
CAMPBELL **CR** ROCCO
L A W L L C

Edmund J. Campbell, Jr.
Direct Dial: (610) 992-5885
ecampbell@campbellroccolaw.com

April 7, 2022

Ms. Brittany Rogers
Executive Assistance to the Borough Manager
Conshohocken Borough
400 Fayette Street, Suite 200
Conshohocken, PA 19428

**RE: Millennium Unit I – Apartments
Zoning Appeal and Variance Application
Borough of Conshohocken, Montgomery County**

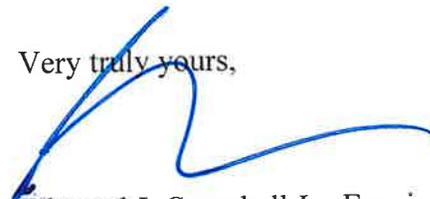
Dear Ms. Rogers,

On behalf of the property owner, Millennium Waterfront Associates II LP, please accept the enclosed application and supporting documentation for the proposed land development appeal and variance of the property located at tax parcel 05-00-11856-13-6. The documents included in this submission are as follows:

1. Three (3) copies and one (1) digital copy of the Zoning Application Form.
2. Three (3) copies and one (1) digital copy of the original Application.
3. Three (3) copies and one (1) digital copy of the Denial Letter.
4. Three (3) copies and one (1) digital copy of the Montgomery County Property Records.
5. Three (3) copies and one (1) digital copy of the Deed from the record owner.
6. A check in the amount of \$500.00 payable to the Borough of Conshohocken to cover the application fee.
7. A check in the amount of \$1,500.00 payable to the Borough of Conshohocken to cover the escrow deposit.

Thank you in advance for your time and consideration of this request.

Very truly yours,



Edmund J. Campbell Jr. Esquire

/EJC
Enclosures

{00410545;1}



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: _____

Date Submitted: _____

Date Received: _____

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

Section 27-1502 and Section 27-1511

3. Address of the property, which is the subject of the application:

Property located between 20 Ash St. & 225 Washington St. (Washington St. Condo I (parcel #: 05-00-11856-13-6))

4. Applicant's Name: Millennium Waterfront Associates II LP

Address: 201 King of Prussia Road, Suite 501, Radnor, PA 19087

Phone Number (daytime): (610) 293-6111

E-mail Address: c/o ecampbell@campbellroccolaw.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: Millennium Waterfront Associates II LP

Address: 201 King of Prussia Road, Suite 501, Radnor, PA 19087

Phone Number: (610) 293-6111

E-mail Address: c/o ecampbell@campbellroccolaw.com

7. Lot Dimensions: see attached county records & attached application Zoning District: SP-2

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

n/a

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

The property is currently an undeveloped parking lot.

10. Please describe the proposed use of the property.

The applicant is proposing to construct a 79-unit residential building on the property located between 20 Ash Street and 225 Washington Street.

11. Please describe proposal and improvements to the property in detail.

It is proposed to construct a 94,712 S.F. gross floor building consisting of four (4) stories of residential units above one level of surface parking. The enclosed Preliminary Land Development Plans depict the construction of a new multi-family building and associated improvements. Water and sewer service to the properties are proposed to be public. Existing access onto the subject property will be provided from an entrance off Washington Street.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

We believe that the application previously submitted was incorrectly denied. In the alternative, we request a variance to permit the residential use.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The property has a unique shape and is located in the flood plan.

b. How the Zoning Ordinance unreasonably restricts development of the property: Without relief the property cannot be developed.

c. How the proposal is consistent with the character of the surrounding neighborhood. The proposal is consistent with the development of other properties, including similar uses.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed. The request for relief is the minimum required to develop the property.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Section 27-1502 and Section 27-1511

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

We believe that residential use is permitted in the SP-2 district.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.
Not Applicable.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

- a. Attorney's Name: Edmund J. Campbell, Jr.
- b. Address: 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406
- c. Phone Number: (610) 992-5885
- d. E-mail Address: ecampbell@campbellroccolaw.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

[Handwritten Signature]

Applicant

[Handwritten Signature]

Legal Owner

4/6/2022

Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

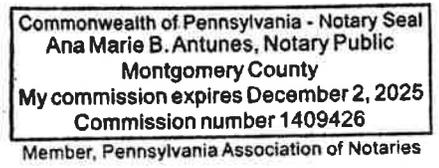
As subscribed and sworn to before me this 6th day of

April, 20 22.

Ana Marie B. Antunes

Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____



March 8, 2022

Ms. Brittany Rogers
Executive Assistant to the Borough Manager
Conshohocken Borough
400 Fayette Street
Conshohocken, PA 19428

**RE: Millennium Unit I - Apartments
Preliminary Land Development Plans
Borough of Conshohocken, Montgomery County**

Apex Job No. 21-036

Dear Ms. Rogers:

On behalf of the property owner, Millennium Waterfront Association LP, please accept the enclosed application and supporting documentation for the proposed land development of the property located at tax parcel No. 05-00-11856-13-6. The documents included in this submission are as follows:

1. Seven (7) copies and one (1) digital copy of the Preliminary Land Development Application Form.
2. Seven (7) copies and one (1) digital copy of the Act 247 – Montgomery County Referral Form
3. Seven (7) copies and one (1) digital copy of sewage facilities planning module form and Act 537 Sewage Facilities Planning Module.
4. Seven (7) paper and one (1) digital copy of the Preliminary Land Development Plans.
5. Seven (7) paper and one (1) digital copy of the Post Construction Stormwater Management Report.
6. Seven (7) paper copies and (1) digital copy of Deed or Certificate from record owner.
7. Seven (7) paper and one (1) digital copy of Existing Conditions Photograph Log.
8. Land Development Application Fee in the amount of \$1,000.00 (79 Units) payable to the Borough of Conshohocken.
9. Initial escrow deposit in the amount of \$5,000 payable to the Borough of Conshohocken.
10. Montgomery County review fee in the amount of \$2,109.00 (79 lots) payable to Montgomery County Treasurer.
11. One electronic copy of the submission materials

It is proposed to construct a 94,712 S.F. gross floor building consisting of four (4) stories of residential units above one level of surface parking. The enclosed Preliminary Land Development Plans depict the construction of a new multi-family building and associated improvements. Water and sewer service to the properties are proposed to be public. Existing access onto the subject property will be provided from an entrance off Washington Street.

Should you have any questions or require any additional information, please let me know. Please contact our office at 610-234-2406, or email at mbowker@apexdeg.com if there is anything else that I could do to help expedite the review process or application approval.

Sincerely,
Apex Design & Engineering Group

A handwritten signature in black ink, appearing to read "Michael J. Bowker". The signature is fluid and cursive, with a prominent initial "M" and "B".

Michael J. Bowker, P.E.
Principal Engineer

MJB
21036L01.docx.doc

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

PRE-SUBMISSION MEETING

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed *Ronald O'Connor* Date: *3/7/22*
Applicant

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION FOR SUBDIVISION/ LAND DEVELOPMENT

To be completed by the Borough:

Submission Information:	
File Number : _____	File Date: _____
Project Title: _____	Date Complete: _____
Received By: _____	90 Day Date: _____

REQUIRED MATERIALS FOR ALL LAND DEVELOPMENT/SUBDIVISION APPLICATIONS

1. This form **MUST** be completed and submitted with the Borough's Land Development/Subdivision application.
2. A Land Development/Subdivision Application **MUST** include all of the items listed in the application checklist to be considered complete.

Incomplete applications will **NOT** be placed on a Planning Commission agenda. Incomplete applications will be returned to the applicant.
3. Complete applications must be received at least 38 DAYS (see schedule) prior to the Planning Commission meeting at which it will be heard.
4. It is **highly encouraged to submit applications in a digital format.**
One (1) digital copy plus seven (7) paper copies of the complete application are required if submitting digitally, or fifteen (15) paper copies of the complete application are required.

Applicant Information:

Name: Millennium Waterfront Association, LP
Address: 201 King of Prussia Road, Suite 501
Radnor, PA 19087
Phone: 610-389-2696
Fax: _____
E-Mail*: _____

Property Owner Information (if different):

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail*: _____

Architect/Planner: TBD
Address: _____
E-mail*: _____ Phone/Fax: _____

Engineer/Surveyor: Apex Design + Engineering Group
Address: 1000 Conshohocken Road, Suite 202, Conshohocken, PA 19428
E-mail*: mbowker@apexdeg.com Phone/Fax: 610-234-2406

Landscape Architect: TBD
Address: _____
E-mail*: _____ Phone/Fax: _____

Attorney: _____
Address: _____
E-mail*: _____ Phone/Fax: _____

*All correspondence regarding this application from the Planning Commission and staff will be made via e-mail. All persons involved with this application should provide their e-mail addresses so that information including, but not limited to, meeting dates and plan reviews replaces revisions here, is distributed appropriately.

Application For: (See Section 22-305.A or the bottom of page 10 of the application packet for clarification)

- Minor Land Development
- Preliminary Major Land Development
- Final Major Land Development

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision

Project Information: Current parking lot situated between 20 Ash Street & 225 Washington Street
 Location (Street Address): in the Borough of Conshohocken

Tax Assessment Parcel No. 05-00-11856-13-6 County Deed Book No. 5962 Page No. 01783

Description of Proposed Work: Land development project of 1.15 +/- acres out of 16.8 +/- acre condominium site. Improvements consist of a 94,712 +/- S.F. gross floor area building consisting of 4-stories of 79 residential units above one level of surface parking with associated site and utility improvements.

Total Tract Acreage: 1.15 Project Acreage 0.23

Zoning District SP-2 Existing Number of Lots: 1 Proposed Number of Lots: 1

Proposed Land Use: Single-Family Detached Single-Family Semi-Detached Multi-Family
 Single-Family Attached Commercial Office Industrial

Other (Describe): _____

Existing Sewer Flows: 0 Gal./day Proposed Sewer Flows: 20,738 Gal./day

Check List - Plans:

The applicant must provide all of the following plans for an application to be considered complete. Section 22, Part 3 of the SALDO outlines plan submission requirements and the criteria that must be met in order for submissions to be deemed complete. These requirements are listed on information sheets provided at the end of this application package. If the required plans listed below do not have sufficient information to allow for staff reviews, the application may be considered incomplete and returned, requesting additional information.

- Record Plan
- Existing Features Site Plan
- Grading Plan
- Erosion and Sediment Control Plan
- Lighting Plan_Major
- Circulation Plan_Major
- Stormwater Calculations
- Landscape Plan Waiver Requested (sealed by a Landscape Architect)
- Demolition Plan
- 5 Detail Sheets
- N/A Traffic Study (if applicable)
- N/A Post Construction Stormwater Management Plan
- Utility Plan

Check List - Proof of ownership and zoning relief:

- Proof of equitable ownership or interest in the property - copy of the deed to the subject property
- Copy of adjudication of Zoning Hearing Board related to the application

Check List - Color Photographs of Site and Existing Conditions:

- Streetscape in all directions, showing subject property in each
- Façade and secondary elevations of existing building(s) on site
- Sidewalk and curb conditions
- Street trees
- N/A Alley conditions, if present

Check List - Building Elevations:

- N/A Architectural drawings and renderings of proposed building(s)

Check List - Setback of Proposed Building(s):

- Established building line for the block on which the property is located (eg: scale off an aerial) (In plan, show setbacks of all existing buildings on same side of the street as project for entire block.)

List of Requested Waivers:

Section/Requirement:

1. § 22-421.1

Relief Requested:

REQUEST RELIEF FROM A LANDSCAPE
 PLAN TO BE PREPARED BY A
 REGISTERED LANDSCAPE ARCHITECT
 AND ALLOW A PROFESSIONAL
 ENGINEER SIGNATURE AND SEAL FOR
 LANDSCAPE AND LIGHTING PLANS.

Have you met with the Zoning Officer regarding this plan? Yes No
 Are there known variances/any zoning relief necessary for this project? Yes No
 If YES, have you submitted an application for the Zoning Hearing Board? Yes No
 Has this plan been reviewed by the Zoning Hearing Board? Yes No

*Please be advised that if any variances are found to be necessary during the course of the review of this plan, you will be required to go to the Zoning Hearing Board prior to proceeding to the Planning Commission. In addition, you will be requested to grant the Borough a waiver to the 90-day action period or on immediate denial of this application will be made, and you will be required to resubmit the application.

The undersigned represents that to the best of his/her knowledge and belief, all the above statements are true, correct and complete.

Richard O'Connor
 Signature of Applicant
3/7/22
 Date

 Signature of Property Owner (if not the same as applicant)

 Date

ALL MAJOR subdivision/land use applications require a pre-submission meeting to discuss the project prior to full application submittal.

MINOR subdivision/land use applications may request a pre-submission meeting; if one is desired.

Meetings are held the second and fourth Tuesday of each month beginning at 1:30pm at the Borough Administrative Offices.

Applicants assume responsibility of any fees associated with this meeting.

 Applicant signature date

To schedule a pre-submission meeting, please contact the office of the Borough Manager
 ph: 610.828.1092
 e: landuse@conshohockenpa.gov

Borough Use Only:			
<input type="checkbox"/> Filing Fee	Amount \$	<input type="text"/>	Check No. <input type="text"/>
<input type="checkbox"/> Pre-Construction Professional Services Escrow	Amount \$	<input type="text"/>	Check No. <input type="text"/>

Decision Information:

Approval _____ Denial _____ Decision Date: _____

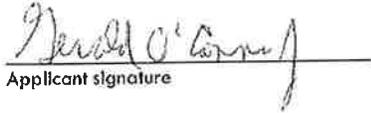
Comments/Conditions:

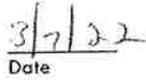
BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

Planning Process Extension Agreement

The Pennsylvania Municipality Planning Code (MPC) and the Conshohocken Borough Subdivision and Land Development Ordinance state that action must be taken by the Borough within ninety (90) days after a complete application is filed with the Borough. In the Borough, larger and complicated projects have historically required additional time in order to complete a thorough review before being considered for approval. As such, an applicant may voluntarily waive the timing requirement at any time, but is encouraged to submit this waiver with the completed application.

I, the applicant, hereby voluntarily waive the timing requirement as set forth in the MPC (Section 509) and the Conshohocken Borough Subdivision and Land Development Ordinance (Section 22-308).


Applicant signature


Date

Received by (Borough)

Date

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ESCROW AGREEMENT
FOR PROFESSIONAL REVIEW FEES

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS

The undersigned hereby agrees to post an escrow to cover the costs of the review of subdivision and land development applications by the Borough Planner, Engineer, and Solicitor. The amount of said escrow shall be according to the attached "Schedule of Fees" and shall be posted at the time of initial submission of an application to the Borough. Said fees shall be placed in an escrow account and any balance remaining shall be returned to the applicant subsequent to the receipt of final approval.

The applicant is advised that the "Schedule of Fees" represents only an estimate of the costs associated with plan review. The completeness and quality of the submission, the complexity of the project, the number of revisions and other factors may cause costs to exceed the established escrow amounts. If during the course of a subdivision/land development review an escrow amount falls to 10% of the original escrow amount or \$250, whichever is greater, the Borough may require the posting of additional escrow.

NOTE: NO FINAL APPROVALS, CONSTRUCTION, BUILDING OR OCCUPANCY PERMITS SHALL BE ISSUED UNTIL ALL OUTSTANDING PROFESSIONAL REVIEW FEES HAVE BEEN SATISFIED.

Signed *Herald O'Conor* Date: *3/7/22*
Applicant

Applicant Request for County Review



This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date:	3/7/2022	Applicant's Representative:	Apex Engineering + Design Group
Municipality:	Borough of Conshohocken	Address:	1000 Conshohocken Road, Suite 202
Proposal Name:	Millennium Unit I - Apartments	City/State/Zip:	Conshohocken, PA 19428
Applicant Name:	Millennium Waterfront Association, LP	Business Phone (required):	610-234-2406
Address:	201 King of Prussia Road, Suite 501	Business Email (required):	mbowker@apexdeg.com
City/State/Zip:	Radnor, PA 19087		
Phone:	610-389-2696		
Email:			

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan: Type of Submission:

- | | |
|-----------------------|--|
| Tentative (Sketch) | <input checked="" type="checkbox"/> New Proposal |
| X Preliminary / Final | <input type="checkbox"/> Resubmission* |

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 10%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: SP-2
 Special Exception Granted Yes No
 Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s) 05-00-11856-13-6
 Current parking lot situated between 20 Ash Street & 225 Washington Street
 Location in the Borough of Conshohocken
 Nearest Cross Street Ash Street
 Total Tract Area 1.15 +/- Acres
 Total Tract Area Impacted By Development 1.15 +/- Acres

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments		79		N		
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:

BOROUGH OF CONSHOHOCKEN
MONTGOMERY COUNTY, PENNSYLVANIA

ALL PLANS SHOULD CONFORM TO THE FOLLOWING:

[Section 22-304.A]

1. Plan is clearly and legibly drawn.
2. Plan scale does not exceed one (1) inch equals fifty (50) feet (sites >5 Acres may be drawn 1:100).
3. Dimensions are in feet and decimals and bearings in degrees, minutes and seconds.
4. Sheet size shall be 15" x 18", 18" x 30", 24" x 36" or 30"x42".
5. A key map has been provided when there are two or more sheets.

[Section 22-304.B]

6. Name and address of the subdivider or developer and the registered engineer or surveyor.
7. Subdivision/development name, location in terms of significant bounding roads, and name of municipality.
8. The date of preparation (or revision) of the plan, scale and north point.
9. Entire tract boundary with bearings and distances and a statement of the tract size.
10. Layout and dimensions of all lots and the net lot area of each parcel.
11. Floor Area and/or gross leasable area of each existing/proposed building, as applicable.
12. A key map relating the subdivision to at least three (3) intersecting streets.
13. A legend sufficient to indicate clearly between existing and proposed conditions.
14. A schedule of all zoning requirements and classifications.
15. A list of all requested/obtained variances, waivers or special exceptions.

[Section 22-410.5]

16. Narrative/description of the project
17. All bodies of water
18. All physical features
19. All underground utilities
20. Proposed change to land surface and vegetative cover
21. Areas to be cut and filled
22. Stormwater management controls and maintenance program during construction
23. Stormwater management controls and maintenance program after construction
24. Easements
25. Expected project schedule

Address the following to determine which application to submit:

[Section 22-305.A]

	Yes	No
1. There are less than three (3) lots.	<u>X</u>	—
2. There is only one residential building with less than five (5) dwelling units.	—	<u>X</u>
3. The property has not been part of a subdivision or land development submitted within the past three (3) years.	<u>X</u>	—
4. The property fronts on a physically improved street that is legally open to the public.	<u>X</u>	—
5. The project will not involve the construction of any new street or road, the extension of municipal facilities or the creation of any other public improvements.	<u>X</u>	—
6. The project will not require a variance(s) from the Borough Zoning Ordinance for no more than one of the proposed lots on which new construction will occur or may occur in the future.	<u>X</u>	—
7. The project is in general conformance with the Borough Master Plan and other plans.	<u>X</u>	—

If ALL responses were YES, please file a MINOR subdivision and/or land development application.
 If ANY response was NO, please file a MAJOR subdivision and/or land development application.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Stephanie Cecco
Borough Manager

March 21, 2022

VIA CERTIFIED AND REGULAR MAIL

Apex Design & Engineering Group
Michael Bowker, P.E.
1000 Conshohocken Road, Suite 202
Conshohocken, PA 19428

Millennium Waterfront Association, LP
201 King of Prussia Road, Suite 501
Radnor, PA 19087

RE: Millennium Unit 1 - Apartments
Preliminary Land Development Plans

Dear Mr. Bowker and Applicant,

Millennium Waterfront Association, LP submitted a land development application to the Borough of Conshohocken on March 8, 2022. The applicant is proposing to construct a 79-unit residential building on the property located between 20 Ash Street and 225 Washington Street.

Upon receipt, the application was reviewed administratively for accuracy and completeness. The application has been rejected on the basis that residential uses are not a permitted use in the SP-2 district in which this property is located. The section of the application relating to zoning was completed incorrectly. Because the application was administratively rejected for this threshold issue, the Borough reserves the right to identify additional deficiencies in the application materials, should the threshold issue be addressed through requisite zoning relief.

The Borough's plan processing requirements at Part 3 of the Borough's Subdivision and Land Development Ordinance require that zoning issues related to a proposed project must be addressed prior to submission of an application for subdivision/land development. This includes, specifically, the requirement that the applicant submit evidence that all zoning variances required have been granted (SALDO §22-308.H) and further specifically requires that all applications must comply with the zoning ordinance's use provisions "prior to submission for consideration" (SALDO §22-308.I).

Under the SALDO, including the above requirements, this use issue must be addressed before the application may be accepted. Please note that the Borough Solicitor contacted applicant's engineer with the above-issue via e-mail on March 16, 2022, and received no response.

Sincerely,



Brittany Rogers
Executive Assistant to the Borough Manager

Parcel

TaxMapID 05018 031
Parid 05-00-11856-13-6
Land Use Code 4345
Land Use Description C - COMMERCIAL CONDO
Property Location WASHINGTON ST CONDO I
Lot # I
Lot Size 50185 SF
Front Feet
Municipality CONSHOHOCKEN
School District COLONIAL
Utilities ALL PUBLIC//

Owner

Name(s) MILLENNIUM WATERFRONT ASSOCIATES II LP
Name(s)
Mailing Address 201 KING OF PRUSSIA RD STE 501
Care Of
Mailing Address
Mailing Address RADNOR PA 19087

Current Assessment

Appraised Value Assessed Value Restrict Code
61,230 61,230

Estimated Taxes

County 240
Montco Community College 24
Municipality 276
School District 1,469
Total 2,009
Tax Lien Tax Claim Bureau Parcel Search

Last Sale

Sale Date 30-JUN-15
Sale Price \$1
Tax Stamps 1089
Deed Book and Page 5962-01783
Grantor WASHINGTON STREET ASSOCIATES VI LP
Grantee MILLENNIUM WATERFRONT ASSOCIATES II LP
Date Recorded 21-JUL-15

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
06-30-2015	\$1	1089	5962-01783	WASHINGTON STREET ASSOCIATES VI LP	MILLENNIUM WATERFRONT ASSOCIATES II LP	07-21-2015
09-28-2007	\$1	1206	5668-01146	WASHINGTON STREET ASSOCIATES IV LP	WASHINGTON STREET ASSOCIATES VI LP	10-12-2007

Lot Information

Lot Size 50185 SF
Lot # I
Remarks
Remarks
Remarks

Commercial Parcel Summary

No. of Cards 1
Land Use Code 4345
Gross Building Area (Total of all Cards)
Total Living Units

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
61,230	61,230		01-MAY-07	SUBDIVISION	05-OCT-07



**RECORDER OF DEEDS
MONTGOMERY COUNTY**
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5962 PG 01783 to 01790.1
INSTRUMENT # : 2015053693
RECORDED DATE: 07/21/2015 10:22:35 AM



3223325-0007K

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 9

Document Type: Deed	Transaction #: 3232522 - 2 Doc(s)
Document Date: 06/30/2015	Document Page Count: 7
Reference Info:	Operator Id: dawhitner
RETURN TO: (Mail) LAND SERVICES USA, INC 1835 MARKET ST SUITE 420 PHILADELPHIA, PA 19103	PAID BY: LAND SERVICES USA INC

* PROPERTY DATA:	
Parcel ID #: 05-00-11856-00-1	05-00-11856-13-6
Address: WASHINGTON ST	WASHINGTON ST CONDO I
Municipality: PA Conshohocken Borough (100%)	PA Conshohocken Borough (0%)
School District: Colonial	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00	DEED BK 5962 PG 01783 to 01790.1
TAXABLE AMOUNT: \$108,989.40	Recorded Date: 07/21/2015 10:22:35 AM
FEES / TAXES:	<p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p><i>Nancy J. Becker</i> Nancy J. Becker Recorder of Deeds</p>
Recording Fee:Deed \$95.00	
Affidavit Fee \$1.50	
Additional Pages Fee \$6.00	
Additional Parcels Fee \$15.00	
Affordable Housing Pages \$12.00	
Affordable Housing Parcels \$1.00	
State RTT \$1,089.89	
Conshohocken Borough RTT \$544.94	
Colonial School District RTT \$544.95	
Rejected Document Fee \$10.00	
Total: \$2,320.28	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared By:

Campbell Rocco Law, LLC
2701 Renaissance Boulevard
Fourth Floor
King of Prussia, PA 19406
Attn: Joseph D. Rocco
(610) 205-1594

Return to:
Land Services USA, Inc.
1 South Church Street, Suite 300
West Chester, PA 19382

RECORDED OF DEEDS
MONTGOMERY COUNTY

2015 JUL -8 A 9:56

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-00-1 CONSHOHOCKEN
WASHINGTON ST

WASHINGTON STREET ASSOCIATES II LP \$15.00
B 018 U 011 L 4346 DATE: 07/21/2015 JU

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-11856-13-6 CONSHOHOCKEN
WASHINGTON ST I

WASHINGTON STREET ASSOCIATES VI LP \$15.00
B 018 U 031 LI 4345 DATE: 07/21/2015 JU

Millennium, a Condominium, Borough of Conshohocken, Pennsylvania
Montgomery County Tax Parcel Numbers:

Tax ID / Parcel No. 05-00-11856-13-6 (UNIT I)
Tax ID / Parcel No. 05-00-11856-00-1 (COMMON ELEMENTS)

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 30th day of June 2015, with an effective date of July 2, 2015, by and between **WASHINGTON STREET ASSOCIATES VI ASSOCIATES, L.P.**, a Pennsylvania limited partnership (hereinafter called the "Grantor"), of the one part, and **MILLENNIUM WATERFRONT ASSOCIATES, II L.P.**, a Pennsylvania limited partnership (hereinafter called the "Grantee"), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and its successors and assigns:

THAT CERTAIN UNIT, being Unit I (Parcel No. 05-00-11856-13-6) together with such Unit's proportionate undivided interest in the Common Elements (as defined in the Declaration) in the property known, named and identified as Millennium, a Condominium (the "Condominium"), located in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted

2
4

to the provisions of the Uniform Condominium Act (68 PA C.S 3101 *et seq.*) by the recording in the Montgomery County Recorder of Deeds (the "Recording Office") of an Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "Amended Declaration") dated April 2, 2007 and recorded April 11, 2007 in Deed Book 5642, page 1661, *et seq.*, as amended by that certain First Amendment to Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "First Amendment") dated September 28, 2007 and recorded October 9, 2007 in the Recording Office in Deed Book 5667, page 2249, *et seq.*, that certain Second Amendment to Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "Second Amendment") dated February 25, 2008 and recorded in the Recording Office in Deed Book 5691, page 2492, *et seq.* and that certain Third Amendment to Amended and Restated Declaration of Condominium of Millennium, a Condominium (the "Third Amendment") dated June 23, 2011 and recorded in the Recording Office in Deed Book 5805, Page 1514, *et seq.* (collectively, the "Declaration"), all as more particularly described as set forth on Exhibit A hereof:

BEING the same premises which Washington Street Associates IV, L.P., a Pennsylvania limited partnership conveyed unto Washington Street Associates VI, L.P., a Pennsylvania limited partnership, by Special Warranty Deed dated 9/28/2007 and recorded 10/12/2007 with the Recorder of Deeds, Montgomery County in Deed Book 5668 Page 01146 *et seq.*

PURSUANT to Section 304(m) of the Pennsylvania Land Recycling and Environmental Remediation Standards Act ("Act 2"), 35 P.S. § 6026.304(m), and to the extent applicable, Section 405 of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. §§ 6018.405, notice is hereby provided that concentrations of lead, several individual polycyclic aromatic hydrocarbons ("PAHs") and volatile organic compounds ("VOCs") were detected in certain soil samples collected from the Site in concentrations above the Act 2 residential Statewide Health Standards ("SHSs"). One groundwater sample from an upgradient groundwater monitoring well detected concentrations of benzene and naphthalene above the residential SHSs for used aquifers, although exceedances for these constituents were not identified in downgradient wells at the Site. Notwithstanding the above-described constituents, the Site was determined to meet the Act 2 Special Industrial Area ("SIA") standard by the Pennsylvania Department of Environmental Protection ("DEP"). Additional information regarding the environmental conditions of the Site may be found in the following reports, which are on file with and may be viewed at DEP Southeast Regional Office, 2 East Main Street, Norristown, PA 19401, telephone number (484) 250-5900: September 2000 Baseline Environmental Report prepared by Oxford Engineers & Consultants, Inc. ("Oxford"); March 2001 First Supplement to Baseline Environmental Report prepared by Oxford, and the SIA Consent Order & Agreement dated January 11, 2002 executed between Washington Street Associates II, L.P., and DEP. In addition, a Second Supplement to Baseline Environmental Report was prepared by Roux Associated dated January 21, 2005 and was submitted to DEP, intending to demonstrate that the Site has also demonstrated attainment with a residential Act 2 remediation standard. DEP approved this Second Supplement by letter dated

March 28, 2005, concluding that the Site meets a residential Act 2 Site Specific Remediation Standard.

In connection with the Act 2 approval, the following use restrictions shall apply to the Site:

Until such time as a party demonstrates attainment with an unrestricted use remediation standard for the above-described contaminants at the Site in accordance with the requirements of Act 2, as evidenced by DEP's approval of a Final Report demonstrating attainment with such unrestricted use standards, no person shall be permitted to excavate or otherwise disturb building foundations, pavement, or topsoil in landscaped areas, which comprise a cap to prevent Site residents from having direct contact with underlying impacted soils. This prohibition shall not apply to the following: (1) routine installation of landscaping; (2) utility installation or repair work; or (3) similar disturbances of landscaped areas provided that the capping material in these areas is replaced immediately upon the completion of the activity. This prohibition also shall not apply to non-routine construction, maintenance, or repair activities that disturb the Site cap provided that (1) at all times access to the disturbed area is limited to non-residential personnel involved in such construction, maintenance or repair activities, and (2) the capping material in the disturbed areas is replaced immediately upon completion of the construction, maintenance, or repair activities. Furthermore, groundwater use at the Site shall be restricted, and prior to being utilized in the future, will be evaluated in accordance with the requirements of Act 2 to confirm that it does not pose an unacceptable risk to human health.

The current Grantee of the Site shall periodically inspect and maintain the cap to ensure that underlying soils at the Site are not exposed to residential Site occupants.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor, for itself, and its successors and assigns does covenant, promise, grant and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said

Grantor and its successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them, shall and will, subject to the notice set forth in the following paragraph, WARRANT and forever DEFEND.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be duly executed on the day and year first above written.

WASHINGTON STREET ASSOCIATES
VI, LP, a Pennsylvania limited partnership

By: WASHINGTON STREET
ASSOCIATES VI ACQUISITION
CORPORATION, a Pennsylvania
corporation, its general partner

By: 

Name: J. Brian O'Neill
Title: Vice President

Grantee Address:

Millennium Waterfront Associates, II L.P.
2701 Renaissance Boulevard, 4th Floor
King of Prussia, PA 19406



On behalf of Grantee

STATE OF PENNSYLVANIA :
 :SS.
COUNTY OF MONTGOMERY :

On this, the 30th day of June, 2015, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared J. Brian O'Neill, known to me (or satisfactorily proven) to be the Vice President of WASHINGTON STREET ASSOCIATES VI ACQUISITION CORPORATION, a Pennsylvania corporation, the general partner of WASHINGTON STREET ASSOCIATES VI, LP, a Pennsylvania limited partnership, and as such Vice President, he acknowledged that he executed the foregoing instrument for the Grantor as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My Commission Expires:

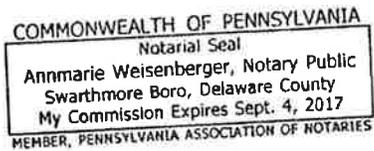


EXHIBIT A
LEGAL DESCRIPTION

Unit I

ALL THAT CERTAIN UNIT in the property known, named and identified as Millennium, a Condominium, located in Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq by the recording in the Montgomery County Recorder of Deeds of an Amended and Restated Declaration of Condominium thereto recorded in Deed Book 5642 page 1661 and the First Amendment to Amended and Restated Declaration of Condominium as in Deed Book 5667 Page 2249 and the Second Amendment to Amended and Restated Declaration of Condominium as in Deed Book 5691 Page 2492 and the Third Amendment to Amended and Restated Declaration of Condominium as in Deed Book 5805 Page 1514, being and designated as Unit I together with a proportionate undivided interest in the Common Elements (as defined in such Amended and Restated Declaration as 13.5%).

BEING Parcel Number: 05-00-11856-13-6

BEING the same premises which Washington Street Associates IV, L.P., a Pennsylvania limited partnership by Deed dated 09/28/2007 and recorded 10/12/2007 in Montgomery County in Deed Book 5668 Page 1146 conveyed unto Washington Street Associates VI, L.P., a Pennsylvania limited partnership, in fee.



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	1089.89
Book Number	5962
Page Number	1783
Date Recorded	07-21-15

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Campbell Rocco Law, LLC		Telephone Number: (610) 205-1594	
Mailing Address 2701 Renaissance Boulevard, 4th Floor	City King of Prussia	State PA	ZIP Code 19406

B. TRANSFER DATA

Date of Acceptance of Document 07/02/2015			
Grantor(s)/Lessor(s) Washington Street Associates IV, L.P.	Telephone Number:	Grantee(s)/Lessee(s) Millennium Waterfront Associates, L.P.	Telephone Number:
Mailing Address 2701 Renaissance Boulevard, 4th Floor		Mailing Address 2701 Renaissance Boulevard, 4th Floor	
City King of Prussia	State PA	ZIP Code 19406	City King of Prussia
			State PA
			ZIP Code 19406

C. REAL ESTATE LOCATION

Street Address Millennium Condominium, Unit I		City, Township, Borough Borough of Conshohocken	
County Montgomery	School District Colonial	Tax Parcel Number 05-00-11856-13-6 ^{EA} 05-00-11856-00-1	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 1.00	2. Other Consideration +0.00	3. Total Consideration = 1.00
4. County Assessed Value 61,230.00	5. Common Level Ratio Factor x 1.78	6. Computed Value = 108,989.40

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 7/2/2015
---	------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

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

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE MAY 16th, 2022, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2022-09

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on May 16th, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Millennium Waterfront Associates II, LP

PREMISES INVOLVED: Parcel 05-00-11856-13-6
(Between 20 Ash St. and 225 Washington St.)
Conshohocken, PA 19428
Specially Planned District 2

OWNER OF RECORD: Millennium Waterfront Associates II, LP
201 King of Prussia Rd. – Suite 501
Radnor, PA 19087

The petitioner is seeking variances from and/or an appeal of a zoning decision from Section 27-1502 and Section 27-1511 of the Conshohocken Zoning Ordinance related to the proposal to develop the subject property with a residential use.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN
 400 Fayette Street, Suite 200, Conshohocken, PA 19428
 Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

COPY

Application: _____
Date Submitted: _____
Date Received: _____

1. Application is hereby made for:

Special Exception Variance

Appeal of the decision of the zoning officer

Conditional Use approval Interpretation of the Zoning Ordinance

Other _____

2. Section of the Zoning Ordinance from which relief is requested:

27-1902-c, 27-1005 d,f

3. Address of the property, which is the subject of the application:

1125 Wood Street

4. Applicant's Name: Fred DeStolfo

Address: 246 East North Lane

Phone Number (daytime): 4846868534 Building questions please call Chuck 610.637.2566

E-mail Address: freddy03@gmail.com Please copy on all: Chuck@Borkowskihomes.com

5. Applicant is (check one): Legal Owner Equitable Owner ; Tenant

6. Property Owner: _____

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 60wx69d 4,140s.f. Zoning District: BR1

8. Has there been previous zoning relief requested in connection with this Property?

Yes No If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Present use is a vacant, delapated single 2 story home with old foundation and approximate dimensions of 30x30 with an alley entrance parking area. Property is unigue as it is the only home on block which fronts on Wood Street and it also intersects with an alley entrance.

10. Please describe the proposed use of the property.

Single family dwelling

11. Please describe proposal and improvements to the property in detail.

Proposed use will be an updated modern amenity single family home with basement, outdoor patio. 4BR 3.5Bath 2 story with possible finished loft space. Old home in disrepair will be demolished and replaced with a new dwelling.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

This is the perfect example of a long time family trying to stay in Conshohocken for the next generation. DeStolfos have contributed to the well being and history of Conshohocken in many ways. As for the structure it is old, in disrepair for modern living and it will be an asset to update this unique location with a new home that will allow efficient living. The unique lot size, location, and layout of boundaries causes for a unique design which needs relief.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: See above

Property is only lot on Wood Street this block and has unique setbacks.

b. How the Zoning Ordinance unreasonably restricts development of the property: Alley access and lot size/surrounding lots restrict setbacks.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____

Replacing a single dwelling with a single dwelling. Architecture conforms to neighborhood and structure size as well.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

Thought was put into off street parking, aligning the front yard and rear yards to the neighborhood as much as possible. Lot orientation and size restrict design to accommodate modern living.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

Demolition of an existing dwelling in the Historic Residential Conservation Overlay District

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

27-1905

c. Please describe in detail the reasons why the requested relief should be granted.

Applicant is trying to keep his growing family in Conshohocken. He is proposing to tear down a home in terrible condition and build a new, efficient single home in its place. Much consideration was taken in rebuilding a new dwelling that will both fit in and enhance the neighborhood in which it sits.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: _____

b. Address: _____

c. Phone Number: _____

d. E-mail Address: _____

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Fred Destolfo
Applicant

Fred Destolfo
Legal Owner

6-17-22
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 17 day of June, 2022 By Fred Destolfo

Kimberly Zera
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2026
Commission number 1185103
Member, Pennsylvania Association of Notaries



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted

Application Denied

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF ORDER: _____

Conshohocken Auto Tags

Conshohocken Auto Tags
 3022 Butler Pike
 Conshohocken, PA 19428
 Phone: 610-834-2900
 Fax: 610-834-9733
 For:
FRED A DESTOLFO
 143 W 6TH AVE
 CONSHOHOCKEN, PA 194280000

Record #: 110428

Date: 06/17/2022
 Time: 02:02 PM

Clerks Initials: 01

Vehicle Registration Information	Agency Fees
6/17/2022 2:02:01 PM 01: ZONING APPL	In store processed - Notary 0.00
	Agency amount paid 0.00
	Payment Type CASH
	Check to state 0 0.00
	Surcharge 0.00
	Total Agency Fees 0.00
	Service Fees
	Messenger Fee 0.00
	Notary Fee 5.00
	Copy/Fax Fee 0.00
	Plate Fee 0.00
	Other Fee 0.00
	Payment Type CASH
	Total Service Fee 5.00
	Surcharge 0.00
Sworn and subscribed to before me on 17-Jun-2022.	Total Surcharge 0.00
	Total Amount Due 5.00
	Amount Tendered 5.00
	Change Due 0.00
	No Refunds on Service or Notary fees. We are not responsible for the work the State fails to process.
Notary Seal	

Welcome to Conshohocken Auto Tags
 Your Direct Connection with PENNDOT. State & Service Fees Apply

06/17/2022 02:03 PM

548

This Indenture, Made the

Fourth day of September in the year of our Lord

one thousand nine hundred and fifty-two (1952)

Between FRANK GUSSONI, SR., and CONCETTA GUSSONI, his wife, of

parties of the first part,

AND

FRED DeSTOLFO and DENA DeSTOLFO, his wife, of the Borough of
Conshohocken, County of Montgomery and State of Pennsylvania,

of the second part: **Witnesseth,** That the said parties of the first part, for and in consideration of the sum of Nine Thousand (\$9,000.00) Dollars

lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs and assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made by J. V. Hoey, Registered Engineer, dated January 5, 1952, as follows, to wit:

BEGINNING at a point in the Southeast side of Wood Street (Sixty-six feet wide) at a distance of One hundred thirty feet measured North forty-one degrees East, from the Northeast side of Eleventh Avenue (Ninety-eight feet wide) and is also in the center line of an alley (twenty feet wide) running parallel to Eleventh Avenue; thence North forty-one degrees East, along the said side of Wood Street for a distance of Sixty feet to a point, a corner, thence South forty-nine degrees East, along other land now or late of Frank Gussoni, Jr., of which this was a part, for a distance of Forty-nine feet to a point, a corner; thence South forty-one degrees West, along the land now or late of Michael and Helen Frosty, for a distance of Sixty feet to a point in the center line of the alley, twenty feet wide; thence North forty-nine degrees West, along the center line of said alley for a distance of Forty-nine feet to the point of beginning.

BEING the same premises which Frank Gussoni, Jr., and Anna, his wife by Indenture bearing date the 25th day of February A.D. 1952 and recorded at Norristown in the office for the Recording of Deeds, in and for the County of Montgomery on 21st day of March A.D. 1952, in Deed Book No. 2262, page 95 etc. granted and conveyed unto Frank Gussoni, Sr. and Concetta, his wife, in fee.

587 **Together** with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part ies of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said part ies of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said part ies of the second part, their heirs and assigns forever, as tenants by the entireties

UNDER AND SUBJECT to use and easement of cast iron sewer with property to Northeast, with right to enter upon premises to be insured as fully set forth in Deed Book 2262, page 95.



And the said parties of the first part, for themselves and their heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said part ies of the second part, their heirs and assigns forever, that they the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part ies of the second part, their heirs and assigns, against them the said parties of the first part, their heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under him, her, them or any of them **SHALL and WILL** BY THESE PRESENTS **WARRANT** and forever **DEFEND.**

In witness whereof, the said parties of the first part to these presents have hereunto set their hands and seal s. Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US }

Adam L. MacLeary

Frank. Lussoni 

Samuel Rota

Corsetta m. Lussoni 



579

THE STATE STAMPS AFFIXED HERETO
REPRESENT THE FULL CONSIDERATION
INCLUDING LIENS AND ENCUMBRANCES.

THE BRYN MAWR TRUST COMPANY

by *Thomas Bowen*

Recorded, the day of the date of the above Indenture of the above named

Frank Gussoni Sr

Concetta M. Gussoni

State of PENNSYLVANIA

County of MONTGOMERY

ss.

On the

4th

day of September

, 19 52, before me,

Notary Public in and for the Commonwealth of Pennsylvania

residing in ~~Montgomery~~ ^{Delaware} Co., Penna.

M.

the undersigned officer, personally appeared Frank Gussoni, Sr. and Concetta/Gussoni, his wife

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee

is \$ 1125 Wood St Conshohocken, Penna

On behalf of the Grantee

Frank Gussoni

My Commission Expires 1/7/55

Notary Public

Title of Office

1/7/55

DEED

10.7.52

Mac 15.50 4

FRANK GUSSONI, SR. and

M. CONCETTA GUSSONI, his wife

TO

FRED DESTOIRO and DEM DESTOIRO, his wife,

PREMISES: 1125 Wood Street Conshohocken, Pa.

12-28-51 John G. Clark Co., Phila. 794

WRIGHT MAUCK, HAMES & SPENCER Law Offices 412 Dekalb Street Norristown, Pa.

B

Recorded, in the Office for the Recording of Deeds in and for County of

in Deed Book

No 2305

Montgomery

page 548 &c.

Witness my hand and seal of Office this 10th

day of September Anno Domini 19 52.

Recorder William J. Boden

Per Deputy Recorder Robert M. Boden

119843

SEP 10 1952

Mr. Bayne, Montg. Co. Justice

AUG-9-68

00096

No. 330 - Fee Simple Deed - Typewriter
Yeo & Lukens Co., 11 N. 13th St., Philadelphia
DEEDS • 476 A

7.00

This Indenture

Made the 11th

day of July in the year of our Lord one thousand nine hundred and sixty eight (1968) **Between**

NUNZIO M. GIANDONATO AND JOSEPHINE M. GIANDONATO, his wife

(hereinafter called the Grantors), of the one part, and

FRED DE STOLFO AND DINA DE STOLFO, his wife

(hereinafter called the Grantee s), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of One Dollar lawful money of the United States of America, unto them well and truly paid by the said Grantee s at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee s, their heirs and Assigns, as tenants by the entireties.

