

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, January 16, 2019

PUBLIC MEETING

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

ALSO PRESENT: Stephanie Cecco, Borough Manager
Michael E. Peters, Borough Solicitor

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Ms. Colleen Leonard, Council President, called the meeting to order at 6:58 PM.

PRAYER FOR COUNCIL

Ms. Flanagan read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

There were no Council President announcements.

PRESENTATIONS

a.) Public Hearing on 144 West Ninth Avenue Conditional Use Application: MTB Development LLC, Tom Jones, Applicant

George Ozorowski, the applicant's attorney, shared that the applicant proposes to demolish the existing single-family dwelling and construct two (2) single-family detached dwellings on the property. He explained that because the house is more than fifty years old, conditional use approval is required for demolition.

Mr. Ozorowski and Mr. Peters marked several exhibits as Borough exhibits to the public hearing.

Mr. Ozorowski called his first witness, Jay Rosen of SE2 Engineering, who completed a structural evaluation of the property located at 144 West 9th Avenue. Mr. Rosen testified to his professional background and qualifications as a Structural Engineer. He summarized the structural condition of the existing dwelling, which included bowing of structural walls, cracked windows and plaster walls, water damage to the basement and all windows, leaking roof and outdated utilities. Mr. Rosen concluded that the subject property is in significant decay and requires extensive and expensive rehabilitation, which render the property functionally obsolete. He recommended that the existing structure be demolished.

Ms. Sokolowski commented about the importance of maintaining the historic character of residential dwellings within the Borough. Mr. Rosen confirmed that there is no architectural significance to the dwelling.

Mr. Ozorowski called his next witness, Paul Hughes, Kimley-Horn & Associates. Mr. Hughes testified to his professional background and qualifications as a Civil Engineer. Mr. Hughes described the present use of the property. He provided an overview of the proposed plan to subdivide the property into two (2) lots and construct a dwelling on each lot. He discussed the proposed dimensions and improvements to the lot, such as a wooden deck at the rear and a two (2) car garage. Mr. Hughes confirmed that in addition to the conditional use approval, the applicant would need zoning relief for lot width and maximum garage size.

Ms. Flanagan inquired about the yard setbacks. Mr. Hughes provided the side yard setbacks and front yard setbacks for the proposed plan, which comply with the Borough's Zoning Ordinance.

Ms. Sokolowski inquired about the increase in impervious coverage and stressed the importance of effectively handling and improving the quality of stormwater runoff. Mr. Hughes replied that the applicant would adhere to the stormwater management requirement during the land development approval process.

Ms. Leonard asked if the applicant considered constructing only one (1) single-family dwelling. The applicant, Tom Jones, responded that constructing one (1) residential dwelling is not economically feasible.

Mr. Peters called for public comment. There was no public comment.

Mr. Stokley made a motion to grant conditional use approval for 144 West Ninth Avenue conditioned on the representations made at the hearing, seconded by Mr. Griffin. The motion carried 6-0. (Barton absent)

Ms. Flanagan made a motion to approve sending a letter of recommendation to the Zoning Hearing Board for 144 West Ninth Avenue, seconded by Mr. Stokley. The motion carried 6-0. (Barton absent)

b.) Hearing regarding a waiver of off-street parking for 515 Fayette Street, XTRA 101

Chris Stetler, Borough Zoning Officer, explained that XTRA 101, a clothing and accessories boutique, has occupied the rental space left by OBVI Boutique at 515 Fayette Street. She explained that the change of ownership requires a new approval of a waiver of off-street parking.

Barbara Asman, owner of XTRA 101, provided an overview of the business, which included hours of operations, customer base and private parking for employees. Ms. Asman mentioned that she and her neighboring business owners are implementing a referral program as a creative parking solution.

Ms. Sokolowski made a motion to approve a waiver of off-street parking for 515 Fayette Street, XTRA 101, seconded by Mr. Griffin. The motion carried 6-0. (Barton absent)

c.) Conduct an interview for the Vacancy Board

Ms. Cecco introduced Matthew Breidenstein who was present to interview for the Vacancy Board. Ms. Leonard asked why he would like to serve on the Vacancy Board. He stated that he is interested in public policy and that he would bring the same enthusiasm and passion to the position as he does to his role as chair of the EAC. He also discussed the strong working relationships he has with administration and Borough elected officials.

Mr. Griffin made a motion to appoint Matthew Breidenstein to the Vacancy Board, seconded by Ms. Leonard. The motion carried 6-0. (Barton absent)

CONSENT AGENDA

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

- a.) Approve and adopt the December 5 and December 19 Meeting Minutes
- b.) Accept the December-ending Treasurer's Report and Accounts Payable in the amount of \$575,746.95

Ms. Sokolowski made a motion to approve consent agenda items a.) and b.), seconded by Ms. Flanagan. The motion carried 6-0. (Barton absent)

NEW BUSINESS

a.) Consider appointing the Borough Manager as Chief Administrative Officer for Borough Pension Plan

Ms. Cecco explained that the Chief Administrative Officer of the Borough's pension plans must be changed from the previous Borough Manager to the current Borough Manager.

Mr. Stokley made a motion to appoint Stephanie Cecco as Chief Administrative Officer for Borough Pension Plan, seconded by Ms. Leonard. The motion carried 6-0. (Barton absent)

b.) Consider authorizing the tuition reimbursement for Officer Eric Hall

Ms. Cecco stated that education reimbursement is an approved expense per the Collective Bargaining Agreement.

Ms. Sokolowski made a motion to approve the tuition reimbursement for Officer Eric Hall, seconded by Ms. Leonard. The motion carried 6-0. (Barton absent)

c.) Consider 3 Colwell Lane Financial Security Release in the amount of \$98,011.50

Ms. Cecco shared that the Borough received a request for a partial release of escrow for the land development project located at 3 Colwell Lane. She explained that the Borough Engineer inspected the completed site improvements and prepared a recommended escrow release for approval by Council.

Ms. Sokolowski made a motion to authorize release of 3 Colwell Land financial security escrow in the amount of \$98,011.50, seconded by Ms. Leonard. The motion carried 6-0. (Barton absent)

d.) Consider SORA West Demolition Escrow Release in the amount of \$436,205.00

Ms. Cecco shared that Keystone Property Group has requested a release of the demolition escrow for the SORA West project. She explained that the Borough Engineer inspected the completed site improvements and recommends partial reductions in amounts escrowed for the demolition of the parking garage and West 1st Avenue office building and utility items. Ms. Cecco stated that all other demolition related work would be included in the revised financial security escrow for the site.

Ms. Sokolowski made a motion to authorize the release of SORA West demolition escrow in the amount of \$436,205.00, seconded by Mr. Griffin. Mr. Stokley recused himself. The motion carried 5-0. (Barton absent)

e.) Consider approving the 2019 Annual Arts Festival and Car Show

Mayor Aronson shared that the 2019 Arts Festival and Car Show would be held on Saturday, June 1, 2019. He provided a map of the event, which showed the car show located on Fayette Street between 9th and 5th Avenue, and the arts vendors on E 5th between Fayette and Hallowell. He added that all proceeds would benefit the Conshohocken Art League and Destination Conshohocken.

Ms. Flanagan made a motion to approve the 2019 Annual Arts Festival and Car Show, seconded by Mr. Griffin. The motion carried 6-0. (Barton absent)

f.) Discuss Second Avenue Infrastructure

Ms. Cecco reported that vehicles are bottoming out when traveling down West Second Avenue towards Fayette Street. Karen MacNair, Borough Engineer, stated that the degree of the slope is not suitable for vehicular travel and suggested the creation of one-way traffic uphill from Fayette. Council discussed potential alternative uses for the area, which included parking and open space.

UNFINISHED BUSINESS

There was no unfinished business.

PUBLIC COMMENT

Tina Friend, 144 West 8th Avenue, was present to discuss the experimental 15-minute parking regulations at the intersection of Hallowell Street and East 8th Avenue. She inquired about the timeframe of the experimental order and

reported that more than the authorized two (2) spaces were added at the intersection. Ms. Cecco responded that the parking regulations are temporary and that Borough staff would evaluate the site and make changes as needed to reflect the resolution. Ms. Friend argued that the commercial property should only be granted a parking space on Hallowell Street because West 8th Ave is part of the residential parking permit program. Chief Metz explained the establishment of the parking permit program and provided an overview of parking enforcement on the 100 block of West 8th Ave. He offered to meet with Ms. Friend and parking enforcement officers to discuss her concerns about lack of enforcement on her block. Ms. Friend agreed.

Mayor Aronson shared that the Conshohocken Police Department with Einstein Medical will be hosting a CPR Class at the Conshohocken Brewing Company on March 23, 2019.

Mr. Stokley recognized the accomplishments of Conshohocken Elementary and shared the Recreation Services postcard mailer.

Ms. Leonard thanked Chief Metz for inviting Council to the No-Shave November and December event.

Ms. Flanagan provided an update on the fundraising and marketing campaign for the Mary Wood Park Centennial project.

Ms. Tutino encouraged residents to apply to the Borough's recently established Parking Task Force.

ADJOURNMENT

The meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary