

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, September 20, 2017

PUBLIC MEETING

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

ALSO PRESENT: Stephanie Cecco, Interim Borough Manager  
Michael J. Savona, Borough Solicitor

**CALL TO ORDER**

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Mr. James Griffin, Council President, called the meeting to order at 7:04 PM.

**PRAYER FOR COUNCIL**

Ms. Jane Flanagan read a Prayer for Council.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Mr. Griffin announced that Council had held an Executive Session prior to the meeting and requested that Mr. Savona conduct the public hearing.

**PRESENTATIONS**

**a.) Public Hearing on 120 W. Eleventh Avenue, Burt Property Holdings LLC, Conditional Use Application**

Mr. Savona shared that this is a continued hearing on the application of Burt Property Holdings LLC for conditional use for the property located at 120 W 11<sup>th</sup> Avenue. The applicant is seeking conditional use approval to demolish a property that is more than 50 (fifty) years old in order to construct two (2) single family detached dwellings. Mr. Savona added that the hearing was originally convened before Council on September 6, 2017. Mr. Savona elaborated that at that time Council requested supplemental information regarding the current condition of the property. Mr. Savona introduced the applicant's attorney, Mr. Gerald Rath. Mr. Rath distributed an engineering report from Robert Rosen of SE2 LLC. Mr. Rath explained that his client was present to testify to those findings. Mr. Burt testified that that report identified substantial structural deficiencies and concluded that there is no cost effective way to repair the house and recommended the house be demolished and rebuilt. Mr. Griffin shared that he visited the site and confirmed the findings in the report. Ms. Flanagan inquired about an easement for use of the alley located behind the property. Ms. Flanagan added that an easement agreement would limit the amount of cut outs and allow for parking behind the property, which would preserve parking in the street. Mr. Savona proposed putting a single, shared driveway to the rear alley between the two houses. Council discussed a concern with regard to impervious coverage.

**Ms. Flanagan made a motion to approve the application for conditional use subject to the applicant investigating the feasibility of the use of a shared driveway between the two (2) proposed single-family residences, seconded by Ms. Tutino. Motion carried 7-0.**

**b.) Mary H. Wood Park Eagle Scout Presentation, Brendan Flanagan**

Ms. Cecco asked Ms. Flanagan to introduced the next presentation. Ms. Flanagan introduced her nephew, Brendan Flanagan, who was seeking Council's approval to create historical exhibits to be displayed in the lobby of Borough Hall.

Mr. Flanagan explained that he is working with Joe Collins, President of the Historical Society, as part of his Eagle Scout project. Mr. Flanagan shared that the goal of his project is to create two exhibits, which would display artifacts and memorabilia of Lee's Tires and Alan Wood Steel. Mr. Flanagan added that he hopes to have the display cases completed by the end of the year.

**Ms. Tutino made a motion to authorize the display of historical exhibits in the lobby of Borough Hall, seconded by Ms. Barton. Motion carried 7-0.**

**c.) Fire Police Swearing in Ceremony, Brian Rath**

Ms. Cecco invited Brian Rath to the podium where Mayor Frost swore him in as a member of Fire Police.

**d.) Interviews for Boards and Commissions**

Ms. Cecco introduced Mr. Jack Coll who was present to interview for the Civil Service Commission. Ms. Tutino asked Mr. Coll to share his personal and professional background and why he was interested in the position. Mr. Coll explained that he served on the Borough Council for four (4) years and the Montgomery County Youth Aid Program. While on Borough Council, Mr. Coll worked closely with the Police Department regarding public safety. Mr. Coll also shared that he would request meeting minutes from the past six (6) months in order to understand how he can best contribute to the committee.

Ms. Cecco introduced Ms. Stacy Ellam who was present to interview for the Planning Commission and the Human Relations Committee. Ms. Ellam shared that she was willing to serve on both leadership groups and why each committee was of interest to her. Ms. Flanagan asked Ms. Ellam to share her personal and professional background. Ms. Ellam explained that she grew up in the Borough, worked as a schoolteacher and has spent the past five years raising her daughter. Ms. Ellam also shared that as a member of the Civil Service committee, she would like to implement a diversity fair or diversity panel and bring the Aid's Quilt to Conshohocken.

**CONSENT AGENDA**

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

- a.) **Approve and adopt the July 26 Special Council Meeting and August 16 Meeting Minutes**
- b.) **Accept the August-ending Treasurer's Report and Accounts Payable in the amount of \$844,263.31**
- c.) **Approve the auction of an International Trash Truck through Municibid**
- d.) **Approve Resolution 2017-18, Approving certain supplemental appropriations to the FY17 annual budget**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**a.) Consider 331 W. 7<sup>th</sup> Avenue Revised Zoning Hearing Board Application**

Ms. Cecco invited Ms. Stetler to the podium to introduce the matter. Ms. Stetler explained that Council considered a proposed development for the property at 331 W. 7<sup>th</sup> Ave at a previous Council meeting. Ms. Stetler shared that the original proposal was to construct two (2) sets of two (2) semi-detached dwellings, facing properties instead of West 7<sup>th</sup> Ave. Council had concerns with this proposal. Ms. Stetler explained that the applicant, Mr. Brasso, revised the site plan to include a total of three homes: a single family detached house and one (1) set of two (2) semi-detached. After some questions and discussion, several Council Members voiced support of the revised site plan and thanked Mr. Brasso for addressing their concerns and making the recommended changes.

