



**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Zoning Application

Application: 2-2022-10  
Date Submitted: 4-14-22  
Date Received: 4-15-22

1. Application is hereby made for:

Special Exception       Variance

Appeal of the decision of the zoning officer

Conditional Use approval       Interpretation of the Zoning Ordinance

Other \_\_\_\_\_

2. Section of the Zoning Ordinance from which relief is requested:

27-2205.1.A.

3. Address of the property, which is the subject of the application:

46 Lafayette Street, Conshohocken, PA 19428

4. Applicant's Name: Concord Keystone SORA West Owner, LLC, a Delaware Limited Liability Company

Address: c/o Michael Brookshier, 125 E Elm St, # 400, Conshohocken, PA19428

Phone Number (daytime): 610-980-7000

E-mail Address: mbrookshier@keystonepropertygroup.com

5. Applicant is (check one): Legal Owner  Equitable Owner ; Tenant

6. Property Owner: Concord Keystone SORA West Owner, LLC, a Delaware Limited Liability Company

Address: c/o Michael Brookshier, 125 E Elm St, # 400, Conshohocken, PA19428

Phone Number: 610-980-7000

E-mail Address: mbrookshier@keystonepropertygroup.com

7. Lot Dimensions: See enclosed plans      Zoning District: SP-4

8. Has there been previous zoning relief requested in connection with this Property?

Yes  No  If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Newly constructed hotel building within the SORA West project. See enclosed plans for details.

10. Please describe the proposed use of the property.

Hotel (same as existing)

11. Please describe proposal and improvements to the property in detail.

Additional Signage Installation. See attached Addendum and enclosed plans for details.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Given the unique physical characteristics of the property, additional signage is necessary in order to adequately and safely identify the building. Additional detail and evidence to be presented at hearing.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: To be presented at hearing.

b. How the Zoning Ordinance unreasonably restricts development of the property:  
To be presented at hearing.

c. How the proposal is consistent with the character of the surrounding neighborhood. \_\_\_\_\_  
To be presented at hearing.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

Given the unique physical characteristics of the property, additional signage is necessary in order to adequately and safely identify the building. Additional detail and evidence to be presented at hearing.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Robert W. Gundlach, Jr. Esq.

b. Address: c/o Fox Rothschild, LLP 2800 Kelly Rd., Suite 200, Warrington, PA 18976

c. Phone Number: 215-918-3636

d. E-mail Address: rgundlach@foxrothschild.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Applicant

Legal Owner

Date

Robert W. Gundlach, Jr.  
Legal Counsel to owner/  
applicant

4-14-2022

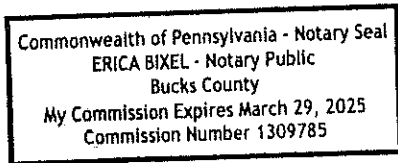
COMMONWEALTH OF PENNSYLVANIA

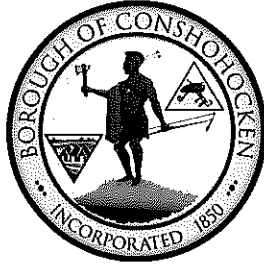
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this April 14<sup>th</sup> day of  
April, 2022.

Erica Bixel  
Notary Public

(Seal)





**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Decision

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(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: \_\_\_\_\_

ADDENDUM TO ZONING HEARING BOARD APPLICATION OF  
CONCORD KEYSTONE SORA WEST OWNER, LLC (“Concord Keystone”),  
FOR THE HOTEL WITHIN SORA WEST, 46 LAFAYETTE STREET,  
T.P.N 05-00-02852-005(the “Property”)  
CONSHOCKEN BOROUGH, MONTGOMERY COUNTY

**A. BACKGROUND**

Concord Keystone is the owner of the Property, which is located at the intersection of Fayette Street and West Elm Street and contains a newly constructed hotel. The Property is part of the SORA West project which also includes an office building, restaurant, parking garage and public plaza.

Concord Keystone received approval for a building permit for the installation of three (3) wall signs on the building, as depicted on the enclosed plans prepared by Jones Sign, dated February 24, 2022 a copy of which are enclosed with this application (the “Permitted Signs”). The purpose of the three Permitted Signs are as follows:

1. One wall mounted sign at the entrance to the hotel and the restaurant, located off of the internal access drive.
2. Two wall mounted signs at the top of the hotel building façade (one along each road frontage) to identify the hotel to motorists from a distance.

Concord Keystone is proposing to install one additional wall mounted sign on the hotel building, at ground level and located adjacent to the staircase off of the public plaza (the “Additional Sign”), as shown on the enclosed plans prepared by Jones Sign, dated February 24, 2022. The purpose of the Additional Sign is to identify the building to the public (both motorists and pedestrians) from the street level.

**B. REQUESTED RELIEF**

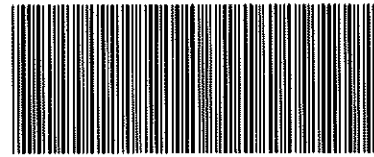
1. Variance Relief: Concord Keystone requests a variance from 2205.1.A. of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property.



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Jeanne Sorg*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

**DEED BK 6215 PG 00342 to 00352.2**  
INSTRUMENT # : 2021022332  
RECORDED DATE: 03/01/2021 02:13:57 PM



5898793-00278

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 13


<b>Document Type:</b> Deed	<b>Transaction #:</b> 6252543 - 7 Doc(s)
<b>Document Date:</b> 12/08/2020	<b>Document Page Count:</b> 10
<b>Reference Info:</b>	<b>Operator Id:</b> dkrasley

<b>RETURN TO:</b> (Simplifile) First American Title Insurance Company - NCS Philadelphia Two Liberty Place, Suite 2600 50 S. 16th Street Philadelphia, PA 19102 (215) 606-3627	<b>PAID BY:</b> FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PHILADELPHIA
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**\* PROPERTY DATA:**

Parcel ID #: 05-00-02852-00-5  
Address: 46 FAYETTE ST  
CONDO 2  
PA  
Municipality: Conshohocken Borough  
(100%)  
School District: Colonial

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$10.00	DEED BK 6215 PG 00342 to 00352.2
<b>TAXABLE AMOUNT:</b> \$5,154,545.00	Recorded Date: 03/01/2021 02:13:57 PM
<b>FEES / TAXES:</b>	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Affidavit Fee \$1.50	
Additional Pages Fee \$12.00	
Additional Names Fee \$1.50	
Affordable Housing Pages \$12.00	
Affordable Housing Names \$1.50	
State RTT \$51,545.45	
Conshohocken Borough RTT \$25,772.72	<b>Jeanne Sorg</b> Recorder of Deeds
Colonial School District RTT \$25,772.73	
<b>Total:</b> \$103,206.15	

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



First American Title Insurance Company  
National Commercial Services  
2 Liberty Place, 50 S. 16th St., Suite 2600  
Philadelphia, PA 19102  
File No. NCS - 945193

Prepared by:

Klehr Harrison Harvey Branzburg LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
Telephone: 215.569.4199  
Facsimile: 215.568.6603  
Attn: Stephan L. Cutler

Record and Return to:

Klehr Harrison Harvey Branzburg LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
Telephone: 215.569.4199  
Facsimile: 215.568.6603  
Attn: Stephan L. Cutler

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-02852-00-5 CONSHOHOCKEN BOROUGH  
46 FAYETTE ST CONDO 2  
SORA WEST ASSOCIATES LLC  
B 009 L 2 U 026 4345 03/01/2021

\$15.00  
JW

Tax Parcel No: **05-00-02852-005**

**SPECIAL WARRANTY DEED**

Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company,  
Co-Grantors

to

Concord Keystone SORA West Owner LLC, a Delaware limited liability company,  
Grantee

Premises: Unit Two  
SORA West Condominium  
Borough of Conshohocken,  
Montgomery County,  
Pennsylvania

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** is made as of December 8, 2020 (the "**Execution Date**") and intended to be effective as of December 23, 2020 (the "**Effective Date**"), by **SORA WEST ASSOCIATES, LLC**, a Delaware limited liability company ("**SWA**"), **KEYSTONE RIVER CROSSING FIRST, L.P.**, a Pennsylvania limited partnership ("**KRCF**"), and **KEYSTONE RIVER CROSSING ELM, L.P.**, a Pennsylvania limited partnership ("**KRCE**"); SWA, KRCF and KRCE are collectively called the "**Grantor**", of the one part, in favor of **CONCORD KEYSTONE SORA WEST OWNER LLC**, a Delaware limited liability company (hereinafter called the "**Grantee**"), of the other part.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns,

**ALL THAT CERTAIN UNIT TWO** in the condominium property known, named and identified in the Declaration of Condominium of SORA West Condominium and the Plats and Plans attached thereto (the "**Original Declaration**"), situate in Conshohocken Borough, Montgomery County, Commonwealth of Pennsylvania and established pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S. §3101 et seq. (the "**Condo Act**"), said Original Declaration made as of December, 27 2018, but effective as of December 28, 2018 and recorded on January 22, 2019 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania ("**Recorder's Office**") as Instrument Number 2019004699 in Deed Book 6122, Pages 2358, as amended by that certain First Amendment to Declaration of Condominium of SORA West Condominium made as of December 8, 2020 and intended to be effective as of December 23, 2020 (the "**First Amendment**"; and together with the Original Declaration, the "**Declaration**") by and among Grantor and SORA West OU Owner LLC, a Delaware limited liability company (the "**Unit**").

