

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

MEETING DATE: June 12, 2025

Present at the meeting were Planning Commission members Chair Daniel McArdle, 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, and Brittany Rogers, Executive Assistant to the Borough Manager.

113 WEST 8TH AVENUE
MINOR LAND DEVELOPMENT

APPLICANT: Ratoskey & Trainor Inc.
PROPERTY: 113 West 8th Avenue

COMMISSION ACTION: Recommendation for approval of minor land development and requested waivers, subject to compliance with all review letters of the Borough's staff and professionals and the Montgomery County Planning Commission.

REQUESTED WAIVERS:

- SALDO § 22-404.3.F to excuse the requirement of the 10-foot-wide buffer strip between the parking lot and neighboring property and instead permit a 3.5-foot-high landscape wall with a 4-foot-high decorative opaque fence;
- SALDO § 22-404.3.F(1) to permit a 4-foot-high decorative opaque fence along the southeastern property line instead of the required 6-foot-high dense evergreen screen/fencing;
- SALDO § 22-404.3.F(7) to allow a driveway aisle width of 20 feet instead of the required 24 feet;
- SALDO § 22-409.2 to permit grading within 3 feet of the property lines/right-of-way lines
- SALDO § 22-421.5 to permit a multifamily development without the required 6-foot-high screening; and
- SALDO § 22-804 to permit negotiation of a fee-in-lieu of dedication of park/open spaces.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

- application for subdivision/land development
- photograph of existing conditions
- front elevation of proposed multi-family residence

- land development plan set, prepared by OTM, LLC, dated January 20, 2025, last revised April 9, 2025, 4 sheets, landscape plan, prepared by inFocus Planning, dated January 17, 2025, last revised April 9, 2025, 1 sheet
- stormwater management design calculations and narrative, prepared by OTM, LLC, dated April 9, 2025
- decision of the Borough of Conshohocken Zoning Hearing Board in application no. Z-2024-15, dated July 3, 2024
- waiver request letter, dated June 7, 2025
- review letter of Borough's engineer, dated May 12, 2025
- review letter of Borough's zoning officer, dated May 12, 2025
- review letter of Borough's traffic engineer, dated May 12, 2025
- review letter of Borough's fire marshal and commercial building inspector, dated April 11, 2025
- review letter of Montgomery County Planning Commission, dated February 24, 2025

MEETING SUMMARY:

The applicant proposes to demolish the existing buildings and construct a 1,600 square foot 3-unit multi-family residential apartment building with 6 parking spaces accessed from the rear alley, a block wall, concrete walkways, and install landscaping. Pervious pavement is proposed for the 6 parking spaces to address stormwater management. The applicant received a special exception from the zoning hearing board on July 3, 2024 to allow for the multifamily dwelling use within the BR-1 Borough Residential District One zoning district.

Robert Ratoskey, a representative on behalf of the applicant explained that the property currently contains a twin house and a small single house. A car had crashed into the small single house, and it was condemned. The applicant will comply with all comments in all review letters received.

The planning commission reviewed the review letters from the Borough's professionals and the Montgomery County Planning Commission.

The planning commission reviewed the requested waivers, and received certain clarifications from the applicant.

Member Martin made a motion to recommend approval subject to compliance with the review letters identified above. Member Martin's motion was seconded by Member Perozze, and was unanimously approved.