

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, November 1, 2023

PUBLIC MEETING

PRESENT:

Colleen Leonard, Council President  
Tina Sokolowski, Council Vice-President  
Stacy Ellam, Council Member  
Kathleen Kingsley, Council Member  
Adrian Serna, Council Member  
Karen Tutino, Council Member  
Yaniv Aronson, Mayor

ALSO PRESENT:

Stephanie Cecco, Borough Manager  
Michael E. Peters, Borough Solicitor

**CALL TO ORDER**

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Ms. Leonard, Council President, called the meeting to order at 7:06 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Leonard announced that a Special Public Budget Meeting was held immediately prior to the regularly scheduled public meeting to present the 2024 Fiscal Year Budget.

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

a.) **Discussion of final draft of the Main Street Overlay District Ordinance: Judy Stern Goldstein, Gilmore & Associates**

Judy Stern Goldstein reviewed the final draft of the Main Street Overlay Ordinance. She explained the intent of the overlay, which is to implement the recommendations from the 2018 Comprehensive Plan for the revitalization and development of the Borough's main street. She shared feedback received from residents and business-owners during a public workshop held on May 2, 2022. Additionally, she discussed that the draft ordinance was generated by a Task Force consisting of Borough residents and business owners. She thanked them for their hard work in finalizing the draft overlay ordinance.

**PRESENTATIONS**

a.) **Local Climate Action Plan Presentation, Tim Beckel and Justin Claffey, EAC**

Tim Beckel and Justin Claffey, members of the EAC, were present to discuss the Local Climate Action Program. Mr. Beckel and Mr. Claffey gave an update on Conshohocken's recent local climate actions. Mr. Claffey went on to present LCAP, Local Climate Action Program. He explained the importance of the program, what the program and program lead is currently working on in conjunction with the EAC, and next steps to be taken regarding drafting recommendations for Council consideration.

**COUNCIL BUSINESS**

a.) **Discussion on a Supplemental Appropriation to the FY2023 budget to buyout Keystone Property Group's lease interests in the Borough Hall Property**

Ms. Cecco discussed the need for a Supplemental Appropriation to the 2023 fiscal year budget from the capital reserve fund in order to buyout Keystone Property Group's lease interests in the property at 400 Fayette Street. She explained the various steps the Borough has already taken in the process and what steps will still be required in order to finalize the transaction. The supplemental appropriation is in the amount of \$1,525,000. Ms. Cecco discussed that the Borough has received approval from the Montgomery County Redevelopment Authority to utilize \$1,400,000 of the Borough's Revolving Loan Fund for the closing process. Therefore, once the Revolving Loan Funds are applied, the Borough will be required to utilize \$125,000 of its capital reserve to finalize the transaction. A copy of the executed closing documents will need to be provided to the RDA in order for them to release the funds. The Borough expects a return on its investment within a 90-day period.

i. **Consider authorizing the Borough Solicitor and Borough Manager to draft applicable closing documents with Keystone Property Group to effectuate the process of buying out the company's lease interests in the Borough Hall Property**

Mr. Serna made a motion to authorize the Borough Solicitor and Borough Manager to draft and execute closing documents with Keystone Property Group to effectuate the process of buying out the company's lease interest in the Borough Hall Property, seconded by Ms. Kingsley. The motion carried 6-0. (Barton absent)

## **MANAGER MATTERS**

### **a) Consider approving payment certificate no. 4 (final) for the 2023 Liquid Fuels Program**

Ms. Kingsley made a motion to approve payment certificate no. 4 (final) for the 2023 Liquid Fuels Program in the amount of \$10,386.29, seconded by Mr. Serna. The motion carried 6-0. (Barton absent)

### **b) Consider approving Resolution 2023-24 authorizing the submission of the LSA grant application for the purchase and upfit of a police vehicle**

Ms. Kingsley made a motion to approve Resolution 2023-24 authorizing the submission of the LSA grant application for the purchase and upfit of a police vehicle in the amount of \$70,134, seconded by Mr. Serna. The motion carried 6-0. (Barton absent)

### **c) Consider approving an escrow release for professional services for the Neve Property**

Mr. Serna made a motion to approve an escrow release for professional services in the amount of \$4,257.49 plus interest for the Sarah R Neve 2015 Riverfront Property Trust, seconded by Ms. Sokolowski. The motion carried 6-0. (Barton absent)

## **DEPARTMENT MATTERS**

### **a) Consider approving tuition reimbursement for Detective Matthew Bahn's completed Fall 2023 course**

Ms. Kingsley made a motion to approve a tuition reimbursement for Detective Matthew Bahn per the Police Collective Bargaining Agreement, seconded by Mr. Serna. The motion carried 6-0. (Barton absent)

## **LEGAL MATTERS**

### **a.) Consider approving a Court Stipulated Tax Assessment Decrease for the property located at 2 Ash Street**

Mr. Serna made a motion to approve a Court stipulated tax assessment decrease which requires the Borough to provide a tax refund for the 2022 and 2023 tax years for the property located at 2 Ash Street, seconded by Ms. Kingsley. The motion carried 5-1 (Yes: Leonard, Ellam, Kingsley, Tutino, Serna; No: Sokolowski; Barton absent).

## **COUNCIL MEMBER AND MAYOR MATTERS**

Mayor Aronson shared photos from the EAC clean-up and thanked everyone who participated. He spoke about the Fire Department's recent fire alarm giveaway. He recapped this year's Halloween parade, sharing photos from the event.

## **PUBLIC COMMENT**

Tim Beckel, member of the EAC, commented on the Main Street Overlay presentation. He questioned proposed building heights and commented on parking in the Borough. He suggested that the Borough should refrain from adding any additional free parking in order to promote walkability in the Borough.

## **ADJOURNMENT**

The meeting was adjourned at 8:12 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary