

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

MEETING DATE: February 8, 2024

REORGANIZATION

This being the Planning Commission's first meeting of the year, the Planning Commission reorganized, maintaining the existing Chair and Vice Chair identified hereinbelow.

AGENDA ITEM #1—401-433 WASHINGTON STREET

COMMISSION ACTION: Recommendation for approval of amendment to settlement stipulation to permit proposed modifications to plan as set forth hereinbelow.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. application with appendix "A"
2. deed for property
3. landscape and lighting plan set prepared by Melillo-Bauer-Carman Landscape Architecture, dated February 24, 2022, last revised January 12, 2024, consisting of 11 sheets
4. subdivision plan, prepared by Colliers Engineering and Design, dated December 12, 2023, no revision date
5. preliminary/final land development plans, prepared by Colliers Engineering and Design, dated August 18, 2023, last revised December 21, 2023, 44 sheets
6. project narrative
7. waiver request letter
8. slide presentation, 11 slides
9. review letter of Borough Engineer, dated January 26, 2024
10. review letter of Borough Zoning Officer, dated January 26, 2024
11. review letter of Borough Traffic Engineer, dated January 26, 2024
12. review letter of Borough Fire Marshal, dated January 26, 2024

MEETING SUMMARY:

The following members of the Planning Commission were present: Elizabeth MacNeal, Chair, Judy Smith-Kressley, and David Swedkowski. Also present for the

Borough were Borough Solicitor, Michael E. Peters, Esquire, Borough Engineer, Karen MacNair, P.E., Borough Zoning Officer, Allison Lee, P.E., and the Borough Manager, Stephanie Cecco.

Present for the applicant were Ed Murphy, Esquire, applicant's counsel, Noah Chrismer, a representative of the applicant, and Richard Roseberry, P.E., applicant's engineer.

Mr. Peters explained the history of the project to the Planning Commission. Mr. Peters further explained, procedurally, how the development plans would be "amended" to reflect the applicant's current proposal—through an amendment to the stipulated settlement agreement.

Mr. Murphy affirmed Mr. Peters' summary, and noted that he was in the process of preparing an amendment to the stipulated settlement agreement that would incorporate the changes being proposed.

Mr. Chrismer presented a slide presentation to the Planning Commission which explained the amendments to the plan previously approved. 804 beds were proposed under the prior plan and 690 beds are proposed under this plan. Impervious surface coverage is reduced under the current plan, and more green space is proposed. Previously, 743 parking spaces were proposed. Now 707 spaces are proposed, but the unit count has been reduced by more than 100 units.

Mr. Chrismer noted that the applicant desired to place the building closer to Washington Street than permitted as part of the effort to get the improvements as far from the river as possible.

All access to the riverfront, impact fees, etc. remain the same even though the number of units are being reduced.

Under the current proposal, the condominium buildings would be subdivided from the rest of the property. The operator of the apartments (which would remain KRE) would also be the operator for the common areas for the condominiums.

The Borough's professionals stated that because the applicant intended to comply with their review letters there was no specific concern of note.

Member Smith-Kressley asked whether all parking would be "above-ground" and Mr. Chrismer confirmed that it would be. Member Smith-Kressley

asked questions regarding the remediation work needed for the environmental issues on the site, and Mr. Chrismer explained the work to be done.

Member Swedkowski stated that he felt the current proposal was an improvement over what was previously approved. Member Swedkowski asked what Whitemarsh's involvement in the amendment would be. Mr. Chrismer explained that the applicant had attempted to avoid changes to the Whitemarsh portion of the project.

Chair MacNeal stated that she was in favor of additional 3-bedroom units. Mr. Chrismer explained that although fewer 3-bedroom units were being proposed, more 2-bedroom units were being proposed, and that the units were being designed with young families in mind. Chair MacNeal also asked whether the public space in the middle of the development would still be used for public events. Mr. Chrismer responded in the affirmative, and stated that, with the improved parking ratio, the hope would be to make even more use of the "living street" area.

The Board unanimously voted to recommend approval of the amendment to the stipulation and settlement agreement.