

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, November 6, 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

**SPECIAL BUDGET PRESENTATION**

Ms. Leonard called the Special Budget Meeting to order at 6:00pm.

Stephanie Cecco, Borough Manager, reviewed the FY2020 budget process to-date and discussed 2019 accomplishments for each department. She provided an overview of the FY2020 budget, which included an overall increase of 2.98% from FY19. She reviewed primary sources of revenue, which included various taxes and fund balance. She explained how real estate taxes are utilized. Ms. Cecco proposed a 1-mill tax increase from 3.5 mills to 4.5 mills. She stated that the increase would be allocated specifically to the Debit Service Fund. Ms. Cecco provided an overview of the proposed FY2020 operating expenses and revenues. She discussed departmental goals for 2020 and next steps in the budget process.

The Special Budget Meeting adjourned at 6:41PM.

**PUBLIC HEARING ON CDBG APPLICATION**

Chris Stetler, Community Development Coordinator and Zoning Officer, explained that the Borough is eligible to receive \$128,853.00 in federal funds for community development activities. She asked the public to provide recommendations on the needs of the Borough with regard to community and economic development. Ms. Stetler discussed utilizing the funds for a housing rehabilitation program for low and moderate-income households. She reviewed costs associated with the program. Ms. Sokolowski asked about community awareness of the program and the application process.

**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 7:04 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Leonard announced that a Special Budget Meeting and a Public Hearing on CDBG Application were held prior to the regularly scheduled public meeting.

**PRESENTATIONS**

**a.) Public Hearing on Matson Mill Conditional Use Application**

Mr. Peters opened the public hearing for the conditional use application for Matson Mill. Ms. Stetler reviewed the conditional use application to permit a multifamily residential use in the SP-3 Zoning District. She discussed the current use and proposed use of the property and zoning relief granted.

Lou Coligrecco, attorney for the applicant, provided an overview of the conditional use application and the subdivision and land development plan. He explained that applicant is proposing to subdivide the existing parcels into two (2) lots. He shared that lot one (1) would consist of a 295-unit multifamily residential apartment building over a parking garage and that lot two (2) is proposed for future development by SEPTA.

Michael Sencindiver, representative of the legal property owner, explained the history and current use of the site. He discussed the planning and design process for the project, which included collaboration and coordination with Borough Administration and SEPTA. He also discussed the subdivision of the property and the proposed Oak Street crossing.

Chris Sencindiver, High Street Residential, presented site plans, a landscape plan and architectural designs. He discussed the proposed Oak Street crossing, public and private amenities and proposed parking on the site. Mr. Stokley asked about number of bedrooms per unit. Mr. Sencindiver responded that majority of the units will be one (1) bedroom units. Ms. Tutino asked questions regarding the Oak Street crossing and access to the site, which Mr. Sencindiver answered. Ms. Leonard asked if the development would be pet-friendly. Mr. Sencindiver reviewed the area designated for dogs.

Bill Rearden, the applicant's Engineer, provided an overview of the use of lot one (1), which included lot size, number of units, pedestrian connections and accessibility, utility connections and public amenities. He discussed proposed parking for the site, which contains 312 garage parking spaces, 72 surface parking spaces, and 12 public parking spaces. Mr. Reardon reviewed floodplain ordinance requirements and confirmed compliance with all Borough professional review letters. Ms. Sokolowski asked questions related to the floodway and maintenance of the public amenity space.

Chris Williams, the applicant's Traffic Engineer, provided an overview of the traffic impact study, which evaluates impacts of the proposed development. He reviewed the scope of the study and the trip generation data for the proposed development. He reported an incremental increase in traffic-volumes generated by the development during the peak hours and no appreciable added impact. Mr. Williams provided an analysis and impact of the Oak Street connection and the new SEPTA train station. Ms. Tutino asked questions related to the how the study was conducted.

Mr. Peters called for public comment.

