

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, January 4, 2017

PUBLIC MEETING

PRESENT: James Griffin, Council President
Karen Tutino, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
Colleen Leonard, Council Member
Jane Flanagan, Council Member
Robert Frost, Mayor

ALSO PRESENT: Richard J. Manfredi, Borough Manager
Michael J. Savona, 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. Mr. James Griffin, Council President, called the meeting to order at 7:01 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. Griffin announced that there was an Executive Session on real estate held prior to the meeting and stated that there would not be a vote taken on the SORA West project that evening.

PRESENTATIONS

- a.) **Consider 385 East Hector Street plans for minor subdivision and land development: Mr. Ty Borkowski, Applicant.**

Mr. Ty Borkowski, Applicant, shared details of the proposed subdivision and land development. He plans to subdivide the tract into two single-family attached homes. Mr. Manfredi asked Mr. Paul Hughes, Director of Engineering, Licenses and Inspections, to come to the podium to share any concerns or comments that he had about the project for Council consideration; Mr. Hughes reported that there is nothing significant to share about the project and that Mr. Borkowski had submitted a new plan to answer the comments that reviewers made. Before moving on to the next matter, Mr. Manfredi announced that the project would be schedule for a vote in two weeks.

COUNCIL BUSINESS

- a.) **Consider establishing dates for interviews for appointments to vacancies on boards and commissions: Tentatively set for January 18, 2017.**

Mr. Manfredi explained that there are vacancies on the Human Relations Commission and Environmental Advisory Council that still require Council consideration and suggested that they be scheduled for a special meeting on January 18th, 2017; Council gave their consent to schedule the interviews for that evening. Mr. Manfredi also asked if Council would wish to consider making the appointment to the Vacancy Board that evening as it is a Borough Code created position and the code requires that it is to be filled at the Council's first meeting each calendar year or as soon as practical.

Ms. Tutino made a motion to appoint Joseph Collins to a one-year term as Chair of the Vacancy Board effective through December 31, 2017. Ms. Leonard seconded the motion and it carried 7-0.

MANAGER MATTERS

a.) Consider curb depression policy and approve a curb depression at 200 East 6th Avenue.

Mr. Manfredi explained the request to approve a curb depression at 200 East 6th Avenue. Mr. Stokley announced his recusal from the matter.

Ms. Flanagan made a motion to approve a curb depression at 200 East 6th Avenue. Ms. Barton seconded the motion and it carried 6-0. Mr. Stokley abstained from vote and discussion.

Mr. Manfredi also explained that Council should consider whether or not they are interested in continuing to require Council action for curb depressions. He asked Mr. Savona to elaborate. Mr. Savona explained how curb cuts are normally addressed and explained that Council could amend the ordinance to require a permit instead of Council action; his office could craft an amendment for Council consideration the following month.

Following additional discussion, Ms. Tutino made a motion to direct the Borough Solicitor to prepare an amendment to the Borough's curb requirements, seconded by Ms. Flanagan. The motion carried 7-0.

b.) TN Ward

Mr. Manfredi shared that everything is in place to approve a settlement agreement; the Borough is presently working to repair the Borough Hall roof as required by the roofing consultant and, when the final invoice and payment are received, it will be before Council for consideration.

c.) Comprehensive Plan Task Force

Mr. Manfredi commented that the scope and duties for the Comprehensive Plan Task Force would be uploaded to Council's Dropbox. He added that both he and Mr. Savona had reviewed the document and it is consistent with both Council's wishes and the Municipalities Planning Code.

d.) Home Program Services

Mr. Manfredi shared his recommendation to have Ms. Chris Stetler, Community Development and Zoning Officer, present information on the program at the meeting on February 1st, prior to authorizing her to submit a request for proposals for the program's consultants. Council did not have any objections with Mr. Manfredi's recommendation.

LEGAL MATTERS

a.) Consider a proposed zoning ordinance amendment to create a new historic conservation overlay district.

Mr. Savona shared that he had provided Council with a draft amendment to the zoning ordinance as discussed the prior month and that it contains language that is similar to language used by other municipalities to preserve structures with significant importance. Mr. Savona explained the features of the ordinance before sharing that he would request Council's authorization to advertise it at the January voting meeting so that it could be potentially adopted in March.

b.) Consider the Law Offices of Lee Gaber PC's petition for abatement of its 2010 through 2015 Business Privilege and Mercantile Tax penalties.

Mr. Savona explained that the matter is a standard appeal and that he had provided Council with a summary memorandum on the subject. He stated that he would recommend a denial of the appeal at the next meeting.

c.) Consider re-establishing a Building Code Board of Appeals.

Mr. Savona shared that the Borough does not have a Building Code Board of Appeals presently but it is required under the Uniform Construction Code. He explained the board's function, that it is both Mr. Hughes' and his recommendation to re-establish it, and recommended having the Borough administrative staff request applications for the positions. Ms. Sokolowski commented on the need to set standards for the individuals who would serve on the board.

d.) Dog park ownership and Borough operations and maintenance responsibility: Historically and Moving Forward.

