

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, October 5, 2016

PUBLIC MEETING

PRESENT:

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

ALSO PRESENT:

Richard J. Manfredi, Borough Manager  
Michael J. Savona, Borough Solicitor

CALL TO ORDER

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

COUNCIL PRESIDENT ANNOUNCEMENTS

Mr. Manfredi announced on behalf of Mr. Griffin that Council held an Executive Session on a pending matter of litigation prior to the meeting.

PRESENTATIONS

**a.) LED Lighting Conversion Update: Harvey Buek, Superintendent**

Mr. Manfredi introduced Mr. Buek to provide an update on the project. Mr. Buek explained that the Borough's streetlights are being replaced with smart LED lighting. He then introduced Mr. Paul Premo, a Technical Support Manager for Telensa Inc., who is assisting with the conversion. Mr. Premo shared an overview of the technology that the Borough will use to control the smart LED lighting. Following the presentation, Mr. Manfredi commented that the plan moving forward is to train key staff on the smart LED technology so that the system is fully operational. He and Council thanked Mr. Buek for doing a great job with this project.

Before moving on to the next item, Mr. Stokley asked questions regarding a zoning matter related to signage that Ms. Chris Stetler, Community Development and Zoning Officer, answered.

COUNCIL BUSINESS

UNFINISHED BUSINESS

- a.) Approve the agenda item for a vote due to time being of the essence and adopt Resolution 2016-13 to amend the approved land development plan for West First Avenue & Wood Street.**

Mr. Manfredi introduced the matter and invited Mr. Savona to elaborate. Mr. Savona shared that Mr. Jason Catania's project was approved to construct two houses on Wood Street and that the original land development plan had no exterior detached garages. The residents that will purchase the property have since requested garages and Mr. Catania recently appeared before the Zoning Hearing Board to obtain additional zoning relief to add them; he is now requesting Council's approval for an amendment to his final plans to accommodate the change. Mr. Savona explained that the resolution for consideration that evening would approve the amendment subject to Mr. Catania continuing to follow all conditions of the original approval.

**Ms. Barton made a motion to adopt Resolution 2016-13 to amend the approved land development plan for West First Avenue & Wood Street and approve the agenda item for a vote due to time being of the essence, seconded by Mr. Stokley. The motion carried 7-0.**

Following this item, Mr. Stokley inquired about the Borough's plans for allowing larger garages because several residents have recently spoken to him about the topic. In response, Mr. Savona replied that ordinance changes such as this would be addressed as part of the Comprehensive Plan and Zoning Ordinance updating process.

**b.) Review & Discussion on Capital Projects from Council Goals and Objectives.**

Mr. Manfredi introduced the agenda matter by sharing that, as part of the budget process, Council set planning for the parks, specifically Haines and Salvati and Sutcliffe Park, and installing a track around the A-Field as top priorities; Mr. Sokolowski, Director of Public Services, and Mr. Hughes, Director of Engineering, Licenses & Inspections, would present information on these projects that evening. He then invited Mr. Sokolowski to elaborate.

Mr. Sokolowski shared images and a detailed description of the new play equipment and locations proposed for its installation at Sutcliffe Park. He explained that updating the play surface itself is huge aspect of this project and shared that modern parks now install a poured-in-place surface product instead of wood chips; he offered several reasons why a poured-in-place surface is preferred. Mr. Sokolowski then explained that he estimated the area of the park to be 5,900 square feet and that the quoted cost is \$11.50 per square foot for the poured-in-place surface product making the price to install the surface alone approximately \$67,850.00. He also shared that utilizing the product in additional parks, would reduce the cost per square foot significantly. Council and the Mayor then asked questions about the product and Mr. Manfredi commented that he had asked Mr. Sokolowski to quantify the maintenance and labor time needed to clean and replace a wood chip surface over time to illustrate the potential savings in these areas for the Borough.

Following Mr. Sokolowski's presentation, Mr. Manfredi invited Mr. Hughes to discuss the A-Field track installation. Mr. Hughes shared that the track would be a quarter mile in length by six-feet wide and it would be available for recreational use. He proposed to use the same poured-in-place product that Mr. Sokolowski discussed for the track. The total cost to install the surface is estimated at \$211,581 and, if the Council is inclined to move the project forward this year, it could be ready in summer of 2017.

Mr. Manfredi then requested that Mr. Hughes share details of the proposed Sutcliffe Park path widening project. Mr. Hughes shared that he had budgeted \$165,250.00 to reconstruct all paved surfaces within the park; there is approximately one mile of paved surfacing that the project would increase to a minimum of eight feet and it would also provide new connections as needed. Ms. Barton inquired if the pricing included demolishing the existing surface and Mr. Hughes explained that the existing surface would be used as a sub-base. Mr. Hughes also shared a potential project schedule.