**TOGETHER WITH** all right, title and interest to a ten percent (10%) undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration and any amendments thereto.

**ALSO TOGETHER WITH** all right, title and interest to an undivided interest of, in and to the Limited Common Elements, as more particularly set forth in the Declaration and any amendments thereto.

BEING PART OF the same premises which SWA, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2221, granted and conveyed unto SWA, in fee.

BEING AS TO PART the same premises which KRCF, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2229, granted and conveyed unto KRCF in fee.

BEING AS TO PART the same premises which KRCF, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2236, granted and conveyed unto KRCF in fee.

BEING AS TO PART the same premises which KRCE, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2243, granted and conveyed unto KRCE in fee.

**TOGETHER WITH** all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues, and profits thereof and therefrom; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise, of, in, and to the same and every part thereof (collectively, the "**Appurtenances**").

**UNDER AND SUBJECT TO** those matters set forth on Exhibit A attached hereto.

**TO HAVE AND TO HOLD** the Unit and the Appurtenances in fee simple, unto the Grantee, its successors and assigns, to and for the use and benefit of the Grantee, its successors and assigns, forever.

**AND** the Grantor, for itself and its successors and its assigns, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that the Grantor, and its successors, shall and will WARRANT and forever DEFEND the Unit and Appurtenances, subject as aforesaid, against the Grantor and its successors and assigns, and against each and every person who lawfully claims or seeks to claim the same or any part thereof, by, from or under Grantor, its successors and assigns, or any of them.

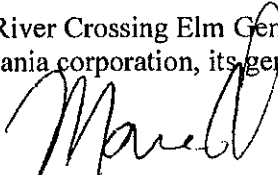
*[Signature Pages Follow]*

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the Execution Date.

Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, its general partner

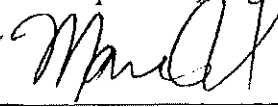
By: Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, its general partner

By:   
Name: Marc Rash  
Title: Authorized Signatory

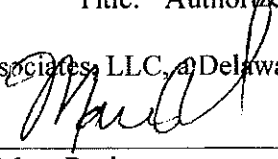
Keystone River Crossing First, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, its general partner

By: Keystone River Crossing First General, Inc., a Pennsylvania corporation, its general partner

By:   
Name: Marc Rash  
Title: Authorized Signatory

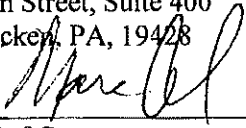
SORA West Associates, LLC, a Delaware limited liability company

By:   
Name: Marc Rash  
Title: Authorized Signatory

**CERTIFICATE OF GRANTEE'S ADDRESS:**

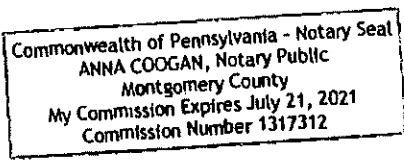
The address of the within named Grantee is:

125 E. Elm Street, Suite 400  
Conshohocken, PA, 19428

  
On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF Montgomery :

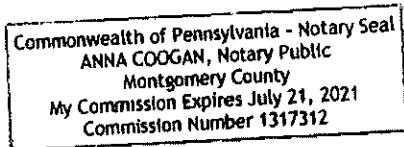
This record was acknowledged before me on December 8<sup>th</sup>, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).



Anna Coogan  
Signature of notarial officer  
Stamp:  
Title of Office: Keystone Property Group  
My Commission Expires: 7/21/2021

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF Montgomery :

This record was acknowledged before me on December 8<sup>th</sup>, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing First General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing First, L.P., a Pennsylvania limited partnership, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).



Anna Coogan  
Signature of notarial officer  
Stamp:  
Title of Office: Keystone Property Group  
My Commission Expires: 7/21/2021

COMMONWEALTH OF PENNSYLVANIA :  
 : SS.  
 COUNTY OF Montgomery :

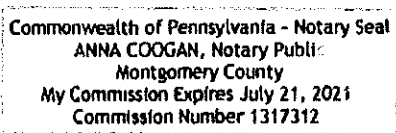
This record was acknowledged before me on December 8<sup>th</sup>, 2020 by Mark Bush, as Authorized Signatory for SORA West Associates, LLC, a Delaware limited liability company, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).

Anna Coogan

Signature of notarial officer

Stamp:

Title of Office: Keystone Property Group  
 My Commission Expires: 7/21/2021



**CERTIFICATE OF GRANTEE'S ADDRESS:**

The address of the within named Grantee is:  
125 E. Elm Street, Suite 400  
Conshohocken, PA, 19428

A handwritten signature in black ink, appearing to read "Marie D", written over a horizontal line.

On behalf of Grantee

**EXHIBIT A**

## Permitted Exceptions

1. Subject to all matters shown on the Plans as recorded in the Recorder's Office in Plan Book A-45 Page 138 and Plan Book 51 Page 463.
2. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4773 Page 282 (affects common elements only).
3. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4731 Page 1579 (affects common elements only).
4. Rights granted to Philadelphia Electric Company as set forth in Deed Book 4767 Page 275 (affects common elements only).
5. Restrictions as set forth in Deed Book 2982 Page 174 (affects common elements only)
6. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4743 Page 962.
7. Vacation/Lot Line Change Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 432.
8. Completion Covenant, dated 12/28/2018, and recorded 1/22/19 in the Recorder's Office in Deed Book 6122, page 2155, as amended by that certain Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 1/22/2020 recorded at Deed Book 6199, Page 2468, that certain Second Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 12/23/2020 and thereafter recorded, that certain Third Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 12/23/2020 and thereafter recorded, and as it may be further amended thereafter from time to time.
9. Covenants, Conditions and Restrictions set forth in Deed from The Redevelopment Authority of the County of Montgomery to SORA West Associates, LLC., a Delaware limited liability company recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2165.
10. Declaration of Restrictive Covenant and Right of First Refusal Agreement by and between Washington Hose and Steam Fire Engine Company #1 of Conshohocken and SORA West Associates, LLC recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 Page 2191. (affects common elements only)
11. Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken recorded 01/22/2019 in the Recorder's



- Office in Deed Book 6122 page 2206, as amended by Amendment to Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken dated November 19, 2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
12. Site and Record Plan recorded 01/22/2019 in Plan Book 49 page 434. Site and Record Plan Notes recorded 01/22/2019 in Plan Book 49 page 435. Easement Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 436.
  13. Post Construction Stormwater Management Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 437.
  14. Second Amended Land Development Plans intended to be recorded in the Recorder's Office prior to the recording of this Deed.
  15. Parking Agreement by and among The Borough of Conshohocken, Keystone River Crossing First, LP, Keystone River Crossing Elm, LP and SORA West Associates, LLC recorded 01/22/2019 in the Recorder's Office in Deed Book 122 page 2250, as amended by Amendment to Parking Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2223, and a Second Amendment to Parking Agreement dated 12/~~08~~2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
  16. Public Plaza and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, SORA West Associates, LLC and the Borough of Conshohocken recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2267, as amended by Amendment to Public Plaza and Access Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2268, and a Second Amendment to Public Plaza Agreement dated 12/~~08~~2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
  17. Land Development Agreement by and among Keystone River Crossing First, L.P., Keystone River Crossing Elm, L.P., SORA West Associates, LLC, Keystone Property Group, L.P., The Borough of Conshohocken and The Redevelopment Authority of Montgomery County recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2290, as amended by Amendment to Land Development Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2186 and Second Amendment to Land Development Agreement dated 12/~~08~~2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
  18. Stormwater Facilities Maintenance and Monitoring Agreement by and among Keystone River Crossing First, L.P., Keystone River Crossing Elm, L.P., SORA West Associates, LLC, Keystone Property Group, L.P. and the Borough of Conshohocken recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2335, as amended by Amendment to Stormwater Facilities Maintenance and Monitoring Agreement dated

08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2232 and Second Amendment to Stormwater Facilities Maintenance and Monitoring Agreement dated 12/08/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.

19. The Declaration of Condominium of SORA West Condominium in the Montgomery County Recorder of Deeds Office dated 12/27/2018, effective 12/28/2018 and recorded 1/22/2019 in the Recorder's Office in Deed Book 6122, Page 2358 as Instrument No. #2019004699, as amended by the First Amendment to Declaration of Condominium of SORA West Condominium with Plats and Plans dated 12/8/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
20. Deed of Easement by and between SORA West Associates, LLC and Borough of Conshohocken Authority as set forth in Deed Book 6179 Page 496.
21. Agreement for the Implementation of Transportation Demand Management Plan dated 12/08/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
22. Co-Applicant Agreement For A Highway Occupancy Permit For Stormwater Facilities dated 12/08/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
23. Statement of Levy and Lien of Assessment Agreement Commercial Property Assessed Clean Energy by and among Montgomery County, Pennsylvania, the Montgomery County Redevelopment Authority, Concord Keystone SORA West Owner LLC and Greenworks Lending LLC intended to be recorded in the Recorder's Office prior to the recording of this Deed.



1830019105

REV-183 BUREAU OF INDIVIDUAL TAXES PO BOX 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY State Tax Paid: \$51,545.45 Book: 6215 Page: Instrument Number: 00342 Date Recorded: 03/01/2021 02:13:57 PM Addendum (0 of 1)

SECTION I TRANSFER DATA

Date of Acceptance of Document: 12/23/2020 Grantor(s)/Lessor(s): SEE ATTACHED Telephone Number: (610) 980-7000 Grantee(s)/Lessee(s): SEE ATTACHED Telephone Number: (610) 980-7000 Mailing Address: 125 Elm Street, Suite 400 City: Conshohocken State: Pa ZIP Code: 19428

SECTION II REAL ESTATE LOCATION

Street Address: 46 Fayette St. City, Township, Borough: Conshohocken County: Montgomery School District: Colonial Tax Parcel Number: 05-00-02852-00-5

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO 1. Actual Cash Consideration: 5,154,545.00 2. Other Consideration: + 3. Total Consideration: = 5,154,545.00 4. County Assessed Value: 761,180.00 5. Common Level Ratio Factor: x 2.13 6. Computed Value: = 1,621,313.40

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$ 0.00 1b. Percentage of Grantor's Interest in Real Estate: 100 % 1c. Percentage of Grantor's Interest Conveyed: 100 %

- 2. Fill in the Appropriate Oval Below for Exemption Claimed. Will or intestate succession. Transfer to a trust. Transfer from a trust. Transfer between principal and agent/straw party. Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. Transfer from mortgagor to a holder of a mortgage in default. Corrective or confirmatory deed. Statutory corporate consolidation, merger or division. Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.) See attached for names of Grantor and Grantee.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name: SORA West Associates, LLC Telephone Number: (610) 980-7000 Mailing Address: 125 Elm Street, Suite 400 City: Conshohocken State: Pa ZIP Code: 19428

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete. Signature of Correspondent or Responsible Party: [Signature] Date: 12/23/2020

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

**NCS-945193**

Attachment to

State of Pa Realty Transfer Tax Statement of Value

**SPECIAL WARRANTY DEED**

Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company,

**Grantors**

to

Concord Keystone SORA West Owner LLC, a Delaware limited liability company,  
**Grantee**

**E-recording Report of Recorded Documents**

Itemized Fee View

Prepared for: First American Title Insurance Company - NCS Philadelphia (PATQB4)

Cost center: FAF01516 Philadelphia

Business unit ID: 01516

Report generated: 03/02/2021 08:41 AM MST

**Documents**

**Recorded**

NAME	TYPE PG	ENTRY	RECORD DATE	AMT	TAX	SF	TOTAL	PROCESSED
<b>Montgomery County, PA</b>								
Mar 1, 2021								
945193-Batch 2		1516						
945193-STAMPED-DEED#1	Deed	13 E 2021022332 B 6215 P 342	03/01/2021 02:13 PM EST	Recording Fee 110.75	State Transfer Tax 51,545.45	Submission Fee 3.25	51,659.45	03/01/2021
				Indexing Fee 1.50	Local Transfer Tax 51,545.45		51,546.95	03/01/2021
				Statement of Value Fee 1.50		0.00	1.50	03/01/2021
				Affordable Housing Names 1.50		0.00	1.50	03/01/2021
				<b>115.25</b>	<b>103,090.90</b>	<b>3.25</b>	<b>103,209.40</b>	
				<b>115.25</b>	<b>103,090.90</b>	<b>3.25</b>	<b>103,209.40</b>	
<b>Totals for Montgomery County, PA</b>				<b>115.25</b>	<b>103,090.90</b>	<b>3.25</b>	<b>103,209.40</b>	

**Recording Fee**

**Totals**

COUNTY	RECORD DATE	AMT	TAX	SF	TOTAL
Montgomery County, PA	03/01/2021	115.25	103,090.90	3.25	103,209.40
<b>Totals for Montgomery County, PA</b>		<b>115.25</b>	<b>103,090.90</b>	<b>3.25</b>	<b>103,209.40</b>
<b>Total of All Recording Fees</b>		<b>115.25</b>	<b>103,090.90</b>	<b>3.25</b>	<b>103,209.40</b>

Document Count: 1

Package Count: 1

**Questions Contact:**

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604

**FILED**

Prepared by:

Klehr Harrison Harvey Branzburg LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
Telephone: 215.569.4199  
Facsimile: 215.568.6603  
Attn: Stephan L. Cutler

Record and Return to:

Klehr Harrison Harvey Branzburg LLP  
1835 Market Street, Suite 1400  
Philadelphia, PA 19103  
Telephone: 215.569.4199  
Facsimile: 215.568.6603  
Attn: Stephan L. Cutler

Tax Parcel No: 05-00-02852-00-5

**SPECIAL WARRANTY DEED**

Keystone River Crossing First, L.P., a Pennsylvania limited partnership, and Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership and SORA West Associates, LLC, a Delaware limited liability company,  
Co-Grantors

to

Concord Keystone SORA West Owner LLC, a Delaware limited liability company,  
Grantee

Premises: Unit Two  
SORA West Condominium  
Borough of Conshohocken,  
Montgomery County,  
Pennsylvania

## SPECIAL WARRANTY DEED

**THIS INDENTURE** is made as of December 8, 2020 (the "**Execution Date**") and intended to be effective as of December 23, 2020 (the "**Effective Date**"), by **SORA WEST ASSOCIATES, LLC**, a Delaware limited liability company ("**SWA**"), **KEYSTONE RIVER CROSSING FIRST, L.P.**, a Pennsylvania limited partnership ("**KRCF**"), and **KEYSTONE RIVER CROSSING ELM, L.P.**, a Pennsylvania limited partnership ("**KRCE**"); SWA, KRCF and KRCE are collectively called the "**Grantor**", of the one part, in favor of **CONCORD KEYSTONE SORA WEST OWNER LLC**, a Delaware limited liability company (hereinafter called the "**Grantee**"), of the other part.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the Grantee, its successors and assigns,

**ALL THAT CERTAIN UNIT TWO** in the condominium property known, named and identified in the Declaration of Condominium of SORA West Condominium and the Plats and Plans attached thereto (the "**Original Declaration**"), situate in Conshohocken Borough, Montgomery County, Commonwealth of Pennsylvania and established pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S. §3101 et seq. (the "**Condo Act**"), said Original Declaration made as of December, 27 2018, but effective as of December 28, 2018 and recorded on January 22, 2019 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania ("**Recorder's Office**") as Instrument Number 2019004699 in Deed Book 6122, Pages 2358, as amended by that certain First Amendment to Declaration of Condominium of SORA West Condominium made as of December 8, 2020 and intended to be effective as of December 23, 2020 (the "**First Amendment**"; and together with the Original Declaration, the "**Declaration**") by and among Grantor and SORA West OU Owner LLC, a Delaware limited liability company (the "**Unit**").

**TOGETHER WITH** all right, title and interest to a ten percent (10%) undivided interest of, in and to the Common Elements, as more particularly set forth in the Declaration and any amendments thereto.

**ALSO TOGETHER WITH** all right, title and interest to an undivided interest of, in and to the Limited Common Elements, as more particularly set forth in the Declaration and any amendments thereto.

BEING PART OF the same premises which SWA, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2221, granted and conveyed unto SWA, in fee.

BEING AS TO PART the same premises which KRCF, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2229, granted and conveyed unto KRCF in fee.



BEING AS TO PART the same premises which KRCF, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2236, granted and conveyed unto KRCF in fee.

BEING AS TO PART the same premises which KRCE, by Deed of Confirmation dated 12/28/2018 and recorded 01/22/2019 in the Recorder's Office at Deed Book 6122 Page 2243, granted and conveyed unto KRCE in fee.

**TOGETHER WITH** all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues, and profits thereof and therefrom; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise, of, in, and to the same and every part thereof (collectively, the "**Appurtenances**").

**UNDER AND SUBJECT TO** those matters set forth on Exhibit A attached hereto.

**TO HAVE AND TO HOLD** the Unit and the Appurtenances in fee simple, unto the Grantee, its successors and assigns, to and for the use and benefit of the Grantee, its successors and assigns, forever.

**AND** the Grantor, for itself and its successors and its assigns, does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that the Grantor, and its successors, shall and will WARRANT and forever DEFEND the Unit and Appurtenances, subject as aforesaid, against the Grantor and its successors and assigns, and against each and every person who lawfully claims or seeks to claim the same or any part thereof, by, from or under Grantor, its successors and assigns, or any of them.

*[Signature Pages Follow]*

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the Execution Date.

Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, its general partner

By: Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, its general partner

By: 

Name: Marc Rash  
Title: Authorized Signatory

Keystone River Crossing First, L.P., a Pennsylvania limited partnership

By: Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, its general partner

By: Keystone River Crossing First General, Inc., a Pennsylvania corporation, its general partner

By: 

Name: Marc Rash  
Title: Authorized Signatory

SORA West Associates, LLC, a Delaware limited liability company

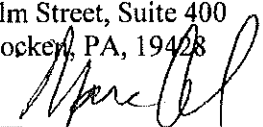
By: 

Name: Marc Rash  
Title: Authorized Signatory

**CERTIFICATE OF GRANTEE'S ADDRESS:**

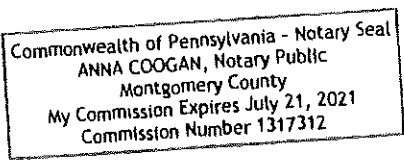
The address of the within named Grantee is:

125 E. Elm Street, Suite 400  
Conshohocken, PA, 19428

  
On behalf of Grantee

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF Montgomery :

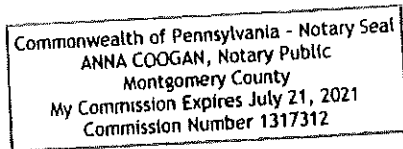
This record was acknowledged before me on December 8<sup>th</sup>, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing Elm General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing Elm General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing Elm, L.P., a Pennsylvania limited partnership, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).



Anna Coogan  
Signature of notarial officer  
Stamp:  
Title of Office: Keystone Property Group  
My Commission Expires: 7/21/2021

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF Montgomery :

This record was acknowledged before me on December 8<sup>th</sup>, 2020 by Marc Rash, as Authorized Signatory for Keystone River Crossing First General, Inc., a Pennsylvania corporation, which is the general partner in Keystone River Crossing First General, L.P., a Pennsylvania limited partnership, which is the general partner in Keystone River Crossing First, L.P., a Pennsylvania limited partnership, who represents that he is authorized to act on behalf of such corporation (as general partner of the limited partnership (as general partner of the limited partnership)).



Anna Coogan  
Signature of notarial officer  
Stamp:  
Title of Office: Keystone Property Group  
My Commission Expires: 7/21/2021

Commonwealth of Pennsylvania - Notary Seal  
ANNA COOGAN, Notary Public  
Montgomery County  
My Commission Expires July 21, 2021  
Commission Number 1317312

Stamp:  
Title of Office: *KeyStone Property Group*  
My Commission Expires: *7/21/2021*

Signature of notarial officer  
*Anna Coogan*

This record was acknowledged before me on December *8*, 2020 by *Marc Ryan*,  
as Authorized Signatory for SORA West Associates, LLC, a Delaware limited liability company,  
who represents that he is authorized to act on behalf of such corporation (as general partner of the  
limited partnership (as general partner of the limited partnership)).

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF *Montgomery*

:  
: SS.  
:

**CERTIFICATE OF GRANTEE'S ADDRESS:**

The address of the within named Grantee is:  
125 E. Elm Street, Suite 400  
Conshohocken, PA, 19428

A handwritten signature in cursive script, appearing to read "Marie A.", written in black ink.

---

On behalf of Grantee

## EXHIBIT A

### Permitted Exceptions

1. Subject to all matters shown on the Plans as recorded in the Recorder's Office in Plan Book A-45 Page 138 and Plan Book 51 Page 463.
2. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4773 Page 282 (affects common elements only).
3. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4731 Page 1579 (affects common elements only).
4. Rights granted to Philadelphia Electric Company as set forth in Deed Book 4767 Page 275 (affects common elements only).
5. Restrictions as set forth in Deed Book 2982 Page 174 (affects common elements only)
6. Rights granted to The Bell Telephone Company of Pennsylvania as set forth in Deed Book 4743 Page 962.
7. Vacation/Lot Line Change Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 432.
8. Completion Covenant, dated 12/28/2018, and recorded 1/22/19 in the Recorder's Office in Deed Book 6122, page 2155, as amended by that certain Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 1/22/2020 recorded at Deed Book 6199, Page 2468, that certain Second Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 12/23/2020 and thereafter recorded, that certain Third Amendment to Completion Covenant, Completion Guaranty and Agreement of Sale dated 12/23/2020 and thereafter recorded, and as it may be further amended thereafter from time to time.
9. Covenants, Conditions and Restrictions set forth in Deed from The Redevelopment Authority of the County of Montgomery to SORA West Associates, LLC., a Delaware limited liability company recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2165.
10. Declaration of Restrictive Covenant and Right of First Refusal Agreement by and between Washington Hose and Steam Fire Engine Company #1 of Conshohocken and SORA West Associates, LLC recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 Page 2191. (affects common elements only)
11. Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken recorded 01/22/2019 in the Recorder's

Office in Deed Book 6122 page 2206, as amended by Amendment to Parking and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, Sora West Associates, LLC and the Washington Hose & Steam Fire Engine Co. #1 of Conshohocken dated November 19, 2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.

12. Site and Record Plan recorded 01/22/2019 in Plan Book 49 page 434. Site and Record Plan Notes recorded 01/22/2019 in Plan Book 49 page 435. Easement Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 436.
13. Post Construction Stormwater Management Plan recorded 01/22/2019 in the Recorder's Office in Plan Book 49 page 437.
14. Second Amended Land Development Plans intended to be recorded in the Recorder's Office prior to the recording of this Deed.
15. Parking Agreement by and among The Borough of Conshohocken, Keystone River Crossing First, LP, Keystone River Crossing Elm, LP and SORA West Associates, LLC recorded 01/22/2019 in the Recorder's Office in Deed Book 122 page 2250, as amended by Amendment to Parking Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2223, and a Second Amendment to Parking Agreement dated 12/\_\_/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
16. Public Plaza and Access Easement Agreement by and among Keystone River Crossing First, LP, Keystone River Crossing Elm, LP, SORA West Associates, LLC and the Borough of Conshohocken recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2267, as amended by Amendment to Public Plaza and Access Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2268, and a Second Amendment to Public Plaza Agreement dated 12/\_\_/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
17. Land Development Agreement by and among Keystone River Crossing First, L.P., Keystone River Crossing Elm, L.P., SORA West Associates, LLC, Keystone Property Group, L.P., The Borough of Conshohocken and The Redevelopment Authority of Montgomery County recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2290, as amended by Amendment to Land Development Agreement dated 08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2186 and Second Amendment to Land Development Agreement dated 12/\_\_/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
18. Stormwater Facilities Maintenance and Monitoring Agreement by and among Keystone River Crossing First, L.P., Keystone River Crossing Elm, L.P., SORA West Associates, LLC, Keystone Property Group, L.P. and the Borough of Conshohocken recorded 01/22/2019 in the Recorder's Office in Deed Book 6122 page 2335, as amended by Amendment to Stormwater Facilities Maintenance and Monitoring Agreement dated

08/26/2019 and recorded 08/27/2019 in the Recorder's Office in Deed Book 6150 Page 2232 and Second Amendment to Stormwater Facilities Maintenance and Monitoring Agreement dated 12/\_\_/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.

19. The Declaration of Condominium of SORA West Condominium in the Montgomery County Recorder of Deeds Office dated 12/27/2018, effective 12/28/2018 and recorded 1/22/2019 in the Recorder's Office in Deed Book 6122, Page 2358 as Instrument No. #2019004699, as amended by the First Amendment to Declaration of Condominium of SORA West Condominium with Plats and Plans dated 12/8/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
20. Deed of Easement by and between SORA West Associates, LLC and Borough of Conshohocken Authority as set forth in Deed Book 6179 Page 496.
21. Agreement for the Implementation of Transportation Demand Management Plan dated 12/\_\_/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
22. Co-Applicant Agreement For A Highway Occupancy Permit For Stormwater Facilities dated 12/\_\_/2020 and intended to be recorded in the Recorder's Office prior to the recording of this Deed.
23. Statement of Levy and Lien of Assessment Agreement Commercial Property Assessed Clean Energy by and among Montgomery County, Pennsylvania, the Montgomery County Redevelopment Authority, Concord Keystone SORA West Owner LLC and Greenworks Lending LLC intended to be recorded in the Recorder's Office prior to the recording of this Deed.





Fox Rothschild LLP  
ATTORNEYS AT LAW

Stone Manor Corporate Ctr.  
2700 Kelly Road Suite 300  
Warrington, PA 18976  
Tel (215) 345-7500 Fax (215) 345-7507  
www.foxrothschild.com

JESSICA L. RICE  
Direct No: 215.918.3551  
Email: JLRICE@FoxRothschild.com

April 28, 2022

**VIA EMAIL**

Bobbi Jo Myrsiades  
Borough Of Conshohocken  
400 Fayette St, Suite 200  
Conshohocken, Pa 19428

**Re: Zoning Hearing Board Application for Signage at Sora West Hotel, 46 Lafayette Street, Conshohocken Township, Montgomery County, PA**

Dear Bobbi Jo:

As you are aware, this office represents Concord Keystone SORA West Owner, LLC (“Owner”) in connection with the above-referenced property. On April 14, 2022, our office filed a Zoning Hearing Board Application (the “ZHB Application”) requesting a variance to allow an additional building mounted sign on the hotel. Following correspondence with the Borough Zoning Officer, Eric Johnson, PE, on this date, we have determined that the incorrect section was referenced in the ZHB Application.

As such, this letter shall serve to amend the ZHB Application to request a variance from Section 27-2109.5 of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property. I have included with this letter a revised Addendum to Zoning Hearing Board Application reflecting this change.

Please feel free to contact me should you have any questions. Thank you.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota  
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington

Active  
133547667.1



Fox Rothschild LLP  
ATTORNEYS AT LAW

April 28, 2022

Page 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Jessica L. Rice".

Jessica L. Rice,  
Paralegal

JLR:jlr

cc: Eric Johnson, PE (via email, w/enclosure)  
Robert W. Gundlach, Jr., Esquire (via email, w/enclosure)  
Jessica L. Rice (via email, w/enclosure)  
Michael Brookshier (via email, w/enclosure)  
Jennifer Rosenberg (via email, w/enclosure)  
Richard Gottlieb (via email, w/enclosure)  
Mickey Wiskow, Jones Sign Co. (via email, w/enclosure)

**AMENDED**  
**ADDENDUM TO ZONING HEARING BOARD APPLICATION OF**  
**CONCORD KEYSTONE SORA WEST OWNER, LLC (“Concord Keystone”),**  
**FOR THE HOTEL WITHIN SORA WEST, 46 LAFAYETTE STREET,**  
**T.P.N 05-00-02852-005(the “Property”)**  
**CONSHOHOCKEN BOROUGH, MONTGOMERY COUNTY**

**A. BACKGROUND**

Concord Keystone is the owner of the Property, which is located at the intersection of Fayette Street and West Elm Street and contains a newly constructed hotel. The Property is part of the SORA West project which also includes an office building, restaurant, parking garage and public plaza.

Concord Keystone received approval for a building permit for the installation of three (3) wall signs on the building, as depicted on the enclosed plans prepared by Jones Sign, dated February 24, 2022 a copy of which are enclosed with this application (the “Permitted Signs”). The purpose of the three Permitted Signs are as follows:

1. One wall mounted sign at the entrance to the hotel and the restaurant, located off of the internal access drive.
2. Two wall mounted signs at the top of the hotel building façade (one along each road frontage) to identify the hotel to motorists from a distance.

Concord Keystone is proposing to install one additional wall mounted sign on the hotel building, at ground level and located adjacent to the staircase off of the public plaza (the “Additional Sign”), as shown on the enclosed plans prepared by Jones Sign, dated February 24, 2022. The purpose of the Additional Sign is to identify the building to the public (both motorists and pedestrians) from the street level.

**B. REQUESTED RELIEF**

1. Variance Relief: Concord Keystone requests a variance from Section 27-2109.5 of the Conshohocken Township Zoning Ordinance, to allow one additional wall sign on the hotel building located on the Property.



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

**BOROUGH COUNCIL**

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Robert Stokley, Member  
Anita Barton, Member  
James Griffin, Member  
Jane Flanagan, Member  
Karen Tutino, Member

---

Yaniv Aronson, Mayor

---

Stephanie Cecco, Borough Manager

---

## ZONING NOTICE MAY 16<sup>th</sup>, 2022, ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2022-10

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 16<sup>th</sup>, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Concord Keystone SORA West Owners, LLC.

PREMISES INVOLVED: 46 Fayette St.  
Conshohocken, PA 19428  
Specially Planned District 4

OWNER OF RECORD: Concord Keystone SORA West Owners, LLC.  
125 E. Elm St. – Suite 400  
Conshohocken, PA 19428

The petitioner is seeking a variance from Section 27-2109.5 of the Conshohocken Zoning Ordinance to permit an additional wall mounted sign.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov) as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

## BOROUGH COUNCIL

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Anita Barton, Member  
Stacy Ellam, Member  
Kathleen Kingsley, Member  
Adrian Serna, Member  
Karen Tutino, Member

---

Yaniv Aronson, Mayor

---

Stephanie Cecco, Borough Manager

---

Date: May 9, 2022  
To: Stephanie Cecco, Brittany Rogers  
From: Eric P. Johnson, PE, Zoning Officer  
Re: 46 Fayette Street – Zoning Determination

---

### **History of the Site:**

The subject property is located on the northwest corner of Fayette Street and W. Elm Street, within the SP-4 – Specially Planned 4 zoning district. The property, which is part of the SORA West project, is currently under construction with a new hotel. The building height ranges between 74 and 93 feet following the slope of Fayette Street. In March 2022, the applicant was granted permits for the installation of 3 building mounted signs, consisting of a sign mounted on the top northern façade, top southern façade, and a ground level façade sign facing the internal access road to the west of the building.

### **Current Request:**

The petitioner, Concord Keystone SORA West Owner, LLC, is seeking a variance from §27-2109.5 of the Conshohocken Zoning Ordinance to permit an additional wall mounted sign, measuring 38.5 square feet, on the ground level northern façade of the building.

### **Zoning Determination:**

Per §27-2205, signage for buildings in the SP-4 district which are less than 100 feet in height shall meet the requirements set forth in §27-2109.

Per §27-2109.5, corner properties are allowed two freestanding or wall signs provided the total area of each sign does not exceed the linear frontage of the building's facade for the side on which the sign is placed or 75 square feet, whichever is less. Additionally, per §27-2109.7, one tenant identification sign is permitted at each vehicular entrance to the development exclusive of the permitted area of all other signs, which shall not exceed eight feet in height or 36 square feet in total area.

The two previously installed building top façade signs are consistent with the terms of §27-2109.5; and the ground level façade sign facing the internal access road is consistent with the terms of §27-2109.7. The proposed building mounted sign, which is the subject of this application, exceeds the permitted number of signs, requiring a variance from §27-2109.5.



**Fox Rothschild** LLP  
ATTORNEYS AT LAW

Stone Manor Corporate Ctr.  
2700 Kelly Road Suite 300  
Warrington, PA 18976  
Tel (215) 345-7500 Fax (215) 345-7507  
www.foxrothschild.com

JESSICA L. RICE  
Direct No: 215.918.3551  
Email: JLRICE@FoxRothschild.com

May 16, 2022

**VIA EMAIL**

Bobbi Jo Myrsiades  
Borough Of Conshohocken  
400 Fayette St, Suite 200  
Conshohocken, Pa 19428

**Re: Zoning Hearing Board Application for Signage at Sora West Hotel, 46 Lafayette Street, Conshohocken Township, Montgomery County, PA**

Dear Bobbi Jo:

As you are aware, this office represents Concord Keystone SORA West Owner, LLC (“Owner”) in connection with the above-referenced property. On April 14, 2022, our office filed a Zoning Hearing Board Application (the “ZHB Application”) requesting a variance to allow an additional building mounted sign on the hotel. Our hearing on the ZHB Application is scheduled for this evening, May 16, 2022.

Unfortunately, due to an unforeseen conflict, our witness is now unable to attend the hearing this evening. As such, I am writing to request that the hearing on the ZHB Application be moved from tonight, to a date certain of June 20, 2022. Please announce this continuance and post notice of same on the Township building and website, so that there is no need to readvertise. To the extent necessary, this letter will also confirm that our client hereby extends the timeframe within which the Borough is required to hold a hearing on the ZHB Application, pursuant to the Pennsylvania Municipalities Planning Code, through June 30, 2022.

We apologize for this last minute change. Please feel free to contact me should you have any questions. Thank you.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota  
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington

Active  
134133736.1



Fox Rothschild LLP  
ATTORNEYS AT LAW

May 16, 2022

Page 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Jessica L. Rice".

Jessica L. Rice,  
Paralegal

JLR:jlr

cc: Eric Johnson, PE (via email)  
Dan Lyons, Esquire (via email)  
Blythe Adamo, Paralegal (via email)  
Michael Brookshier (via email)  
Jennifer Rosenberg (via email)  
Richard Gottlieb (via email)  
Mickey Wiskow, Jones Sign Co. (via email)







**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Zoning Application

Application: Z-2022-12  
Date Submitted: 5-11-22  
Date Received: 5-27-22

1. Application is hereby made for:

Special Exception       Variance

Appeal of the decision of the zoning officer

Conditional Use approval       Interpretation of the Zoning Ordinance

Other Temporary de minimis Use Variance

2. Section of the Zoning Ordinance from which relief is requested:

27-1102

3. Address of the property, which is the subject of the application:

434 West Elm Street, Conshohocken, Pa. 19428

4. Applicant's Name: 400 West Elm Owner, LLC c/o Bob Dwyer

Address: 3843 West Chester Pike, Newtown Square, 19073

Phone Number (daytime): 610-996-6600

E-mail Address: bob@landtrustprop.com

5. Applicant is (check one): Legal Owner  Equitable Owner ; Tenant

6. Property Owner: LandTrust Properties Inc c/o Bob Dwyer

Address: 721 Old State Road, Berwyn, Pa. 19312

Phone Number: 610-996-6600

E-mail Address: bob@landtrustprop.com

7. Lot Dimensions: 27' x 100' Zoning District: BR-2

8. Has there been previous zoning relief requested in connection with this Property?

Yes  No  If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The Property has been vacant for almost 2 years but was rented out for single family residential use for over 30 years. The house is 16' wide by 42' deep with three floors over a basement. It contains three bedrooms and one bath with an 8' by 8' shed and private driveway.

10. Please describe the proposed use of the property.

The Applicant proposes to temporarily use the house for a marketing office for the 348 unit multi-family building that is currently under construction on the adjacent property at 400 West Elm Street. This use will only be for a period of one-year after which time the marketing office will be moved into the new multi-family building and the Property will revert back to a single family residence. The office will have two employees, walk-ins from potential tenants will be discouraged, and employees and guests will park in the adjacent parking lot(s).

11. Please describe proposal and improvements to the property in detail.

The Owner is currently renovating the Property so that it can eventually be used as a single-family residence. The work includes a new front porch, kitchen, bathroom, interior stairs, and rear deck. It also includes new mechanical, electrical, and plumbing systems.

The only additional work anticipated in connection with the proposed use would be additional landscaping and a temporary gate connection that will allow easy access to the rear of the property from the adjacent parking lot(s). The Applicant will also comply with any requirements imposed by the Department of Licensing & Inspection prior to occupancy.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

The Property is temporarily impacted on three sides by extensive work being performed in conjunction with the adjacent 348-unit multi-family development making the residential use of the Property temporarily unsuitable.

The requested variance is de minimis in that it is a short lived, low impact use with no detrimental impact on the community.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The Property borders, and is in very close proximity to, a large multi-family development currently under construction on 3 sides.

b. How the Zoning Ordinance unreasonably restricts development of the property:

The Zoning of the Property only permits residential uses which are temporarily unviable while the 348 unit multi-family development is under construction.

c. How the proposal is consistent with the character of the surrounding neighborhood.

The proposed use of the Property is entirely consistent with the temporary character of the neighborhood to the south and east in that it is a use generally permitted, and accessory to, the construction of a multi-family development. It is also consistent with the area to the north and west in that the use will be indistinguishable from the uses in those areas.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

The requested relief is temporary in nature, limited to less than 12 months, and is designed to have no visible impact on the neighborhood.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Lou Calegreco, Esquire

b. Address: 717 Constitution Drive, Suite 201, Exton, Pa. 19341

c. Phone Number: 610-458-4400

d. E-mail Address: lou@rrhc.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

*[Signature]* ROBERT J DWYER

Applicant

*[Signature]*

Legal Owner

5/10/22

Date

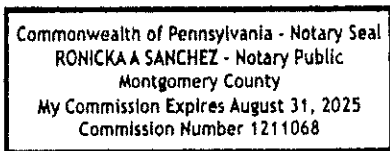
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 10<sup>th</sup> day of May, 2022.

*[Signature]*  
Notary Public

(Seal)





**BOROUGH OF CONSHOHOCKEN**  
400 Fayette Street, Suite 200, Conshohocken, PA 19428  
Phone (610) 828-1092 Fax (610) 828-0920

## Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:



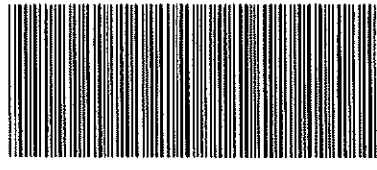

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: \_\_\_\_\_

47598

  <p><b>RECORDER OF DEEDS MONTGOMERY COUNTY</b> <i>Jeanne Sorg</i></p> <p>One Montgomery Plaza Swede and Airy Streets ~ Sulte 303 P.O. Box 311 ~ Norristown, PA 19404 Office: (610) 278-3289 ~ Fax: (610) 278-3869</p>	<p><b>DEED BK 6214 PG 02708 to 02722</b> INSTRUMENT # : 2021021814 RECORDED DATE: 03/01/2021 05:08:02 AM</p>  <p>5897263-00190</p> <p style="text-align: center;"><b>MONTGOMERY COUNTY ROD</b></p>																		
<b>OFFICIAL RECORDING COVER PAGE</b> <span style="float: right;">Page 1 of 15</span>																			
<p><b>Document Type:</b> Deed <b>Document Date:</b> 01/28/2021 <b>Reference Info:</b></p>	<p><b>Transaction #:</b> 6250266 - 1 Doc(s) <b>Document Page Count:</b> 14 <b>Operator Id:</b> JSorg</p>																		
<p><b>RETURN TO:</b> (Simplifile) Security Abstract of PA, Inc. 1592 Sumneytown Pike Lansdale,, PA 19446 (610) 584-6890</p>	<p><b>PAID BY:</b> SECURITY ABSTRACT OF PA INC</p>																		
<p><b>* PROPERTY DATA:</b></p> <p>Parcel ID #: 05-00-02708-00-5 Address: 434 W ELM ST</p> <p style="padding-left: 40px;">PA</p> <p>Municipality: Conshohocken Borough (100%)</p> <p>School District: Colonial</p>																			
<p><b>* ASSOCIATED DOCUMENT(S):</b></p>																			
<p><b>CONSIDERATION/SECURED AMT:</b> \$225,000.00 <b>TAXABLE AMOUNT:</b> \$225,000.00</p> <p><b>FEES / TAXES:</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Recording Fee:Deed</td> <td style="text-align: right;">\$86.75</td> </tr> <tr> <td>Additional Pages Fee</td> <td style="text-align: right;">\$20.00</td> </tr> <tr> <td>Additional Names Fee</td> <td style="text-align: right;">\$4.00</td> </tr> <tr> <td>Affordable Housing Pages</td> <td style="text-align: right;">\$20.00</td> </tr> <tr> <td>Affordable Housing Names</td> <td style="text-align: right;">\$4.00</td> </tr> <tr> <td>State RTT</td> <td style="text-align: right;">\$2,250.00</td> </tr> <tr> <td>Conshohocken Borough RTT</td> <td style="text-align: right;">\$1,125.00</td> </tr> <tr> <td>Colonial School District RTT</td> <td style="text-align: right;">\$1,125.00</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: right;"><b>\$4,634.75</b></td> </tr> </table>	Recording Fee:Deed	\$86.75	Additional Pages Fee	\$20.00	Additional Names Fee	\$4.00	Affordable Housing Pages	\$20.00	Affordable Housing Names	\$4.00	State RTT	\$2,250.00	Conshohocken Borough RTT	\$1,125.00	Colonial School District RTT	\$1,125.00	<b>Total:</b>	<b>\$4,634.75</b>	<p>DEED BK 6214 PG 02708 to 02722 Recorded Date: 03/01/2021 05:08:02 AM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p style="text-align: right;"><b>Jeanne Sorg</b> Recorder of Deeds</p>
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<b>Total:</b>	<b>\$4,634.75</b>																		

Rev1 2016-01-29

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by and Return to:

Security Abstract of PA, Inc.  
1592 Sumneytown Pike  
Lansdale, PA 19446

File No. SPA47598TRG

UPI # 05-00-02708-00-5

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
05-00-02708-00-5 CONSHOHOCKEN BOROUGH  
434 W ELM ST  
FUGO BRUNO & ALFRED & JOHN & ROSE GRANESE & DELEGAVA FLORENCE  
B 010 L U 004 1101 02/26/2021 HW

**This Indenture**, made the 29<sup>th</sup> day of January, 2021,  
*Effective this 29<sup>th</sup> day of January, 2021*  
**Between**

Neila Rose Harrison, Joanne C. Castenova and Catherine J. Saylor, Co-Executors of the Estate of Florence M. Indelicato a/k/a Faustina M. Indelicato f/k/a Florence F. Delegave, Deceased,  
Joanne Castenova, Administratrix of the Estate of Bruno Fugo a/k/a Bruno R. Fugo, Deceased,  
Sandra Corino, Administratrix of the Estate of Elizabeth Fugo, deceased,  
Joanne Castenova, Executrix of the Estate of Rose F. Granese, deceased,  
Joanne Castenova, Administratrix of the Estate of Alfred Fugo, deceased,  
Joanne Castenova, Administratrix for the Estate of Elsie Sarah Fugo, deceased,  
Joanne Castenova, Administratrix CTA of the Estate of John R. Fugo a/k/a John Fugo and Joanne Castenova and Jack Castenova, specific devisees

(hereinafter called the Grantors), of the one part, and

**LANDTRUST PROPERTIES, INC**

(hereinafter called the Grantee), of the other part,

**Witnesseth** that in consideration of the sum off **Two Hundred Twenty-Five Thousand And 00/100 Dollars (\$225,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, its successors and assigns,

All that certain lot or piece of land, with the brick messuage thereon erected, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake on the Southwesterly side of Foulke Street (sometimes known as New Elm Street) at the distance of 160 feet Northwesterly from Corson Street; thence extending along Lot No. 16, Southwesterly at right angles to Foulke Street, 93.3 feet to the line of land of the Pennsylvania Schuylkill Valley Railroad Company; thence by and along said land Westerly 28 feet, more or less, to land of Clara Devita; thence by and along said land Northeasterly and parallel with the first course 100 feet, more or less, to Foulke Street, aforesaid; and along the Southwesterly side thereof Southeasterly 27 feet to the place of beginning.



Prepared by and Return to:

Security Abstract of PA, Inc.  
1592 Sumneytown Pike  
Lansdale, PA 19446

File No. SPA47598TRG

UPI # 05-00-02708-00-5

This Indenture, made the 29<sup>th</sup> day of January, 2021,  
Effective this 29<sup>th</sup> day of January, 2021  
Between

Neila Rose Harrison, Joanne C. Castenova and Catherine J. Saylor, Co-Executors of the Estate of Florence M. Indelicato a/k/a Faustina M. Indelicato f/k/a Florence F. Delegave, Deceased,

Joanne Castenova, Administratrix of the Estate of Bruno Fugo a/k/a Bruno R. Fugo, Deceased,

Sandra Corino, Administratrix of the Estate of Elizabeth Fugo, deceased,

Joanne Castenova, Executrix of the Estate of Rose F. Granese, deceased,

Joanne Castenova, Administratrix of the Estate of Alfred Fugo, deceased,

Joanne Castenova, Administratrix for the Estate of Elsie Sarah Fugo, deceased,

Joanne Castenova, Administratrix CTA of the Estate of John R. Fugo a/k/a John Fugo and Joanne Castenova and Jack Castenova, specific devisees

(hereinafter called the Grantors), of the one part, and

LANDTRUST PROPERTIES, INC

(hereinafter called the Grantee), of the other part,

Witnesseth that in consideration of the sum off **Two Hundred Twenty-Five Thousand And 00/100 Dollars (\$225,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, its successors and assigns,

All that certain lot or piece of land, with the brick messuage thereon erected, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a stake on the Southwesterly side of Foulke Street (sometimes known as New Elm Street) at the distance of 160 feet Northwesterly from Corson Street; thence extending along Lot No. 16, Southwesterly at right angles to Foulke Street, 93.3 feet to the line of land of the Pennsylvania Schuylkill Valley Railroad Company; thence by and along said land Westerly 28 feet, more or less, to land of Clara Devita; thence by and along said land Northeasterly and parallel with the first course 100 feet, more or less, to Foulke Street, aforesaid; and along the Southwesterly side thereof Southeasterly 27 feet to the place of beginning.

Being County Parcel No. 05-00-02708-00-5.

BEING the same premises which Elizabeth A. Flaherty, singlewoman, by Deed dated September 24, 1919 and recorded in the Recorder of Deeds Office at Norristown, Montgomery County, Pennsylvania, in Deed Book no. 790 page 448, granted and conveyed unto Angelo Fuga and Caterina Fuga, his wife, in fee.

AND the said Angelo Fuga and Caterina Fuga are also known as Angelo Fugo and Caterina Fugo, and they are one and the same persons.

AND the said Angelo Fugo departed this life on 2-12-1935, whereby property herein described vested in Caterina Fugo by operation of law.

AND the said Caterina Fugo married Rodolfo Maltempi on May 28, 1948.

AND the said Caterina Fugo Maltempi departed this life on February 10, 1957, leaving a Will dated May 12, 1948 duly probated April 1, 1957 as Case No. \_\_\_\_\_.

AND the said Will contained the following:

“2. I give, devise and bequeath to my children, Alfred Fugo, Bruno Fugo, Rose F. Granese, and Florence F. Delegava, each a one-sixth (1/6) interest in my real property and to my son John Fugo a one-third (1/3) interest in my real property in fee simple forever and absolutely.

And

4. I give, devise and bequeath to my husband in the event I shall remarry and he should be living at the time of my death, my home situate in Conshohocken, Penna., for and during the term of his natural life, provided, however, my said husband shall not remarry or permit any members of his family to live or reside in my home and that at all times my children shall have the right to reside therein”

AND ALSO BEING the same premises Rodolfo Maltempi by Indenture dated January 20, 1958 and recorded January 21, 1958 at the Office of the Recorder of Deeds, in and for Montgomery County, Pennsylvania in Deed Book 2851 page 530&c., granted and conveyed unto Alfred Fugo, Bruno Fugo, Rose F. Granese, John Fugo and Florence F. Delegave, as tenants in common, in fee.