Mr. Savona explained that the dog park was originally created through a committee and paid for by Kynetic to serve as a Borough asset run by the committee, which had since dissipated. Mr. Savona made a recommendation to Mr. Manfredi that the Borough assume the management of the dog park, as it is a Borough park, and re-establish an advisory committee that would be appointed by the Borough Council. Mr. Manfredi thanked Ms. Marissa Buck, of the CPW Rotary, for the time that she had put in to work with resident to bring the park back and requested that she and Ms. Cecco, the Assistant to the Borough Manager, meet in the next few weeks to review operational details. Ms. Sokolowski also expressed her appreciation for all that Ms. Buck and Mr. Michael Marino had done for the dog park. Mr. Stokley inquired about what funds would be available for the park before Council moved on to the next agenda item.

COUNCIL MEMBER AND MAYOR MATTERS

a.) Consider a proposed plan for landscaping the Borough Hall (Council Member Barton)

Mr. Manfredi introduced the item and shared that Ms. Barton had conducted research with Council's consent on landscaping options that would be available from Holod's and asked her to explain her findings. Ms. Barton shared that she had provided Council with pictures and pricing of the landscaping features that she was recommending and that she would need to order the planters at the beginning of January to have them in time for an April installation. Ms. Tutino asked the other members of Council if they had any objections or concerns for Ms. Barton's proposal and none were shared; Ms. Flanagan expressed her support of the proposal.

Ms. Tutino made a motion to authorize the purchase of pots and plants at a price not-to-exceed \$8,500.00 for the landscaping at the front of the building, seconded by Ms. Flanagan. The motion carried 7-0.

Ms. Leonard inquired where the funds for the purchase would come from and Mr. Manfredi replied that it would come from contingencies and suggested that it be done through a supplemental appropriation. Ms. Leonard also asked who would install the landscaping features and Ms. Barton explained that Holod's would.

b.) Discuss Leeland Mansion (Council President Griffin)

Mr. Griffin shared that he had asked Mr. Gary DeMedio to come to the meeting to discuss the property. Mr. Manfredi added that the Conshohocken Economic Development Corporation had submitted a study of options for the building that Council had reviewed but they had not moved forward. Mr. DeMedio reviewed the suggestions that were made in the report and

explained that the primary focus is to maintain the character and integrity of the building for the community. Ms. Leonard and Ms. Flanagan asked Mr. DeMedio for his thoughts on how the Borough could keep the building other than leasing it and what he believed the ideal use of the building would be; Mr. DeMedio expressed his opinion that a retail use on the first floors could be a good option. Mayor Frost inquired about the studies on mold issues at the building that had been completed. Mr. Griffin commented that the Borough needs to decide what to do with the building and called for public comment on the matter.

Mr. Julian Miraglia commented that the building would not become more valuable sitting there so the Borough would need to decide to sell it or put it in the hands of a management team. He also shared that he would like to see it sold.

Mr. Griffin requested that the discussion on Leeland Mansion be placed on a future agenda for further discussion.

RECESS PUBLIC MEETING

a.) Continue Hearing on Proposed SP-4 Amendment, Keystone Property Group.

Mr. Manfredi requested that Mr. Griffin permit the Council to recess their public meeting to hold a hearing on the Proposed SP-4 Amendment and Mr. Griffin called for recess at 7:49 PM. Mr. Stokley exited the meeting at that time.

RECONVENE PUBLIC MEETING

Following the hearing, Mr. Griffin reconvened the regular public meeting at 9:30 PM. Mr. Savona announced that, in order to move forward with advertising the ordinance for adoption, Council should hold a discussion in the next two weeks on any changes that need to be made to the text of the ordinance. He also suggested that a staff-level meeting occur the following Wednesday to review proposed text changes. Mr. Richard Gottlieb of Keystone Property Group requested that any comments on the language be delivered prior to the meeting so that they could be reviewed during its proceedings.

PUBLIC COMMENT

Mr. Griffin called for public comment. Mr. Julian Miraglia expressed that he had served as a former Council Member and Planning Commission Member and had lived in the Borough for some time; it is important to let the Borough residents know that Council will protect the Borough and defend its laws and ordinances. He discussed that the entrance to the north end of town should be protected and handed out images of a building that could be constructed there for comparative purposes to show that the same mass could be used in a different way.

Ms. Barton thanked the other members of Council for allowing her to move forward with the landscaping.

Ms. Sokolowski thanked Rabbi Kotlarsky for the recent Hannukah celebration that was held.

ADJOURNMENT

The meeting was adjourned at 9:41 PM.

Respectfully Submitted,

Richard J. Manfredi,
Borough Secretary