Following Mr. Hughes explanation of the Sutcliffe Park path widening project, Mr. Manfredi reminded Council that they would continue to discuss capital projects at the next meeting and asked if they were inclined to allow Mr. Manfredi and staff to continue to refine costs for the poured-in-place surface; Council unanimously gave their consent to do so. Mr. Manfredi also asked if Council is inclined to make the full A-Field track poured-in-place and, in response, Ms. Leonard asked if Mr. Sokolowski could provide additional details about the poured-in-place products and whether it provides appropriate cushioning for walking and running; Mr. Sokolowski explained that there are two types of poured-in-place and that he could provide the information on both.

Before the conclusion of the capital project discussion, Ms. Sokolowski asked questions on how impact fees from developers support the Borough's costs. Mr. Manfredi shared information on known and potential fees that the Borough would receive. For clarification, Mr. Savona also explained the difference between development fees and general impact fees such as those that Mr. Manfredi was referring to. Ms. Sokolowski also stated that it should be a priority to identify all potential grants that could be made available to the Borough in light of the projects that are proposed or planned for completion in the near future. Mr. Manfredi commented that he has been working with Mr. Hughes on that task to be sure that the Borough is seeking out all opportunities.

### **MANAGER MATTERS**

Mr. Manfredi shared the items that would be on the consent agenda in two weeks before sharing that Ms. Sokolowski made a request for additional change in speed limit signage on Fayette Street as people travel from Whitemarsh into Conshohocken and it requires action by PennDOT and Council; if Council has no objection, Mr. Manfredi will prepare a letter to make the request and, if formal action is necessary, it would be included on the next agenda.

Mr. Manfredi also shared that Mr. Sokolowski has made a recommendation for a possible change order to upgrade the type of paint that is used on an emergency exit stairwell near the Police Department. Mr. Sokolowski further explained that this paint would not require re-application and could have a three-five year lifespan. Mr. Manfredi explained that the change order would result in an additional \$920.00. Council asked additional questions about how much usage the exit gets, why the painting was necessary, and whether or not galvanized stairs rust but did not make a determination on the request before Mr. Manfredi moved onto his final matter regarding a sample traffic calming policy for the Borough that he had provided for Council's perusal.

Mayor Frost asked several questions about Gilmore & Associates, Inc., the firm that would be on the consent agenda for approval as a new consultant in two weeks, that both Mr. Manfredi and Mr. Savona answered before Mr. Manfredi invited Mr. Savona to share his legal matters.

### **LEGAL MATTERS**

Mr. Savona shared that a Zoning Hearing Board appeal was filed from a decision related to 124 West First Avenue where the Zoning Hearing Board granted relief to allow a four foot side yard where seven feet is required by ordinance and granted a building coverage variance to allow 47.5 percent coverage where 40 percent is required. Mr. Savona asked Council if they would like to intervene and file an appearance on behalf of the Borough and Council asked questions about the appeal before granting their consent to allow Mr. Savona to enter the Borough as a party.

### **COUNCIL MEMBER AND MAYOR MATTERS**

- a.) Consider installing speed hump on 6<sup>th</sup> Avenue: [Ms. Barton, Ward 4]

Mr. Manfredi introduced the item and Ms. Barton shared that she would like the item tabled until she is able to speak with her constituents. Council gave their consent to table the item.

**b.) Consider installing a temporary speed hump on Righter: [Ms. Leonard, Ward 7]**

Mr. Manfredi clarified that the speed hump to be placed on Righter Street would be constructed of black top that would go curb to curb and would serve as a crosswalk as well. Council did not offer any objections to its installation.

**PUBLIC COMMENT**

Mr. Griffin invited the public to comment and none was shared.

Ms. Sokolowski asked the Mayor and Mr. Griffin if they had spoken to the Police Chief about a detail for the Gephardt speed matter and Mr. Griffin replied that he had spoken with the Chief. Sergeant Connor, who was present that evening, commented that the police had been working details at that intersection, 12<sup>th</sup> and Maple, for the past three weeks around the clock with zero tolerance. Mayor Frost also inquired whether Mr. Gephardt's proposal to reverse the travel lanes on 11<sup>th</sup> and 12<sup>th</sup> and had gone any further. Sargent Connor commented that it had been discussed but further research would be required if a change such as this were to be implemented. Sergeant Connor answered additional traffic-related questions from Council.

Mayor Frost shared comments from a resident regarding the "killer clowns."

On behalf of a resident, Mr. Stokley inquired about a grant that the Sewer Authority has recently applied for and Mr. Manfredi and Ms. Barton were able to answer his questions.

**RECESS**

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

Mr. Griffin announced that there would be a recess taken for the purpose of holding a hearing on the Proposed SP-4 Amendment at 8:57 PM and the Council entered into recess.

**ADJOURNMENT**

Following the hearing held during the recess, the meeting was adjourned at 10:58 PM.

Respectfully Submitted,

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Richard J. Manfredi,  
Borough Secretary