

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

MEETING DATE: February 13, 2025

Present at the meeting were Planning Commission members Daniel McArdle, David Swedkowski, Judy Smith-Kressley, Rob Martin, and Vincent Perozze. Also present were Mark Eastburn, Esquire, from the Borough solicitor's office, Karen MacNair, P.E., the Borough's engineer, Allison Lee, P.E., the Borough's zoning officer, Brian Keaveney, P.E., the Borough's traffic engineer, and Brittany Rogers, Executive Assistant to the Borough Manager.

REORGANIZATION

The Planning Commission reorganized at the start of the meeting. The Planning Commission's chair moved out of the Borough, and new members were appointed. Member Swedkowski made a motion to appoint member McArdle as chair of the Planning Commission, which was unanimously approved by vote. Chair McArdle made a motion to appoint member Swedkowski as vice chair of the Planning Commission, which was unanimously approved by vote.

CONSHOHOCKEN ITALIAN BAKERY
REQUEST FOR WAIVER OF SUBDIVISION/LAND DEVELOPMENT

APPLICANT: LaFamiglia I, LP
PROPERTY: 79 Jones Street
83 Jones Street
545 Spring Mill Avenue
603 Spring Mill Avenue

COMMISSION ACTION: Recommendation for approval of waiver of subdivision/land development, subject to compliance with all review letters of the Borough's staff and professionals.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. application for subdivision/land development
2. request for waiver of subdivision/land development, dated December 13, 2024
3. historical land use materials for property
4. photographs of property, 49 photos
5. site plan, prepared by First Order, LLC, dated December 2, 2024
6. review letter of Borough's engineer, dated February 5, 2025
7. review letter of Borough's zoning officer, dated February 5, 2025
8. review letter of Borough's traffic engineer, dated February 4, 2025

9. review letter of Borough's fire marshal and commercial building inspector, dated January 28, 2025
10. review letter of Montgomery County Planning Commission, dated January 28, 2025

MEETING SUMMARY:

The applicant seeks to "clean up" the documentation for the existing Italian bakery operating on the property, by recording a site plan that accurately reflects the existing site conditions. The applicant stated that it would comply with all review letters issued by the Borough's staff and professionals. Member Smith-Kressley posed questions regarding what specifically was being proposed, and the applicant explained that no new development was proposed and, in fact, the property would look no different from the exterior.

Member Smith Kressley made a motion to recommend approval of the waiver of subdivision/land development subject to compliance with the review letters of the Borough's staff and professionals. Member Swedkowski seconded the motion. The motion was unanimously passed by all present (5-0).

440 EAST 9TH AVENUE
PRELIMINARY/FINAL SUBDIVISION/LAND DEVELOPMENT

APPLICANT(S): Catania Construction, LLC (Keith Catania)
PROPERTY: 440 East 9th Avenue

COMMISSION ACTION: Recommendation for approval of preliminary/final subdivision/land development, and requested waivers, subject to compliance with the review letters of the Borough's staff and professionals.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. application for preliminary/final subdivision/land development
2. site plan prepared by Borusiewicz Surveyors and Site Planners, dated November 26, 2024, 5 sheets
3. drainage report prepared by GME Engineering, dated November 28, 2024
4. waiver request letter, dated February 12, 2025
5. architectural plans prepared by Betts Design Group, LLC, dated October 1, 2024, 4 sheets
6. decision of the Conshohocken Zoning Hearing Board, dated August 29, 2024
7. aerial photographs, 5 photographs
8. review letter of Borough's engineer, dated December 20, 2024
9. review letter of Borough's zoning officer, dated December 23, 2024

10. review letter of Borough's traffic engineer, dated December 30, 2024
11. review letter of Borough's fire marshal and director of licenses and inspections, dated December 20, 2024
12. review letter of Montgomery County Planning Commission, dated January 3, 2025

WAIVER'S REQUESTED:

1. SALDO § 22-306.A(1) to excuse the requirement that all existing improvements within 100 feet of the site be shown; subject to the applicant providing such information as deemed necessary by the Borough's engineer.
2. SALDO § 22-308.C to permit simultaneous submission of preliminary and final subdivision/land development plans.
3. SALDO § 22-404.1.A to permit the existing 14-foot paved alley width to remain instead of providing the required 15-foot width
4. SALDO § 22-409.2 to permit grading within 3 feet of the property lines and right-of-ways.
5. SALDO § 22-421.2 to excuse the requirement that the landscape plan be sealed by a landscape architect, because the applicant is only providing two proposed street trees.
6. SALDO § 22-421.4 to permit street trees at 34 feet apart (instead of the maximum permitted 30 feet apart) and to excuse the requirement that the street trees be placed 5 feet behind the right-of-way.
7. SALDO § 22-804 to permit a fee-in-lieu of dedication of the required park or recreational facilities/land.

MEETING SUMMARY:

The applicant proposes to demolish/remove all existing features on the property. Applicant proposes to subdivide the property into two 4,200 square foot parcels. Each lot is to be improved with a 900 square foot footprint dwelling with a 120 square foot covered front porch; 160 square foot wooden deck; and a 440 square foot two-car garage with paved access to the alley.

Attorney Mark Danek, Esquire, appeared on behalf of the applicant. According to Mr. Danek, the construction would be similar to that at 330 East 9th Avenue. The applicant will comply with all review letters. Mr. Danek reviewed the requested waivers with the planning commission.

The Borough's engineer raised no specific issue with respect to the waivers being requested. There was a discussion of the location of the windows on the houses facing each other.

Member Smith-Kressley made a motion to recommend approval of the preliminary/final subdivision/land development application, and the requested waivers, subject to compliance with all review letters of the Borough's staff/professionals. Member

Martin seconded the motion. Member Swedkowski abstained from voting on the motion. The motion was unanimously passed by the 4 other members of the planning commission.