Jessica Ram, 138 Sutcliffe Lane, explained that traffic generated by the proposed development would substantially affect the area, which is already over congested.

Patricia Dunn, resident of the Grande, discussed the increase in traffic volumes generated by the development during the peak hours.

Joan Helper, resident of the Grande, discussed current traffic congestion at the intersection of Oak Street and West Elm Street. She reported being unable to make a right hand turn onto Elm Street from Oak Street during the morning commute because of gridlock.

Debra Robinson, resident of the Grande, discussed current traffic conditions in the area and shared that she is unable to make a right hand turn onto Elm Street from Oak Street during peak hours in the morning.

Mirna Goodrich, resident of the Grande, had questions related the construction traffic and voiced concerns about vehicular accessibility to the Grande complex as a result of the development.

Joanne Sliver, resident of the Grande, commented that traffic would increase in the area as more east side residents would travel to the west side to utilize the proposed Oak Street intersection.

Scott Langstein, resident of the Grande, voiced concerns related to the increase in traffic volumes that would be generated by the development during peak hours.

Mr. Peters stated that matters pertaining to Matson Mill would be considered at the November Voting Meeting.

- b.) Consider preliminary/final minor subdivision and land development approval for Matson Mill: High Street Conshohocken I, LLC, Applicant**

This agenda item was discussed during the Conditional Use hearing for Matson Mill.

- c.) Aubrey Collins Park Renovation Presentation, Ray Sokolowski, Executive Director of Operations**

Ray Sokolowski, Executive Director of Operations, provided an update on the renovations at Aubrey Collins Park, which is a proposed capital improvement for FY2020.

## **COUNCIL BUSINESS**

There was no Council business.

## **MANAGER MATTERS**

- a.) Consider approving an agreement with PFM for financial advisor services related to the sewer system**

Ms. Cecco discussed the proposed agreement, which would engage PFM to perform the next phases of a valuation of the sewer system.

- b.) Discussion on fire stipend program for volunteer firefighters**

Ms. Cecco invited Tim Gunning, Fire Chief, and Leo Costello, Assistant Chief, to the podium to provide an overview of the proposed fire stipend program. Mr. Costello explained that program is designed to recruit and retain volunteer firefighters by incentivizing various functions necessary to enhance fire operations. He discussed program eligibility, the overall administrative process and responsibilities of participants. He confirmed that both Fire Companies are in support of the program.

- c.) Discussion on RFP for towing services**

Ms. Cecco provided an overview of the steps taken to date relative to the RFP process for towing services. She shared that administration has evaluated both proposers, EVB Towing and Janeway Towing, in terms of customer service, professionalism and efficiency and the recommendation is to award a bid for towing services to EVB Towing.

- d.) Consider awarding a bid for Police consulting services**

Ms. Cecco shared that the Borough received (1) one proposal from Matrix Consulting Group for Police consulting services through an RFP process. She reviewed the services to be provided to the Borough of Conshohocken, which would include an organizational and budgetary assessment.

- e.) Consider approving a change order for the 2019 Road Program**

Karen MacNair, Borough Engineer, asked Council to consider approving a change order for the 2019 Road Program. She explained that the change order would modify the contract times to have all work completed after April 1, 2020. She noted that this change order is at no cost to the Borough.

**Ms. Barton made a motion to approve a change order for the 2019 Road Program, seconded by Ms. Flanagan. The motion carried 7-0.**

- f.) Consider accepting the resignation of a member of the Planning Commission**

Ms. Cecco stated that Brian Tobin submitted a formal resignation from the Planning Commission.

**Ms. Leonard made a motion to accept the resignation of Brian Tobin from the Planning Commission, seconded by Mr. Griffin. The motion carried 7-0.**

- g.) Consider approving Resolution 2019-24 designating a Section 504 Officer**

Ms. Cecco shared that Section 504 of the Rehabilitation Act of 1974 requires all Borough programs and facilities to be accessible to and usable by people with disabilities. She explained that the Borough must designate an individual to ensure compliance with the Rehabilitation Act with regard to physical and programmatic access to federally funded programs. Ms. Cecco recommended that Council appoint Chris Stetler as the Borough's Section 504 Officer.

