

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, October 17, 2018

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President
Jane Flanagan, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
James Griffin, 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. Colleen Leonard, Council President, called the meeting to order at 7:01 PM.

PRAYER FOR COUNCIL

Ms. Barton read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard announced that an Executive Session was held immediately prior to the meeting regarding a personnel matter, a legal matter and a property matter.

PRESENTATIONS

a.) Dedication of the Public Meeting Room to Gerry McTamney

The Public Meeting Room of Borough Hall was dedicated to Gerald "Gerry" McTamney, who served as Borough Council President for 18 years. Ms. Leonard read the resolution, which dedicated the Public Meeting room to Mr. McTamney, and Council presented the McTamney family with a plaque. Jack Coll and Jerry Nugent both made speeches honoring Gerry for his contributions to the Borough. Gerry's daughter, Maureen, also made a speech on behalf of the family.

b.) Public Hearing on 200 Block of Washington Street Millennium Block A Millennium IV Conditional Use Application

Mr. Peters opened the public hearing for the 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application and announced that he had received notification from Mr. Edmund Campbell, the attorney representing the applicant, that they would like to withdraw the application, without prejudice to the applicants right to resubmit the same or a similar application in the future.

Ms. Barton made a motion to accept the withdraw of the application without prejudice to the applicant to resubmit the same or similar application in the future, seconded by Mr. Griffin. The motion carried 7-0.

c.) Hearing regarding a waiver of off-street parking for 121 Fayette Street, Insomnia Cookies

Ms. Leonard requested that Chris Stetler, Zoning Officer and Community Development Coordinator, introduce the item. Ms. Stetler shared that the applicant is proposing a retail use at the site, which has no off-street parking for either employees or patrons.

Brian Baker, Vice President of Operations for Insomnia Cookies, was present. Mr. Baker explained that Insomnia Cookies is a retail bakery with delivery service, not a restaurant. He explained that they serve warm cookies, ice cream and milk to a late-night crowd. He stated that they offer limited seating and that typical customer in-store time is less than five (5) minutes.

Council asked questions about seating, number of employees and hours of operation, which Mr. Baker answered. Council further discussed the business operating until 3:00am.

Ms. Sokolowski asked where they intend to park delivery cars. Mr. Baker replied that deliver drivers would park in available parking spaces and confirmed that drivers would abide by Borough parking regulations. He added that he would like to work with local business owners to secure additional parking.

Mr. Stokley made a motion to approve a waiver of off-street parking for 121 Fayette Street, Insomnia Cookies, seconded by Mr. Griffin. The motion carried 7-0.

CONSENT AGENDA

Ms. Leonard read and reviewed the items included on the consent agenda.

- a.) **Approve and adopt the September 5 and September 19 Meeting Minutes**
- b.) **Accept the September-ending Treasurer's Report and Accounts Payable in the amount of \$1,394,331.18.**

Ms. Sokolowski made a motion to approve the consent agenda items as read, seconded by Ms. Flanagan. The motion carried 7-0.

UNFINISHED BUSINESS

- a.) **Consider approving Resolution 2018-22 creating a Parking Task Force**

Ms. Tutino made a motion to approve Resolution 2018-22 creating a Parking Task Force, seconded by Mr. Stokley. The motion carried 7-0.

- b.) **Consider approving Resolution 2018-23 adopting a support animal policy for Borough property and events**

Ms. Barton made a motion to approve Resolution 2018-23 adopting a support animal policy for Borough property and events, seconded by Ms. Tutino. The motion carried 7-0.

- c.) **Consider approving an Agreement of Sale for Parcel #05-00-00666-00-4**

Mr. Peters explained that the property is located on West 8th Avenue and adjacent to property that is currently owned by the Borough, which would allow for increase access to the property that is currently owned by the Borough. He stated that the purchase price is \$11,000 and reviewed closing costs.

Ms. Sokolowski made a motion to approve the Agreement of Sale for Parcel No. 05-00-00666-00-4, seconded by Mr. Griffin. The motion carried 7-0.

Ms. Flanagan made a motion to approve up to \$800.00 in closing costs, seconded by Ms. Barton. The motion carried 7-0.

Ms. Sokolowski made a motion to authorize the Borough Manger to execute all documents necessary to effectuate transfer, seconded by Ms. Barton. The motion carried 7-0.

- d.) **Consider approving proposed pavement markings on West 6th Avenue**

Ms. Barton made a motion to approve the proposed pavement markings on West 6th Avenue, seconded by Ms. Flanagan. The motion carried 7-0.

NEW BUSINESS

a.) Consider approving a fee waiver request, CNC Touch Football Tournament

Salvatore Giannone was present to request a fee waiver request for use of the Borough fields for a touch football tournament on November 4, 2018. He explained that the purpose of the event is to raise funds and awareness for the Colonial Neighborhood Council.

Mr. Stokley made a motion to approve a fee waiver request for a CNC Touch Football Tournament, seconded by Ms. Barton. The motion carried 7-0.

b.) Consider authorizing the Borough to host a Boxing Event at the Community Center

Lauren Irizarry, Director of Recreation Services, shared that Washington Boxing Academy would like to host a boxing event at the Conshohocken Community Center on November 16, 2018. Ms. Irizarry stated that boxers ranging in ages 8 to 25 would compete in 15 boxing matches with an estimated 300 people in attendance. She explained that Washington Boxing Academy would be absorbing all costs related to the event and contributing eighty percent of the profit to the Borough to cover costs. She added that Administration is in support of the event.

Mr. Stokley made a motion to authorize the Borough to host a boxing event at the Community Center, seconded by Mr. Griffin. The motion carried 7-0.

c.) Consider approving Resolution 2018-24 authorizing the designation of a Section 504 Officer

Ms. Stetler explained that Section 504 of the Rehabilitation Act of 1974 requires all Borough programs and facilities to be accessible to and usable by people with disabilities. Additionally, municipalities are required to designate an individual to ensure compliance with the Rehabilitation Act with regard to physical and programmatic access to federally funded programs. Ms. Cecco recommended that Council appoint Chris Stetler as the Section 504 Officer.

Ms. Flanagan made a motion to appoint Christine Stetler as the Section 504 Officer, seconded by Ms. Barton. The motion carried 7-0.

d.) Consider approving Resolution 2018-25 adopting policies and plans of the CDBG Grant Program

Ms. Stetler stated that the Pennsylvania Department of Community and Economic Development (DCED) requires grantees of Community Development Block Grant (CDBG) funds to adopt various policies and plans in order to conform to federal requirements of participation in the CDBG Program. She described each of the plans and policies in more detail.

Mr. Griffin made a motion to approve Resolution 2018-25 adopting policies and plans of the CDBG Grant Program, seconded by Ms. Barton. The motion carried 7-0.

e.) Consider approving Resolution 2018-26 approving the CDBG Application

Ms. Stetler stated that submission of the CDBG application requires approval by Borough Council. She shared that CDBG funds would be used for housing rehabilitation and program administration.

Ms. Barton made a motion to approve Resolution 2018-26 approving the CDBG Application, seconded by Ms. Flanagan. The motion carried 7-0.

PUBLIC HEARING

a.) Public Hearing on Proposed Amendment to the Zoning Ordinance submitted by Keystone Property Group

a. Consider adopting Ordinance 05-2018 amending SP-4 Zoning Ordinance

Mr. Peters explained that the proposed Ordinance amends the SP-4 Zoning District's regulations to increase the building height from 180 feet to 190 feet, provided that the additional height is necessary to accommodate mechanical equipment to advance Leadership in Energy and

Environmental Design (LEED) design elements and sustainability objectives. Mr. Peters reviewed requirements related to the increase in building height.

Mr. Peters shared that part two (2) of the proposed Ordinance relates to maximum wall height for loading and service areas within a Unified Development. He stated that the proposed Ordinance amends the maximum visible portion of a retaining wall from 10 feet to 13 feet.

Mr. Peters called for comment from Council and the public. There were no comments.

Ms. Barton made a motion to adopt Ordinance 05-2018 amending the SP-4 Zoning Ordinance, seconded by Ms. Flanagan. Mr. Stokley recused himself. The motion carried 6-0.

b.) Consider adopting Ordinance 06-2018 vacating a portion of West Hector Street and Forrest Street

Mr. Peters shared that the Borough received a request from the applicant to vacate a portion of West Hector Street and a portion of Forrest Street. He added that all owners of the properties abutting the portions of West Hector Street and Forrest Street to be vacated have been notified of the action taken by the Borough.

Jennifer Wunder, the applicant's attorney, described the exact location of the portion of the streets that would be vacated and confirmed that the streets are interior to the applicant's Unified Development.

Mr. Peters called for comment from Council and the public. There were no comments.

Ms. Sokolowski made a motion to adopt Ordinance 06-2018 vacating a portion of West Hector Street and Forrest Street. Mr. Stokley recused himself. The motion carried 6-0.

c.) Consider preliminary/final approval for SORA West plans for land development

Mr. Peters introduced the item and read the proposed resolution, which included an overview of the proposed development, waivers and conditions of approval.

Ms. Wunder confirmed that 150 parking spaces are provided for public parking during peak hours and that during off-peak hours the remainder of the parking garage would be open for public parking.

Ms. Leonard inquired about an alternative parking plan that Keystone will offer during construction to replace the Borough parking that is currently available at the existing parking structure. Ms. Wunder responded that Keystone plans to offer parking from 6:00pm to 2:00am Monday through Sunday at the Keystone building at 125 East Elm Street, which has 125 parking spaces. She confirmed that this alternative parking option would be at a no cost to the Borough. Ms. Wunder also confirmed that Keystone would terminate the current parking agreement with the Borough for the existing parking garage and release the Borough from its obligation to pay. Ms. Cecco inquired about an additional parking option at St. Mary's Church. Rob Gundlach, the applicant's attorney, confirmed that Keystone would approach St. Mary's Church about utilizing the parking lots that are adjacent to the former residential buildings north of the church and follow back up with the Borough.

Ms. Barton made a motion to approve preliminary and final land development plans for the SORA West, seconded by Mr. Griffin. Mr. Stokley recused himself. The motion carried 6-0.

PUBLIC COMMENT

A resident of the Grande voiced a concern about the SORA West project, specifically increased vehicular and truck traffic in the area during and after construction. Mr. Sokolowski responded that the Borough is working to develop a truck traffic route that would reduce truck traffic impact on West Elm Street during the construction process. Ms. Sokolowski suggested providing flagger services at the entrance of the Grande during rush hour.

Christopher Jensen, 444 ½ West 6th Avenue, thanked Council for approving the pavement markings on West 6th Avenue and for their commitment to pedestrian safety.

Carolee Rounsaville, 405 West 11th Avenue, commented on the heavy traffic conditions in the Borough. Ms. Sokolowski stated that the Traffic Signal Improvement Project should improve traffic flow by providing traffic signal improvements, which includes coordinated timing of the traffic lights on Fayette Street. Ms. Cecco provided a status

update on the project and confirmed that the Borough Traffic Engineer would be present on December 5, 2018 to provide additional information.

Mayor Aronson thanked all parties responsible for making the Conshohocken Beer Fest a success. He provided information on the EAC West Side Streets Clean Up and the Halloween Parade.

Mr. Stokley thanked Council for their support in honoring Gerry McTamney with the Public Meeting Room dedication.

Ms. Sokolowski announced that the St. John AME Church is hosting their annual Pink Pearls of Hope Tea, a fundraiser for breast cancer awareness, on October 20, 2018.

Ms. Leonard encouraged residents to attend the Halloween Pumpkin Painting event on October 27, 2018 at the Community Center.

Ms. Flanagan encouraged residents to attend the Fire Prevention Demonstration in front of the Mary Wood Park House on October 18, 2018.

ADJOURNMENT

The meeting was adjourned at 8:57 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary