

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

MEETING DATE: August 14, 2025

AGENDA ITEM #1 – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

APPLICANT: Ratoskey & Trainor Inc
PROPERTY: 140 East Sixth Avenue

COMMISSION ACTION: Recommendation for approval of minor subdivision and land development approval, subject to compliance with all review letters.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. Preliminary/final land development plans
2. Borough Engineer review letter dated July 16, 2025
3. Borough Zoning Officer review letter dated July 16, 2025
4. Borough Fire Marshal and Director of Licenses and Inspections review letter dated June 25, 2025
5. Traffic Engineer review letter dated July 16, 2025
6. Montgomery County Planning Commission review letter dated July 16, 2025

MEETING SUMMARY:

The subject property, Tax Map Parcel number 05-00-08372-00-2, is situated in the BR-1 Borough Residential One Zoning District on the northern side of East 6th Avenue between Harry and Hallowell Streets. The property is 8,400 square feet (approximately 0.193 acres) and previously contained a 2-story 1,034 square-foot footprint dwelling with related accessory structures and rear access to a paved 20-foot-wide alley right-of-way.

The prior existing single-family home has been razed. The applicant is proposing to subdivide the lot equally into two 4,200 square foot parcels, and construct a new 830 square foot footprint dwelling with a 140 square foot porch, 120 square foot frame deck, and a 288 square foot garage and a paved parking space with paved access to the alley. Each lot would include an infiltration bed to address stormwater management. Proposed public improvements include replacing the concrete sidewalk along the property frontage and one additional street tree.

The following members of the Planning Commission were present: Daniel McArdle, Chair; David Swedkowski, Vice Chair, Judy Smith-Kressley, Rob Martin, and Vincent Perozze. Also present for the Borough were John McShea, Esquire from the

Borough Solicitor's office, Borough Engineer Karen M. MacNair, P.E., and Borough Zoning Officer Allison A. Lee, P.E.

Rob Ratoskey was present for the applicant. Ratoskey stated that the existing house was dilapidated and was demolished. Ratoskey stated that the former home could not have been rehabilitated. A variance for lot width granted for the new lots by the zoning hearing board on April 4, 2025. Soil infiltration testing was completed last week. Ratoskey submitted a letter requesting waivers from the following sections of the SALDO: §22-409.2; §22-421.4; and §22-804. Ratoskey stated that no additional waivers are required. Karen M. MacNair supported the requested waivers. The existing curb will be removed and replaced. The existing utility pole in front driveway will be relocated. Ratoskey stated that all comments contained within the Borough consultant's review letters are "will comply". Ratoskey will discuss with the traffic engineer the lone comment regarding compliance with Section 22-404 – Alleys, Driveways, and Parking Areas. The plan will be revised to show compliance with the required front yard setback.

Member Martin asked about the placement of windows on the single-family homes. Ratoskey confirmed the windows on each house will not mirror each other, but will be staggered.

Vice-Chair Swedkowski asked about when Ratoskey became involved with the project. Ratoskey stated he became involved prior to demolition of the home.

Member Smith-Kressley asked about shared sewer lines. Ratoskey confirmed the two new homes would not share sewer lines.

Member Perozze asked about fencing, the location of HVAC, and when the project would begin.

Member Smith-Kressley made a motion to recommend approval of the preliminary/final land development plan as presented, and all requested waivers, subject to compliance with all review letters. Member Perozze seconded the motion. The motion was passed unanimously by all present (5-0).