**Ms. Leonard made a motion to send a letter of support of the application to the Zoning Hearing Board, seconded by Mr. Stokley. The motion carried 7-0.**

**b.) Consider approving Resolution 2017-19, Authorizing the Adoption of the Borough Emergency Operations Plan**

Ms. Cecco invited Mr. Robert Zinni, Borough Fire Marshall, to the podium. Mr. Zinni explained that the updates to the Borough's Emergency Operations Plan had been completed. Mr. Zinni mentioned that the plans were included in Borough's Blazemark software, which allows Emergency Services to access information more efficiently. Mr. Zinni explained that the Basic Plan would be available to the public on the Borough website as the plan does fall under the PA Right to Know Act. Ms. Sokolowski inquired about tabletop drills for members of Council and Borough Administration to prepare for emergency situations.

**Mr. Stokley made a motion to approve Resolution 2017-19, authorizing the adoption of the Borough Emergency Operations Plan, seconded by Ms. Leonard. Motion carried 7-0.**

**c.) Consider awarding the bid for the sale of Leeland Mansion**

Mr. Savona shared that per authorization from Council, the Borough advertised and solicited public bids for the sale of Leeland Mansion. Mr. Savona explained that the Borough received one (1) bid from HOW Real Estate Investment, LLC at the bid price of \$1,210,500.00. Mr. Savona added that the bid package was submitted with all the required elements. Mr. Savona explained that by voting to award the bid to How Properties, Council would be authorizing Borough Administration to sign the Agreement of Sale. Mr. Savona explained that Leeland Mansion would be sold with a façade easement, which protects the exterior of the building. Mr. Savona added that the preservation of the former Police building would not included in the easement.

**Ms. Barton made a motion to award the bid for the sale of Leeland Mansion to HOW Real Estate Investments, LLC, seconded by Ms. Flanagan. Motion carried 7-0.**

**d.) Consider approving Resolution 2017-20, Authorizing the Sale of Leeland Mansion**

Mr. Savona explained that the approval of Resolution 2017-20 would authorize Borough Administration to execute the documents necessary to effect the close on the property with HOW Real Estate Investments, LLC. Mr. Savona added that settlement would take place before the end of November, which is sixty (60) days from September 20<sup>th</sup> when Council authorized signatures.

**Ms. Sokolowski made a motion to approve Resolution 2017-20, authorizing the sale of Leeland Mansion, seconded by Ms. Barton. Motion carried 7-0.**

**e.) Consider approving Business Terms for the AFSCME collective bargaining unit for years 2018-2020**

**Ms. Tutino made a motion to approve the business terms for the AFSCME collective bargaining unit for years 2018-2020, seconded by Ms. Leonard. Motion carried 7-0.**

**f.) Consider approving the Borough MMO to the pension plans for Police, Fire, and the Non-Uniform.**

**Ms. Flanagan made a motion to approve the Borough MMO to the pension plans for the Police, Fire and Non-Uniform, seconded by Ms. Leonard. Motion carried 7-0.**

**g.) Consider planting a Christmas tree in Mary Wood Park**

Ms. Cecco explained that Mr. Sokolowski, Director of Public Services, would the necessary steps to plant a Christmas tree in Mary Wood Park, should Council decide to move forward.

**Ms. Flanagan made a motion to plant a Christmas tree in Mary Wood Park, seconded by Ms. Leonard. Motion carried 7-0.**

**h.) Discuss Funfest Event**

Ms. Kosmin, Communications Manager, provided an overview of the planned activities and schedule for Funfest.

**PUBLIC COMMENT**

Mr. Joe Ferrigno of 412 Old Elm Street and Mr. James Latta of 218 E. 7<sup>th</sup> Avenue shared a concern with regard to the Borough's insurance provider.

Mayor Frost announced that the Historic St John AME Church is hosting an Appreciation Day luncheon and encouraged all Borough employees to attend.

Ms. Leonard thanked the Public Services Department for their continued work on the A-Field.

Mr. Stokley asked Council to consider amending out of date ordinances. Ms. Sokolowski added that ordinances would be reviewed as part of the Comprehensive Plan Task Force.

Ms. Flanagan shared that she received some positive feedback regarding Borough Parks from the Conshy Mom's Group and St. Matthew's Church.

Ms. Tutino announced that the Dog Park Advisory Committee held their first meeting.

Ms. Sokolowski shared that she is working to strengthen the Borough's partnership with the Conshohocken Rowing Center. Ms. Sokolowski announced that the CRC has purchased adaptive rowing equipment and will be offering adaptive rowing lessons in the fall. Ms. Sokolowski also encouraged all residents to complete the online Citizen Survey.

Mr. Griffin shared that the flagpole at Borough Hall has been installed. Mr. Griffin mentioned that the Navy/Chestnut Hill College football game at the A-Field was very well attended. Mr. Griffin also encouraged residents to attend events held at the A-Field.

#### **ADJOURNMENT**

The meeting was adjourned at 8:45 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Interim Borough Secretary