

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, March 2, 2022

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President
Tina Sokolowski, Council Vice-President
Anita Barton, Council Member
Stacy Ellam, Council Member
Kathleen Kingsley, Council Member
Adrian Serna, Council Member
Karen Tutino, Council Member
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager
Michael E. Peters, 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. Ms. Leonard, Council President, called the meeting to order at 7:01 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard announced that an Executive Session was held immediately prior to the regularly scheduled public meeting on legal and property matters.

PRESENTATIONS

a.) Montgomery County Women’s Center Presentation, Craig Chwal, Director of Systems Advocacy & Training

Craig Chawl, Director of Systems Advocacy & Training at the Montgomery County Women’s Center discussed the services and programs offered at the Women’s Center.

b.) Main Street Overlay District Ordinance Proposal, Judy Stern Goldstein, Gilmore & Associates

Judy Stern Goldstein, Planner for Gilmore and Associates, shared that the Borough is seeking to adopt a Main Street Overlay District Ordinance that is consistent with the recommendations of the 2018 Comprehensive Plan. She reviewed the proposal and steps involved in the development and adoption of the ordinance, which included goal setting, community engagement and an existing conditions analysis. Ms. Stern Goldstein identified potential key stakeholders who could assist with the development of the ordinance.

c.) Electric Vehicle Charging Station Presentation, Elisa Lanzutti, EAC

Elisa Lanzutti of the Environmental Advisory Council (EAC) was present to discuss an electric vehicle (EV) charging station initiative of the EAC. She discussed the goal of the initiative, which is to reduce emissions related to transportation. She presented an analysis of current and projected number of EV charging stations in the Borough. She discussed EAC recommendations related to the quantity, type and location of EV charging stations to be installed. Ms. Lanzutti reviewed costs and financing opportunities. She explained that the EAC is still evaluating maintenance related costs.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

a.) Preliminary/Final Land Development Application for 261-263 East Elm Street: Craft Custom Homes, Applicant

Mr. Peters explained that the applicant is proposing to construct a 21-unit residential building with 42 off-street parking spaces and five (5) car lifts.

Debra Shulski, the applicant’s attorney, stated that the applicant was granted conditional use approval and zoning relief in 2021. She also stated that the Planning Commission reviewed the application and recommended approval of the project. Ms. Shulski confirmed that the conditional use approval permitted a building height of 45 feet to allow for additional space needed to outfit parking spaces for wiring of car lifts.

Ms. Sokolowski inquired about plans to address the Montgomery County Planning Commission’s comment regarding pedestrian safety along East Hector and Poplar Street. Ms. Shulski responded that the applicant is providing pedestrian lighting. Ryan Alexaki, the applicant, explained that the plans show that the walls would only be approximately 3 feet high leaving open space at the top, so vehicles and pedestrians can see

each other. He added that the only proposed exit is Poplar Street, as the Elm Street driveway is proposed to be entrance-only. Therefore, vehicles entering from Elm should clearly see any activity on the sidewalk.

Ms. Cecco recommended that the Borough consult the Borough Engineer for a reasonable solution that could be added to the structure of the building to alert pedestrians/cyclists of exiting vehicular traffic. Borough Council and the applicant agreed.

b.) Discuss and consider authorizing advertisement of an amendment to the Borough's Solicitation Ordinance

Mr. Peters stated that a provision of the Borough's Solicitation Ordinance permits the Police Department to secure and check fingerprints of applicants. Mr. Peters explained that the procedure is not enforced by the Borough and is considered invalid by the PA Commonwealth Court. Mr. Peters asked Council to consider authorizing advertisement of amendment to the Borough's Solicitation Ordinance for the removal of the fingerprinting provision.

Ms. Sokolowski made a motion to authorize advertisement of an amendment to the Borough's Solicitation Ordinance, seconded by Ms. Barton. The motion carried 7-0.

c.) Zoning Ordinance Codification Update – R-O District

Mr. Peters explained that, as a result of the decision of the Commonwealth Court of Pennsylvania, Ordinance no. 08-2017 is no longer valid, and therefore section 27-1202, subsection 5 of the Zoning Ordinance is no longer of any force or other effect. He stated that Borough Administration is requesting the removal of subsection 27-1202.5 from the codification of the Borough's Zoning Ordinance by including its removal in the proposed zoning ordinance amendment to amend administrative provisions.

COUNCIL BUSINESS

a.) Conduct interviews for Borough Board and Commission vacancies

Ms. Leonard introduced Brianna DePaul who was present to interview for the Friends of Conshohocken Parks (FOCP). Ms. DePaul discussed how her experience as social media manager for a local non-profit could benefit the FOCP. She explained that her first priority as a member, if appointed, would be to engage the younger millennial generation. She discussed the importance of outdoor spaces, specifically parks, for children and dogs. She discussed the idea of permitting dogs in Sutcliffe Park during off-peak seasons.

Ms. Leonard introduced Christine Dempsey who was present to interview for the Friends of Conshohocken Parks. Ms. Dempsey discussed how her professional experience in corporate finance could contribute to the FOCP. She commented on ways to improve Fayette Street, specifically regarding pedestrian safety and walkability.

MANAGER MATTERS

There were no manager matters.

DEPARTMENT MATTERS

a.) Discussion on the updated Borough Typical Details Booklet

Ms. Leonard introduced Tyler Williams, Borough Alternate Engineer, who was present to discuss revisions to the Borough's Typical Details Booklet. Mr. Williams explained that the Typical Details Booklet is a guide with acceptable constructions details and practices for homeowners, contractors, and developers. He reviewed the proposed revisions.

b.) Discuss and consider authorizing advertisement of an ordinance to adopt the 2018 International Building Code and 2018 International Property Maintenance Code

Ray Sokolowski, Executive Director of Operations, stated that the state has adopted, as part of the Uniform Construction Code, new international codes. He recommended that Borough Council consider adopting the 2018 codes in order to be consistent with the state.

Ms. Barton made a motion to authorize advertisement of an ordinance to adopt the 2018 International Building Code and 2018 International Property Maintenance Code, seconded by Ms. Kingsley. The motion carried 7-0.

LEGAL MATTERS

a.) Consider approving Resolution 2022-06 authorizing the purchase of real estate property, specifically tax map parcel nos. 05-00-03100-00-9, 05-00-11828-00-2, 05-00-04880-00-2 and 05-00-02100-00-1

Mr. Peters stated that the Borough and owner of the subject real estate property have agreed to the purchase/sale of the property. He asked Council to consider approving a resolution which would authorize the purchase of the property; the expenditure of funds to effectuate the purchase; and the Borough Manager to execute documents to effectuate the purchase. He briefly reviewed the terms and conditions of the Agreement of Sale.

Ms. Leonard called for public comment. There was no public comment.

Mr. Serna made a motion to approve Resolution 2022-06 authorizing the purchase of real estate property specifically tax map parcel nos. 05-00-03100-00-9, 05-00-11828-00-2, 05-00-04880-00-2 and 05-00-02100-00-1, seconded by Ms. Tutino. The motion carried 7-0.

b.) Consider approving an Agreement of Sale for real estate property, specifically tax map parcel nos. 05-00-03100-00-9, 05-00-11828-00-2, 05-00-04880-00-2 and 05-00-02100-00-1

Ms. Leonard called for public comment. There was no public comment.

Ms. Kinglsey made a motion to approve an Agreement of Sale for real estate property, specifically tax map parcel nos. 05-00-03100-00-9, 05-00-11828-00-2, 05-00-04880-00-2 and 05-00-02100-00-1, seconded by Ms. Ellam. The motion carried 7-0.

COUNCIL MEMBER AND MAYOR MATTERS

Mayor Aronson acknowledged the hate speech vandalism that occurred in several local cemeteries. He recognized municipal staff and officials for their quick and comprehensive response to the unfortunate incident.

Superintendent Metz reminded everyone to always wear seatbelts and lock car doors.

Ms. Sokolowski reminded everyone that the St. Patrick's Day Parade is on Saturday, March 12, 2022.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 8:01 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary