

CONSHOHOCKEN BOROUGH PLANNING COMMISSION
MEETING MINUTES/REPORT TO CONSHOHOCKEN BOROUGH COUNCIL

MEETING DATE: July 13, 2023

PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION

APPLICANT: Morgan Properties Acquisition Company, LLC
PROPERTY: 227 Washington Street

COMMISSION ACTION: Recommendation for approval of waiver of land development subject to compliance with the review letters of the Borough's professionals and with the review letter of the Montgomery County Planning Commission to the extent required by the Borough.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

- letter from M. McHugh, Esquire, requesting waiver of land development, dated May 15, 2023
- preliminary/final land development plan set, consisting of 12 sheets, prepared by Bohler, dated May 12, 2023
- architectural renderings, 1 sheet
- drainage area plans, consisting of 3 sheets, prepared by Bohler, dated May 11, 2023
- photographs of existing site conditions, 21 photos
- stormwater management report, prepared by Bohler, dated May 11, 2023
- decision of the Conshohocken Zoning Hearing board, dated May 15, 2023
- review letter of the Borough Engineer, dated June 20, 2023
- review letter of the Borough Fire Marshal, dated June 20, 2023
- review letter of the Montgomery County Planning Commission, dated June 15, 2023
- review letter of the Borough Traffic Engineer, dated June 20, 2023
- review letter of the Borough Zoning Officer, dated June 20, 2023

ZONING RELIEF GRANTED:

The Conshohocken Zoning Hearing Board granted the following relief by decision dated May 15, 2023:

- Zoning Ordinance § 27-1506.B(4) to permit the building extensions to not be landscaped with a combination of evergreen and deciduous trees and shrubs; and

- Zoning Ordinance §§ 27-1714.1.A, B, & K and § 27-1716.1.C to permit the building alterations for a roof canopy addition to the western entrance of the building; expansions of the building in the direction of the Schuylkill River streambank; placement of fill; sidewalk construction; and stormwater facilities located within the 100-year floodplain

The relief was granted subject to the condition that additional landscape plantings be provided along both sides of the proposed sidewalk paralleling the rear building façade and compliance with all local, state, and federal laws and regulations, in addition to any representations made during the hearing.

MEETING SUMMARY:

The applicant proposes to construct two building additions to the existing office building, totaling an approximate footprint of 1,330 square feet; a 120 square-foot roof canopy; an elevated steel frame sidewalk; two infiltration trenches for stormwater management; and associated modifications to pedestrian walkways and landscaping.

The following members of the Planning Commission were present: Daniel McArdle, Vice Chair, David Swedkowski, Dana MacNeal, and Judy Smith-Kressley. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, Borough Engineer, Karen MacNair, P.E., Borough Zoning Officer, Allison Lee, P.E. and the Executive Assistant to the Borough Manager, Brittany Rogers.

Present for the applicant were Matthew McHugh, Esquire, Jon Nickel with Morgan Properties, and Kyle Slack, the applicant's engineer.

Vice Chair McArdle opened the meeting and turned the meeting over to Mr. Peters, who explained the waiver of land development process. Mr. Peters then introduced the applicant.

Mr. McHugh explained that Morgan Properties was in the process of locating their headquarters into the building, that renovations were nearing completion, and that the proposed building additions were part of those renovations. Mr. McHugh explained that the applicant would comply with all comments in the review letters of the Borough's professionals and staff. Revised plans have already been submitted to the Borough.

Mr. McArdle asked the Borough Engineer and Borough Zoning Officer whether there were any items in their review letters to be discussed. Both confirmed that any issues that were not "will comply" issues had been discussed and addressed to their satisfaction.

Mr. Peters explained that the Borough Traffic Engineer had determined that no traffic impact study was required and that the Borough Fire Marshal had no comments. Mr. Peters also explained that the Montgomery County Planning Commission's comments were primarily related to stormwater management, which the Borough Engineer was already addressing.

Members Swedkowski and Smith-Kressley asked questions regarding the location of the proposed improvements with respect to the existing building, and further what the entrances would be used for. Mr. Nickel explained that the work was being done in the area of existing entrances, and Mr. McHugh identified the subject areas on the plans. Mr. Nickel explained that the entrance closest to the river would be used by the public, while the entrance in the middle of the building would be used by employees.

Member Smith-Kressley asked the applicant to confirm that as a result of the addition on the riverfront side, the building would be "squared off" rather than the existing cut-out for the entrance. Mr. Nickel confirmed.

Member Swedkowski asked whether there were any exterior improvements proposed for the neighboring "twin" building. Mr. Nickel explained that no exterior improvements were being proposed at this time.

Member McArdle commented that from an ADA standpoint what was being proposed should be more accessible, which was his primary concern.

Member Smith-Kressley made a motion to recommend approval subject to compliance with the review letters of the Borough's professionals and with the review letter of the Montgomery County Planning Commission to the extent required by the Borough. Member Swedkowski seconded the motion.

The motion was unanimously passed by all members of the Planning Commission present.