And the said Florence M. Indelicato a/k/a Faustina M. Indelicato f/k/a Florence F. Delegave departed this life November 18, 1996 leaving a Will dated 10/15/1979 duly proven and probated with the Montgomery County Register of Wills under Case No. 46-97-0388 wherein Letters Testamentary were granted unto Neila Rose Harrison, Joanne C. Castenova and Catherine J. Saylor on January 31, 1997.

AND in said Will “SECOND: I give, devise and bequeath my interest in the premises known as 434 New Elm Street, Conshohocken, Montgomery County, Pennsylvania, to my sister, ROSE GRANESE...absolutely and in fee simple.”

AND the said Bruno Fugo a/k/a Bruno B. Fugo departed this life March 25, 1999 intestate, survived by his spouse Elizabeth Fugo. An Estate for Bruno Fugo a/k/a Bruno B. Fugo was filed with the Montgomery County Register of Wills as Case No. 46-2019-X3382 and Letters of Administration were granted unto Joanne Castenova on 09/20/2019.

AND the said Elizabeth Fugo departed this life 10-26-2006 An Estate was opened for said Elizabeth Fugo with the Montgomery County Register of Wills under Case No. 46-2007-0194 wherein Sandra Corino was granted Letters of Administration.

AND the said Rose F. Granese departed this life March 6, 2003 leaving a Will dated 5/12/1964 duly proven and probated with the Montgomery County Register of Wills under Case No. 46-2004-1675 wherein Letters Testamentary were granted unto Joanne Castenova on May 24, 2004.

And the said Alfred Fugo departed this life May 6, 2003. Intestate, survived by his spouse Elsie Sarah Fugo. An Estate was opened for Alfred John Fugo with the Berks County Register of Wills as Case No. 06-2019-1194 wherein Joanne Castenova was granted Letters of Administration on August 9, 2019.

AND the said Elsie Sarah Fugo departed this life May 5, 2006 and Letters of Administration were granted unto Joanne Castenova under Berks County Case No. 06-2119-1193 on August 9, 2019.

AND the said John R. Fugo a/k/a John Fugo departed this life November 29, 2010 leaving a Will dated 11/20/2006 duly proven and probated with the Montgomery County Register of Wills under Case No. 46-2019-X3383 wherein Joanne Castenova was granted Letters of Administration CTA on September 20, 2019.

And in said will: " I, John R. Fugo, being of sound mind do leave my portion (2/6) of the house and property located at 434 New Elm St. in Conshohocken, PA to Jack and Joanne Castenova."

**Under and Subject** to any and all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

**Together** with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Executors of the aforesaid covenant, promise and agree to and with said Grantee, its heirs and assigns, that they, the said Executors of the aforementioned, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises

hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantors caused these presents to be duly executed the day and year first above written.

SEALED AND DELIVERED  
IN THE PRESENCE OF US:

ESTATE OF FLORENCE M. INDELICATO A/K/A  
FAUSTINA M. INDELICATO F/K/A FLORENCE  
F. DELEGAVE, DECEASED

\_\_\_\_\_

By: Neila Rose Harrison {SEAL}  
Neila Rose Harrison, Co-Executor

\_\_\_\_\_

By: Joanne C. Castenova Co-Executor {SEAL}  
Joanne C. Castenova, Co-Executor

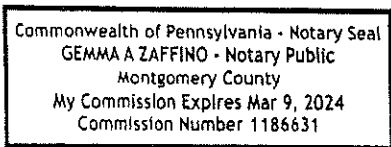
\_\_\_\_\_

By: Catherine J. Saylor {SEAL}  
Catherine J. Saylor, Co-Executor

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 28th day of January, 2021, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Neila Rose Harrison and Catherine J. Saylor, Co-Executors** of **ESTATE OF FLORENCE M. INDELICATO A/K/A FAUSTINA M. INDELICATO F/K/A FLORENCE F. DELEGAVE, DECEASED** known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.




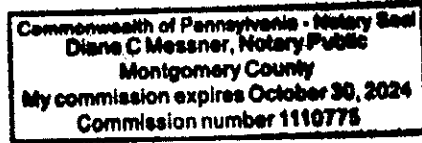
Gemma A Zaffino  
Notary Public  
My commission expires 3-9-2024

Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 29<sup>th</sup> day of January, 2021, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Joanne C. Castenova** Co-Executors of **ESTATE OF FLORENCE M. INDELICATO A/K/A FAUSTINA M. INDELICATO F/K/A FLORENCE F. DELEGAVE, DECEASED** known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My commission expires 10-30-2024



# Deed

UPI # 05-00-02708-00-5

Estate of Florence M. Indelicato a/k/a  
Faustina M. Indelicato f/k/a  
Florence F. Delegave, deceased,  
Estate of Bruno Fugo a/k/a Bruno B. Fugo,  
deceased;  
Estate of Elizabeth Fugo, deceased,  
Estate of Rose F. Granese, deceased,  
Estate of Alfred Fugo, deceased;  
Estate of Elsie Sarah Fugo, deceased;  
Estate of John R. Fugo a/k/a John Fugo  
and  
Joanne Castenova and Jack Castenova,  
specific devisees

TO

LandTrust Properties, Inc

Security Abstract of PA, Inc.  
1592 Summeytown Pike  
Lansdale, PA 19446



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

**BOROUGH COUNCIL**

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Anita Barton, Member  
Stacy Ellam, Member  
Kathleen Kingsley, Member  
Adrian Serna, Member  
Karen Tutino, Member

---

Yaniv Aronson, Mayor

---

Stephanie Cecco, Borough Manager

---

Date: June 13, 2022  
To: Stephanie Cecco, Brittany Rogers  
From: Eric P. Johnson, PE, Zoning Officer  
Re: 434 W. Elm Street - Zoning Determination

---

**History of the Site:**

434 W. Elm Street is a 2,775 square-foot lot located in the BR-2 – Borough Residential 2 zoning district, developed with a single-family detached residential dwelling, driveway accessed from W. Elm Street, and related site improvements. The property is immediately adjacent to the 400 W. Elm Street residential development that is currently under construction.

**Current Request:**

The petitioner is seeking a variance for a period of 1 year from Section 27-1102 of the Conshohocken Zoning Ordinance to permit for the use of the subject property as a marketing office for the 400 W. Elm Street development. The applicant states that the office will be staffed by two employees, and parking for employees and guests would be provided on the 400 W. Elm Street property. At the end of one year, the applicant indicates the property would revert to a single-family use.

**Zoning Determination:**

Per §27-1102, permitted uses in the BR-2 zoning district include single-family residential dwelling, two-family residential dwelling, and accessory uses. The applicant is proposing to use the property for a commercial use to house the sales office for the 400 W. Elm Street development currently under construction, requiring a use variance.



# BOROUGH OF CONSHOHOCKEN

*Office of the Borough Manager*

*Zoning Administration*

## BOROUGH COUNCIL

Colleen Leonard, President  
Tina Sokolowski, Vice-President  
Anita Barton, Member  
Stacy Ellam, Member  
Kathleen Kingsley, Member  
Adrian Serina, Member  
Karen Tutino, Member

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Yaniv Aronson, Mayor

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Stephanie Cecco, Borough Manager

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## ZONING NOTICE JUNE 21<sup>st</sup>, 2022, ZONING HEARING BOARD MEETING

### ZONING HEARING Z-2022-12

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on June 21<sup>st</sup>, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: 400 West Elm Owner, LLC c/o Bob Dwyer

PREMISES INVOLVED: 434 W. Elm St.  
Conshohocken, PA 19428  
Borough Residential 2

OWNER OF RECORD: LandTrust Properties, Inc. c/o Bob Dwyer  
721 Old State Rd.  
Berwyn, PA 19312

The petitioner is seeking a variance for a period of 1 year from Section 27-1102 of the Conshohocken Zoning Ordinance to permit for the use of the subject property as a marketing office for the 400 W. Elm Street development.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov) as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at [zoning@conshohockenpa.gov](mailto:zoning@conshohockenpa.gov).

Thank you,  
Zoning Hearing Board