicant would be seeking two (2) variances to permit a five (5) foot setback along 5th Avenue and a building height of 40 feet. He confirmed that the applicant would comply with Borough review letters including the installation of a gate along Colwell Lane.

Ms. Barton inquired about residential parking. Mr. Lewis responded that each unit would have a garage located underneath the dwelling structure.

Joseph Estock, the applicant's engineer, provided a brief overview of the proposal. He explained that the existing access point to Colwell Lane would remain unchanged, and a new access point would be added to 5th Avenue. Mr. Estock confirmed that all proposed improvements would be located outside of the floodplain. He also confirmed that the submitted stormwater management report demonstrates that the project will comply with the Borough's stormwater regulations. He reviewed the zoning relief being requested in connection with the proposed development.

Sandy Koza, the applicant's traffic engineer, reviewed a traffic study which showed only minor impacts on traffic, including a PM peak hour reduction from the current warehouse use.

Mr. Peters called for public comment.

Margie Berger, 429 West 5th Avenue, inquired about the height of the proposed development. Mr. Lewis responded that the applicant is proposing a variance to permit a building height of 40 feet in order to integrate the development into the existing topography.

Ana DeSantis, 200 West Elm Street, inquired about parking on the site. Mr. Lewis responded that each unit would have two (2) parking spaces and that the existing parking along the southern property line is proposed to remain for additional parking.

Kevin Lukens, 207 East 8th Avenue, inquired about the number of units. Mr. Lewis replied that the applicant is proposing 48 units with two (2) parking spaces per unit.

Jacqueline Rocco, 111 East 10th Avenue, asked how the developer plans to address flooding in the area. Mr. Lewis responded that the applicant has submitted a plan to manage stormwater runoff generated from the proposed development. He stated that no new construction will occur in the floodplain. He added that the developer has agreed to the installation of a gate at the Colwell Lane access to the property that will prevent ingress or egress in the event of a flooding emergency.

Mike Mastroieni, 417 West 5th Avenue, shared that he is very familiar with the site and that he does not think that the developer is providing enough parking to accommodate visitors.

Mr. Peters closed the matter on the record and continued the hearing to August 4, 2021.

PRESENTATIONS

a.) Conduct interviews for the Mary Wood Park Commission

Ms. Leonard introduced Jane Flanagan who was present to interview for the vacancy on the Mary Wood Park Commission. Ms. Flanagan expressed her interest in the history of the Mary Wood Park House. She explained that she would like to continue working with the Commission towards their goal of restoring and preserving the Mary Wood Park House to accommodate new uses and improve current uses. She identified fundraising and continuing to raise awareness about the facility as priorities.

Ms. Leonard introduced James Lynch who was present to interview for the vacancy on the Mary Wood Park Commission. Mr. Lynch discussed the role of the Mary Wood Park Commission. He also discussed the importance of outdoor programming in our parks, especially during the pandemic. Mr. Lynch discussed working with the Friends of Conshohocken Parks to organize fundraising opportunities to generate funds to help improve our parks and recreational facilities.

b.) Conduct interviews for Borough Council Candidates for Ward 5

Ms. Leonard introduced Kevin Lukens who was present to interview for the Ward 5 vacancy on Borough Council. Mr. Lukens identified the Borough's strengths as its small-town characteristics and sense of community. He discussed his volunteer and leadership experience with the VFW Auxiliary, Conshohocken AMBUCS, Whitmarsh Lions Club and Conshohocken Fire Department. Mr. Lukens stated that he does not participate in any personal and/or professional activity that would prohibit him from serving as a member of Borough Council. He discussed the importance of pedestrian safety, specifically the installation of accessible pedestrian signals.

Ms. Leonard introduced Daniel Lynch who was present to interview for the Ward 5 vacancy on Borough Council. Mr. Lynch explained that he would like to help Council achieve their goals of growth and development while maintaining the Borough's distinctive small-town characteristics. He discussed his experience and involvement with Borough organizations, specifically St. Matthew's Parish. He identified the Borough's strengths as its centralized location and walkability. Mr. Lynch discussed his approach at decision making. He confirmed that he would be able to fulfill the duties of a Council member. He explained that he would like to see more outreach and engagement with community stakeholders.

Ms. Leonard introduced Rita Montemayor who was present to interview for the Ward 5 vacancy on Borough Council. Ms. Montemayor shared that she is currently serving on the Borough's Parking Task Force. She discussed how the Borough's services, businesses and centralized location enhance the quality of life of its residents. She discussed how she would make COVID related policy decisions, if appointed.

Ms. Leonard introduced Kathleen Kingsley who was present to interview for the Ward 5 vacancy on Borough Council. Ms. Kingsley share that she is looking to get involved with the community. She discussed her professional experience as a USPS employee. She also discussed the importance of strategic planning as it relates to development and making pedestrian and vehicular safety in the Borough a priority. Ms. Kingsley explained how her role as shop steward for the American Postal Service Union has provided her with the skills to make difficult decisions. She discussed how she would make COVID related policy decisions, if appointed.

Ms. Leonard thanked the applicants and announced that Borough Council would consider filling the Borough Council vacancy for Ward 5 on August 4, 2021.

CONSENT AGENDA

Ms. Leonard read and reviewed the items included on the consent agenda.

- a.) **Approve and adopt the June 2 and June 16 Regular Meeting Minutes**
- b.) **Approve the June-ending Treasurer's Report and Accounts Payable**

Ms. Griffin made a motion to approve and adopt the June 2 and June 16 Regular Meeting Minutes, second by Ms. Barton. The motion carried 5-0. (Stokley absent)

Ms. Sokolowski made a motion to approve the June-ending Treasurer's Report and Accounts Payable in the amount of \$757,810.82, seconded by Mr. Griffin. The motion carried 5-0. (Stokley absent)

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

- a.) **Consider accepting the resignation of an EAC Member**

Ms. Cecco stated that MaryKate O'Brien has submitted her resignation from the EAC.

Ms. Barton made a motion to accept the resignation of MaryKate O'Brien from the EAC, seconded by Ms. Leonard. The motion carried 5-0. (Stokley absent)

- b.) **Consider approving 7 Tower Bridge financial security escrow release no. 3 in the amount of \$798,527.52**

Ms. Cecco stated that items b.) through f.) under Manager Matters are escrow releases for land development projects. She confirmed that the Borough Engineer completed site inspections and prepared escrow release recommendations for consideration by Borough Council.

Ms. Tutino made a motion to approve 7 Tower Bridge financial security escrow release no. 3 in the amount of \$798,527.52, seconded by Ms. Barton. The motion carried 5-0. (Stokley absent)

- c.) **Consider approving the first and final financial security escrow release for demolition for 331 West 7th Avenue in the amount of \$27,887.20**

Ms. Barton made a motion to approve the first and final financial security escrow release for demolition for 331 West 7th Avenue in the amount of \$27,887.20, seconded by Mr. Griffin. The motion carried 5-0. (Stokley absent)

- d.) **Consider approving 331 West 7th Avenue financial security escrow release no. 1 in the amount of \$56,022.50**

Ms. Tutino made a motion to approve 331 West 7th Avenue financial security escrow release no. 1 in the amount of \$56,022.50, seconded by Ms. Sokolowski. The motion carried 5-0. (Stokley absent)

- e.) **Consider approving 340 East 9th Avenue financial security escrow release no. 1 in the amount of \$75,315.25**

Mr. Griffin made a motion to approve 340 East 9th Avenue financial security escrow release no. 1 in the amount of \$75,315.25, seconded by Ms. Tutino. The motion carried 5-0. (Stokley absent)

- f.) **Consider approving 3 Colwell Lane financial security escrow release no. 6 in the amount of \$172,516.45**

Mr. Griffin made a motion to approve 3 Colwell Lane financial security escrow release no. 6 in the amount of \$172,516.45, seconded by Ms. Tutino. The motion carried 5-0. (Stokley absent)

- g.) **Consider approving Resolution 2021-11 authorizing the sale of a Police vehicle on Muncibid**

Ms. Cecco explained that Borough Administration has identified a Police vehicle that is no longer of use to the Borough per the vehicle depreciation schedule. She provided information on the vehicle and asked Council to consider authorizing the sale of the vehicle on Muncibid with a minimum bid of \$2,500.00.

Mr. Griffin made a motion to approve Resolution 2021-11 authorizing the sale of a Police vehicle on Muncibid with a minimum bid of \$2,500.00, seconded by Ms. Tutino. The motion carried 5-0. (Stokley absent)

- h.) **Consider approving Resolution 2021-12 establishing temporary parking restrictions in certain areas in the Borough**

Ms. Cecco stated that Borough Council established temporary "no parking" regulations on Fayette Street between East First Avenue and East Second Avenue to accommodate takeout and outdoor dining options during the pandemic. She shared that the parking regulations have been evaluated by the Parking Task Force and restaurant owners in that area, and that the recommendation is to create four (4) 15 minute "to-go orders only" parking spaces on Fayette Street between East First Avenue and East Second Avenue, and one (1) 15 minute "to-go orders only" parking space on East First Avenue. She added that the remaining

parking spaces would return to metered parking. Ms. Cecco stated that the proposed parking restrictions would be temporary for a period of 90 days.

Ms. Sokolowski made a motion to approve Resolution 2021-12 establishing four (4) temporary “To-Go Orders Only” parking restrictions on Fayette Street between First and Second Avenue and one (1) temporary “To-Go Orders Only” parking restriction on East First Avenue, seconded by Ms. Barton. The motion carried 5-0. (Stokley absent)

- i.) **Consider approving a Fire Services Agreement with Conshohocken Fire Company No. 2 and the Washington Fire Company and a Lease Agreement with the Washington Fire Company (*For Discussion and Vote*)**

Mr. Peters explained that the Fire Services Agreement formalizes the relationship between the fire companies and the Borough. He provided an overview of the terms of the agreement related to services, personnel, yearly allocations, equipment, facilities, insurance, reports and financial audits. Mr. Peters reviewed the terms of the proposed Lease Agreement with the Washington Fire Company.

Ms. Tutino made a motion to approve a Fire Services Agreement with Conshohocken Fire Company No. 2 and the Washington Fire Company, seconded by Mr. Griffin. The motion carried 5-0. (Stokley absent)

Ms. Barton made a motion to approve a Lease Agreement with the Washington Fire Company, seconded by Ms. Tutino. The motion carried 5-0. (Stokley absent)

PUBLIC COMMENT

Brittany Rogers, Executive Assistant to the Borough Manager, shared that no written public comment was submitted.

Joe Ferrigno, 410 Old Elm Street, asked Council to consider establishing 15-minute “to-go parking” restrictions in other areas of the Borough.

Ana DeSantis, 200 West Elm Street, inquired about how she can submit her feedback on the candidates for the Mary Wood Park Commission and Borough Council. Ms. Leonard responded that comments can be emailed to your Council representative or Administration. Ms. Cecco confirmed that comments would be forwarded to Borough Council prior to a vote on August 4, 2021.

COUNCIL AND MAYOR MATTERS

Mayor Aronson recognized Borough staff for their hard work with the Fireworks Display and Soapbox Derby. He shared that the Reading Phillies are hosting a Conshohocken Night on August 15, 2021. He provided information on how to get tickets. He announced that the Conshohocken Police Department would be hosting a shredding event at Coldwell Banker Preferred on September 25, 2021.

Ms. Barton thanked all parties responsible for making the Fireworks Display a success.

Ms. Cecco thanked Michael Brookshier and Keystone Property Group for their donation of nine (9) trees to the Borough. She also thanked Mr. Gupta and Guppy’s Good Times for their donation of three (3) picnic tables to the Friends of Conshohocken Parks to be utilized in Borough parks.

ADJOURNMENT

The meeting was adjourned at 9:22 PM.

Stephanie Cecco,
Borough Secretary