**Ms. Flanagan made a motion to approve Resolution 2019-23 designating Chris Stetler as the Borough's Section 504 Officer, seconded by Ms. Barton. The motion carried 7-0.**

**h.) Consider approving an addendum to the Solid Waste Disposal Agreement with Covanta Plymouth**

Ms. Cecco summarized the Borough's current agreement for trash and recycling disposal with Covanta Plymouth. She stated that the contract is up for renewal as of January 2020. She discussed recent events at the plant that have resulted in health and safety concerns among Borough residents. Ms. Cecco recommended that Council consider a (2) year renewal contract and reviewed the renewal rates for 2020 and 2021. She added that the two (2) year renewal contract would contain a clause providing for an additional three (3) year extension period, contingent upon review of Covanta's operations over the next two (2) years. She explained that a short-term renewal would demonstrate that the Borough has concerns about the plant's operations and would maintain the Borough's interest in Covanta as a stakeholder. Ms. Cecco shared that an analysis of available options revealed the best alternative option would be to contract with JP Mascaro at \$96.50 per ton. She confirmed that Administration would continue to explore all options and get quotes from additional trash disposal service providers over the next two weeks. Ms. Leonard requested information about landfills. Ms. Sokolowski shared that Representative Mary Jo Daley would like to work collectively to ensure that the plant operates within the confines permitted per the DEP's permit process.

**DEPARTMENT MATTERS**

There were no department matters.

**LEGAL MATTERS**

There were no legal matters.

**COUNCIL MEMBER AND MAYOR MATTERS**

Mayor Aronson shared the schedule for the 2019 Veterans Day Ceremonies and invited the public to attend a social event hosted by the Environmental Advisory Council on November 7, 2019.

Mr. Stokley asked if the Special Budget meeting presentation would be available for the public to view. Ms. Cecco confirmed that video of the meeting would be posted on the Borough website.

Ms. Barton provided an update on the Sewer Authority

Ms. Sokolowski thanked voters for participating in the 2019 Election.

Ms. Flanagan shared that the Christmas Tree Lighting is scheduled for November 29, 2019 at the Mary Wood Park House.

Mr. Griffin congratulated Ms. Flanagan, Ms. Tutino, Ms. Leonard and Ms. Sokolowski on their re-election.

Ms. Tutino thanked voters for participating in the 2019 Election.

Superintendent Metz encouraged everyone to attend Beers for Bears, a fundraising event for Young Friends of Mission Kids.

**PUBLIC COMMENT**

Mike Makoid, 112 West 9<sup>th</sup> Avenue, shared documentation that listed Covanta Plymouth as the most fined municipal solid waste violator in the country over a three (3) year period. He requested that Administration continue to

research alternative providers for trash and recycling services. He discussed concerns related to DEP violations, such as delayed reporting and equipment malfunctions.

Mike Ewall, Justice Energy, explained that incineration is the most expensive and polluting way to manage waste. He reported that Covanta Plymouth is the largest air polluter in Montgomery County and discussed health effects of incinerators.

Jessica Ram, 138 Sutcliffe Lane, reported incidents of her car being covered in ash generated from the Covanta plant. She discussed the facility's air pollution control measures. Ms. Ram explained that the emissions from Covanta contain harmful pollutants that increase the risk of health issues to area residents.

Joseph Pinto, 151 West 11<sup>th</sup> Avenue, urged Council to hold Covanta accountable to conduct business in an environmentally sound manner that is protective of health and safety of residents. He recommended that Council set measurable benchmarks to determine whether or not Covanta is rectifying its operational issues.

Donald Morrison, 303 East 6<sup>th</sup> Avenue, commented on the new flooring at the Community Center.

#### **ADJOURNMENT**

The meeting was adjourned at 9:47 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary