

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, May 1, 2019

PUBLIC MEETING

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

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

**PUBLIC HEARING ON HOME APPLICATION**

Ms. Stetler shared that DCED has announced the availability of HOME Program funds with an application deadline of June 5, 2019. She explained that in order to apply for funding, a public hearing must be held to discuss the need for funding and program activities. She stated that the Borough would request \$350,000, which would allow the Rehab Program to complete 7 to 10 properties. Ms. Barton inquired about the number of rehabilitation projects are done per year. Ms. Stetler replied that the number of homes completed depends on the funds available. She briefly discussed the program guidelines and eligibility requirements.

**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. Leonard, Council President, called the meeting to order at 7:03 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Leonard announced that an Executive Session was held immediately prior to the meeting regarding legal matters.

**PRESENTATIONS**

**a.) Sexual Harassment Awareness Presentation, Erin Melbourne, Victim Services Center of Montgomery County**

Ms. Leonard invited Erin Melbourne of Victim Services Center of Montgomery County to the podium. Ms. Melbourne briefly shared sexual assault statistics for Conshohocken and reviewed services offered by the Victim Services Center. She discussed the Start by Believing Campaign, which is a public awareness campaign focused on the public response to sexual assault. Borough elected officials signed a pledge in support of the campaign.

**COUNCIL BUSINESS**

**a.) Conduct an interview for the position of Zoning Hearing Board Alternate**

Ms. Leonard introduced Donald Morrison, 303 East 6<sup>th</sup> Avenue, who was present to interview for the position of Zoning Hearing Board Alternate. Ms. Leonard asked why he would like to serve on the Zoning Hearing Board. Mr. Morrison explained that he would like to get involved with planning, land use regulation and community development within the Borough. He added that he would like to focus on community outreach in order to raise awareness about proposed zoning applications. Ms. Flanagan asked about his involvement in Borough organizations. Mr. Morrison shared that he has been involved with Conshohocken Little League, Fight Rugby, the Donofrio Tournament and the Soapbox Derby.

**b.) High Street Conshohocken I, LLC Zoning Hearing Board Application**

The applicant's attorney, Alyson Zarro, introduced the application. She shared that the applicant is proposing to construct a multi-family residential building on a site located along the Schuylkill River on the west side of the Matsonford Bridge. She confirmed that the proposed multi-family residential use is permitted by conditional use approval within the SP-3 Specially Planned District. She explained that the project would also require several dimensional variances and relief to permit development in the floodplain.

Chris Sencindiver, applicant, provided an overview of the proposed site and shared architectural building and landscape design concepts. He discussed public access to the Schuylkill River, public and private amenity areas and parking.

Bill Reardon of Bohler Engineering, reviewed each variance being requested, which included parking encroachment on the property line, length of building, number of parking spaces in a surface parking lot, location of multiple access points, flood proofing and development in the floodplain, and the installation of sidewalks in a buffer area of the surface parking lot.

Ms. Flanagan inquired about the number of stories. Mr. Reardon replied that there would be one (1) level of parking and four (4) levels of residential units.

Mr. Stokley asked about the number of parking spaces. Mr. Reardon confirmed that number of parking spaces meets the Ordinance requirement of 1.2 spaces per dwelling unit.

**Ms. Tutino made a motion to take no position on the application for High Street Conshohocken I, LLC. There was not a second.**

**Mr. Stokley made a motion to approve sending a letter of recommendation to the Zoning Hearing Board for High Street Conshohocken I, LLC, seconded by Mr. Griffin. Ms. Tutino voted to oppose. The motion carried 5-1. (Sokolowski absent)**

**c.) 161 Washington Street Zoning Hearing Board Application**

Chris Stetler, Borough Zoning Officer, introduced the item. She shared that the owner of the property is requesting a variance to permit the banner signs already placed on the garage site. Ross Weiss, the applicant's attorney explained that the building was recently purchased and is being re-branded. He argued that signage is necessary to properly market the building.

**Mr. Stokley made a motion to approve sending a letter of recommendation to the Zoning Hearing Board for 161 Washington Street, seconded by Ms. Barton. The motion carried 6-0. (Sokolowski absent)**

**MANAGER MATTERS**

**a.) Consider approving revisions of the Housing Rehabilitation Program guidelines**

Ms. Stetler shared that the program guidelines for the Housing Rehabilitation Program have been revised to eliminate the priorities established for the use of HOME funds. She stated that Council approval is required for all program guideline changes.

**Ms. Barton made a motion to approve revisions of the Housing Rehabilitation guidelines, seconded by Ms. Flanagan. The motion carried 6-0. (Sokolowski absent)**

**b.) Consider approving a block party request for the 200 block of West Third Avenue**

Ms. Cecco shared that the residents of the 200 block of West Third Avenue are requesting to host a block party on West Third Avenue between Wood and Maple Street. Ms. Cecco shared event details and street closures.

**Ms. Tutino made a motion to approve a block party request for the 200 block of West Third Avenue, seconded by Mr. Stokley. The motion carried 6-0. (Sokolowski absent)**

**c.) Consider approving Resolution 2019-07 establishing temporary traffic restrictions on West Second Avenue**

Mr. Peters shared that Borough Council passed a resolution that temporarily limited traffic on West Second Avenue to one-way traffic in the westerly direction (Fayette Avenue towards Forrest Street) and restrict traffic in the easterly direction (Forrest Street towards Fayette Street). Since construction continues in this area, Mr. Peters asked Council to consider approving a resolution to extend the traffic restrictions for an additional 90 days.

**Ms. Leonard made a motion to approve Resolution 2019-07 establishing temporary one-way traffic restrictions on West First Avenue and Robinson Alley, seconded by Ms. Barton. The motion carried 6-0. (Sokolowski absent)**

**d.) Consider approving the First Amendment to the Memorandum of Understanding with the Redevelopment Authority of Montgomery County**

Mr. Peters stated that the Borough entered into a Memorandum of Understanding (MOU) with the Redevelopment Authority of Montgomery County (RDA) in 2018, which established a process for the distribution of funds from the sale of the historic firehouse and adjacent parcels. He reviewed the proposed amendments to the MOU, which included additional disbursements to the RDA, reimbursement to the purchaser and limits of liability.

**Ms. Flanagan made a motion to approve the First Amendment to the Memorandum of Understanding with the Redevelopment Authority of Montgomery County, seconded by Mr. Griffin. The motion carried 6-0. (Sokolowski absent)**

**e.) Consider approving the release of 444 West 6<sup>th</sup> Avenue financial security escrow in the amount of \$5,953.22 minus final legal, engineering and administrative fees**

Ms. Cecco shared that the Borough Engineer performed a review of Borough files and final as-built plans and performed a site inspection of the public improvements.

**Ms. Barton made a motion to authorize the release of 444 West 6<sup>th</sup> Avenue financial security in the amount of \$5,953.22 minus final legal, engineering and administrative fees, seconded by Ms. Leonard. The motion carried 6-0. (Sokolowski absent)**

**f.) Discuss proposed revisions to park and playground rules**

Ms. Cecco asked Council to consider amending Chapter 16 of the Borough Ordinance, Parks and Recreation, to incorporate current park rules and proposed additions to park rules. She discussed having such rules and regulations be established from time to time by resolution. She reviewed current park rules and shared proposed rules from Administration.

Ms. Cecco also asked Council to consider implementing a 100% tobacco free resolution in public areas where children play which would allow the Borough to become a designated "Young Lungs at Play" municipality. She explained that the resolution would state that all forms of tobacco use and electronic smoking devices are prohibited and would include an enforcement plan and a communications plan to inform the public.

**g.) Discuss current towing contract**

Ms. Cecco briefly reviewed the Borough's current contract for towing services, which has not been updated since its execution in 2006. She recommended that Council consider authorizing Borough Police and Administration to evaluate the current contracts in place and generate a Request for Proposal (RFP) for towing services for the Borough of Conshohocken.

**Ms. Leonard made a motion to authorize the drafting and advertisement of a Request for Proposal for towing services, seconded by Ms. Barton. The motion carried 6-0. (Sokolowski absent)**

Ms. Cecco added two items to the agenda.

Ms. Cecco asked Council to consider authorizing the advertisement for a public hearing on the Seven Tower Bridge Amendment Project Plan for the Tax Increment Financing District (TIF). **Mr. Griffin made a motion to authorize advertisement for a public hearing on the Seven Tower Bridge Amendment Project Plan for the Tax Increment Financing District (TIF), seconded by Ms. Leonard. The motion carried 6-0. (Sokolowski absent)**

Ms. Cecco also asked Council to consider authorizing the Borough Manager to send a letter of request to the Redevelopment Authority of Montgomery County for the use of funds for purchase of emergency vehicles and infrastructure projects that was acquired through the sale of the land for the SORA West project. **Ms. Barton made a motion to authorize the Borough Manager to send a letter of request to the Redevelopment Authority of Montgomery County for the use of funds for purchase of emergency vehicles and infrastructure projects that were acquired through the sale of the land for the SORA West project, seconded by Ms. Flanagan. Mr. Stokley recused himself. The motion carried 5-0. (Sokolowski absent)**

**DEPARTMENT MATTERS**

There were no department matters.

**LEGAL MATTERS**

There were no legal matters.

**COUNCIL MEMBER AND MAYOR MATTERS**

There were no Council Member and Mayor matters.

**PUBLIC COMMENT**

Mayor Aronson announced that the Dog Park Advisory Committee is hosting an event to celebrate the re-opening of the Riverside Dog Park on May 11, 2019. He shared that the following school board committees would be meeting at Conshohocken Elementary on May 13, 2019: the Curriculum Committee, the Community Relations and Student Life/Safety and Wellness Committee and the Policy Committee.

Mr. Stokley shared that the first meeting of the Parking Task Force was held. He mentioned that the meeting was well attended and that members discussed commercial and residential parking issues.

Ms. Barton shared that the Borough of Conshohocken Authority is in the process of evaluating its payment process for customers.

Ms. Flanagan announced that the Special Olympics of Montgomery County received a \$100,000 donation from NRG. She also mentioned that the Conshohocken Restaurant Rally, which benefits the Special Olympics, is scheduled for May 19, 2019.

Ms. Tutino provided an update on the Parking Task Force. She shared that members are working to identify commercial and residential parking issues and that the Borough Traffic Engineer is developing a parking inventory report.

Superintendent Metz reported an increase in theft from unlocked cars and reminded everyone to lock their cars.

**ADJOURNMENT**

The meeting was adjourned at 7:59 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary