

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING
WEDNESDAY, October 1, 2014

PUBLIC MEETING

PRESENT: Paul McConnell, Council President
James Griffin, Council Vice-President
Karen Tutino, Council
Anita Barton, Council
Matthew Ryan, Council
Robert Stokley, Council
Edward Phipps, Council
Robert Frost, Mayor

ALSO PRESENT: Richard J. Manfredi, Borough Manager
Michael Savona, Borough Solicitor
Paul Hughes, Borough Engineer

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at Conshohocken Borough Hall, 8th Avenue & Fayette Street, Conshohocken, PA. Mr. McConnell, Council President, called the meeting to order at 7:00 pm.

1. PUBLIC COMMENT

There was no comment from the public.

2. COUNCIL PRESIDENT ANNOUNCEMENTS

There were no announcements made by the Council President.

3. PRESENTATIONS

a. **Mr. O'Neill-401 Washington Street Project**

Mr. O'Neill inquired about the status of this project. Upon further discussion with the Board, Mr. Savona advised that voting is allowed. Mr. O'Neill asked the Board to review his final proposal. He noted that, although some of this project is located in Whitemarsh Township, they are still paying the fee to the Borough of Conshohocken. The Borough of Conshohocken Council went into Executive Session at 7:25 pm to discuss further.

Upon returning from Executive Session, Ms. Tutino filed a letter of recusal from the 401 Washington Street Project with the secretary, as she has a conflict of interest in the matter. Mr. Stokley made a motion to have a Special Meeting on October 8, 2014 at 8:00 pm, seconded by Ms. Barton.

4. COUNCIL BUSINESS

a. Consider Disposition of the Current Borough Hall

Ms. Barton noted that Council needs to discuss whether or not the Borough keeps this property. She advised that it be maintained, and used. Mr. Stokley expressed his concern about the safety of this building. Council decided to have a special meeting next Wednesday, October 8, 2014, 6pm to discuss further. Ms. Barton will be providing ideas and information.

b. Consider Veteran's Memorial Park (2nd Avenue Closure Conceptual)

Local residents are looking to donate \$250,000 to the Veteran's Memorial. This donation will kick this currently pending project off. Mr. Savona discussed that the money would be placed in a charitable donation. Mr. Stokley expressed his interest in moving forward with the engineering.

c. Consider council preference for retail tenants at Conshohocken Borough Center (CBC)

Council spoke about having tenants that would request a liquor license. It was noted that having a tenant with a liquor license is not ideal, but it will be discussed further with the Police Chief. Mr. Stokley stated that this should be reviewed on a case-by-case basis. Council agreed to consider something that will promote more walking street traffic. Council will further discuss objections and ideas to be submitted next Wednesday.

d. Change Order and Change of Scope for the New Borough Offices

Mr. Hughes explained an issue with the demolition contract, noting that asbestos was found. The total of the change order is \$8,700.

e. Land Development Plans for 444 W. 6th, 435 W. 6th and 242 E. 5th

Ms. Amy Mayer, Borough Planner, presented the Land Development Plans to Council and gave a detailed update on these projects.

5. MANAGER MATTERS:

a. Consent Agenda Matters: The following will be placed on the Consent Agenda for the October 15th Meeting:

- i. Consider approval of minutes from the August public meeting
- ii. Consider Treasurer's Report for August 2014
- iii. Land Development plan for 444 West 6th Ave
- iv. Land Development plan for 435 West 6th Ave
- v. Land Development plan for 242 East 5th Ave
- vi. Kristel Closets Business Privilege Tax - Penalty & Interest Appeal

b. Priority Matters:

Mr. Manfredi gave a detailed oral presentation on various priorities and general matters including:

- i. Fellowship House;
- ii. Conshohocken Municipal/Business Center (former Verizon Building);
- iii. The Budget and budget process;
- iv. Finances;
- v. Land Use & Development process changes;
- vi. Records Management and Retention;
- vii. Verizon Cell Tower at the A Field;
- viii. Various Projects and Initiatives: CDBG allocation is \$112K. Two (2) hearings are required, grant application due 1/3/15 – needs to be advertised and spaced appropriately. Typically done in conjunction with other meeting. Applications are not out yet, but hope to have it out by November.
- ix. Other Manager Matters: Mr. Buek spoke regarding a small piece of open space - 426 Old Elm Street. This was a 10% land contribution to the Borough of Conshohocken. Mr. Buek is stating this is a great place for a small parking area. Mr. Savona stated this was a complicated matter and if it is deeded open space, we cannot change it to do such. We cannot change the deeding.

6. SOLICITOR MATTERS:

- a. Wells Fargo has started a new discussion with Mr. Savona. Declaration has not been moved forward, they are trying to make a deal.
- b. Spamps wants to re-open and wants the Liquor License. It is very likely that the prior license will not be used again. They would need approval getting another license from Lafayette Hill (The Lucky Dog). We need to have a hearing and sign a resolution. The license is in escrow. A hearing must be held and Mr. Savona must be in attendance.

7. COUNCIL MATTERS:

- a. Ms. Barton requested to have council pay KSK \$3,600. Mr. Manfredi will list this item as new business on the agenda.
- b. Mr. Ryan shared that the Business Development Commission has set-up a Chamber of Commerce to promote the businesses in Conshohocken.

- c. Mr. Ryan asked if there is an option for re-zoning upper streets above 8th St. It is restricted to residential and to look at moving toward making this area easier for retail to come in and updating the zoning language for the RO district, 8th – 12th and included Borough Hall site. Consider allowing some of the front-facing homes that want to convert residences to covert to retail. Michael Savona, Amy Mayer and Chris Stetler will look at some recommendations and get back to Mr. Ryan.
- d. Mr. Stokley wanted to discuss Accessories Structures (garages). Mr. Stokley asked Ms. Stetler to speak. Impervious cover specifically, Ms. Stetler sees this a something we may want to change. This could create issues with storm water. Mr. Buek also spoke and would like to have council have minimums, so they are used as garages, not as storage.
- e. Mr. Stokley is requesting a “Watch Children” sign at 12th & Maple. We have a lot of people coming out of Plymouth Gardens. They are currently working with Plymouth regarding a stop sign being added. Ms. Barton is also requesting a “Watch Children” sign at 7th & Maple.
- f. Mr. Griffin reminded us that there is a shredding event is this weekend 10/4-9am-1pm.
- g. Mayor Frost spoke regarding the Sunday Inquirer real estate section; they are running an article on Conshohocken.
- h. Ms. Stetler shared that the Sewer Authority is looking for a waiver to put a sign on the Community Garden and a building permit waiver. It will be put on the agenda for next month. RVE will waive inspection fees.

1. Public Comment:

- a. Mr. Levii asked if we are sure that they have all the planning for the Sewer Capacity and the DEP and how are they going to plan out the future? Mr. McConnell did state the DEP has future plans.
- b. A 201 Hallowell neighbor stated that the street and alleyway are torn up and a concrete truck was in there; the neighbor asked whether they had a permit for this action and, per Paul Hughes, the answer is yes. The neighbor then asked if they have a street opening permit. Mr. Hughes is going to follow up and will talk to Raymond Sokolowski as well. The Borough needs to find out if the resident has the proper permit.
- c. Mr. Stokley had additional questions about impact fee. He asked who follows up on the payment for these fees for the Borough of Conshohocken. Mr. Savona answered that we have three (3) years to use the fees; they are monitored and are part of the checklist.

2. ADJOURNMENT

The meeting was adjourned at 9: 31pm.

Respectfully Submitted,

Richard J. Manfredi, Secretary