ALL THAT CERTAIN lot or piece of ground, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision of property of Nunzio M. Giandonato, made by Thomas F. Dinan, Registered Surveyor, King of Prussia, Pennsylvania, dated June 26th, 1967 as follows, to wit:

BEGINNING at a point on the Northeast side of a Twenty feet wide alley, at the distance of Forty nine feet measured South forty two degrees, twenty minutes East along said side of said alley from its intersection with the Southeast side of Wood Street (Sixty six feet wide), said last mentioned point being One hundred twenty feet measured South forty seven degrees, forty minutes West, along said side of Wood Street from its intersection with the Southwest side of Twelfth Avenue (Eighty feet wide); thence from said point of beginning by land of Fred DeStolfo, North forty seven degrees, forty minutes East, Fifty feet to a point; thence by other land of Nunzio M. Giandonato, of which this was part, South forty two degrees, twenty minutes East, Twenty feet to a point; thence South forty seven degrees, forty minutes West, Fifty feet to a point on the Northeast side of said Twenty feet wide alley; thence along said side thereof, North forty two degrees, twenty minutes West, Twenty feet to the first mentioned point and place of beginning.

BEING part of the same premises which Michael J. Frosty and Helen C. Frosty, his wife by Indenture bearing date the 14th day of September A.D. 1959 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 15th day of September A.D. 1959 in Deed Book No. 2999 page 330 etc., granted and conveyed unto Nunzio M. Giandonato and Josephine M. Giandonato, his wife, in fee.



THE STATE STAMPS AFFIXED REPRESENT THE TAX ON FULL CONSIDERATION, INCLUDING LIENS AND ENCUMBRANCES THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA
PER Miss Linda Huguenin

Twp.-Boro-Transfer tax paid

In the amount of \$ 3.00
THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA
L. Huguenin

Together with all and singular improvements, ways, streets, alleys, passages, waters, water - courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and Assigns, to and for the only proper use and behoof of the said Grantee, their heirs and Assigns forever, as tenants by the entireties.

And the said Grantors, for themselves, their

Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee, their heirs and Assigns, that they the said Grantors, their

Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and Assigns, against them the said Grantors, their

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, Shall and Will

WARRANT and forever DEFEND.

In Witness Whereof the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delibered }
IN THE PRESENCE OF US:

Paul A. Mariani

Wunzio M. Giandonato
WUNZIO M. GIANDONATO (SEAL)

Josephine M. Giandonato
JOSEPHINE M. GIANDONATO (SEAL)

(SEAL)

THE TITLE INSURANCE CORPORATION
OF PENNSYLVANIA
354,722-N

STATE TAX
AFFIDAVIT
FILE
Deed
610
50
496

NUNZIO M. GIANDONATO AND JOSEPHINE
M. GIANDONATO, his wife

TO

19. 11 1968
FRED DE STOLFO AND DINA DE STOLFO,
his wife

No. 330
Yeo & Lukens Co., 11 N. 13th St., Philadelphia

PREMISES:
BOROUGH OF CONSHOHOCKEN,
COUNTY OF MONTGOMERY,
COMMONWEALTH OF PENNSYLVANIA.

1-3-66
MLT

Recorded in the Office for Recording of Deeds, in and for Montgomery County

in Deed Book No. 3522 page 1189 &c.

Witness my hand and seal of Office this 9th day of

August Anno Domini 1968

Acting Recorder of Deeds
Anthony J. [Signature]

The residence of the within-named Grantee is

125 Wood Street, Conshohocken, Penna.

On behalf of said Grantee.

[Signature]

Deputy Tax Collector

[Signature]
Tax Paid \$150.00/68

REAL ESTATE TRANSFER

BOROUGH OF CONSHOHOCKEN

THE

My Commission Expires Dec. 29, 1970



[Signature]

WITNESS my hand and notarial seal the day and year aforesaid.

recorded as such.

Indenture to be their and each of their

and in due form of law acknowledged the above

NUNZIO M. GIANDONATO AND JOSEPHINE M. GIANDONATO, his wife

personally appeared the above-named

subscriber, a Notary Public, in and for

Anno Domini 1968, before me, the

[Signature], 1968

COUNTY OF

SS

STATE OF CALIFORNIA

~~NOTARY PUBLIC~~

Deputy Tax Collector
[Signature]
Tax Paid \$150.00/68

REAL ESTATE TRANSFER

DISTRICT

COLONIAL SCHOOL



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

Date: July 12, 2022
To: Stephanie Cecco, Brittany Rogers
From: Eric P. Johnson, PE, Zoning Officer
Re: 1125 Wood Street – Variance Zoning Determination

History of the Site:

1125 Wood Street is a 3,450 square-foot lot fronting on Wood Street and located in the BR-1 – Borough Residential 1 zoning district. The property is currently developed with a single-family detached residential dwelling with a rear driveway accessed from the alley running along the southern property line. The existing dwelling was constructed more than 50 years ago and therefore is considered an historic single-family detached dwelling regulated by the terms of Part 19-C – Historic Residential Conservation Overlay District of the Conshohocken Borough Zoning Code.

Current Request:

The applicant, Fred DeStolfo, is seeking variances from the area and bulk requirements of the BR-1 zoning district in connection with the proposal to demolish the existing single-family residential dwelling and the construction of a new single-family residential dwelling on the property. Specifically, the applicant is seeking a variance from §27-1005.D to permit a rear yard setback less than 25 feet and from §27-1005.F to permit a building coverage greater than 35%.

Concurrent with the variance request before the Zoning Hearing Board, the applicant is seeking Conditional Use approval in accordance with §27-1905-C of the Conshohocken Borough Zoning Code to permit the demolition of the historic single-family detached dwelling.

Zoning Determination:

Per §27-1005.D, the required rear yard setback is 25 feet measured from the rear lot line to the back edge of the dwelling. The proposed dwelling includes a covered porch attached to the main dwelling which extends to within 9 feet of the rear lot line. Additionally, the 2nd floor of the main dwelling structure extends 2 feet beyond the first floor, extending to within 23 feet of the rear lot line. Therefore, a variance is required for the reduced depth of the rear setback.

Per §27-1005.F, the maximum permitted building coverage on a lot is 35%. The proposed dwelling will cover 50.96% of the lot, requiring a variance.



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL

Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

ZONING NOTICE JULY 18th, 2022, ZONING HEARING BOARD MEETING

ZONING HEARING Z-2022-13

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on July 18th, 2022, at 7:00 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Fred DeStolfo
246 E. North Lane

PREMISES INVOLVED: 1125 Wood St.
Conshohocken, PA 19428
Borough Residential 1 Zoning District

OWNER OF RECORD: Fred and Dena DeStolfo
1125 Wood St.
Conshohocken, PA 19428

The petitioner is seeking variances from the BR-1 zoning district dimensional standards of Section 27-1005 of the Conshohocken Zoning Ordinance in connection with the proposed construction of a new residential dwelling.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board