

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, July 20, 2022

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President
Tina Sokolowski, 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.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

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

PUBLIC COMMENT (*for agenda items only*)

There was no public comment pertaining to agenda items.

PRESENTATIONS

There were no presentations.

LAND USE, PUBLIC HEARINGS AND ORDINANCES

a.) Hearing on a waiver of off-street parking, 320 Fayette Street, Witch's Way Craft

Eric Johnson, Zoning Officer, explained that the applicants have requested a waiver of the Borough's off-street parking requirements pursuant to the Borough's zoning ordinance. He stated that the applicants are proposing to operate a new age holistic gift shop selling vintage glassware, crystals & minerals, as well as other curated items on the first floor of the existing building located at 320 Fayette Street. The applicants provided an overview of the business, including hours of operation and parking for customers and employees. The applicants confirmed that deliveries will not be made to the storefront and that they may occasionally hold small meetings and/or gatherings.

Ms. Barton made a motion to approve a waiver of off-street parking for 320 Fayette Street, Witch's Way Craft, seconded by Mr. Serna. The motion carried 7-0.

b.) Public Hearing on a Conditional Use Application for 911 Fayette Street: Jefferson Ave Insurance, Jeffrey Gallo, Applicant

Mr. Peters opened the public hearing on the conditional use application for 911 Fayette Street. He explained that the applicant, Jeffrey Gallo, is seeking conditional use approval to permit an insurance office on the first floor of the property. He stated that existing residential use on second and third floors of the building would remain unchanged.

Mr. Peters asked if there were any interested parties present. No interested parties were present.

Michael Yanoff, the applicant's attorney, provided an overview of the application. Mr. Yanoff explained the history of the property, and that his client is purchasing the property to move his insurance company to the existing building. He also explained that the company rarely has customers on-site, and that most work occurs over phone and/or email. Mr. Yanoff stated that the layout of the building will be essentially the same, with some internal renovation to create larger spaces on the first floor. He confirmed that there would be no changes made to the apartment or exterior of the building.

Mr. Gallo testified that the statements made by his attorney were true.

Mr. Peters asked for public comment. There was no public comment.

Mr. Peters continued the hearing on the record to August 3, 2022.

c.) Consider adopting Ordinance 10-2022 adopting a Stormwater Management Ordinance

Mr. Peters explained that the proposed ordinance matches the model ordinance issued by the Pennsylvania Department of Environmental Protection (DEP) in connection with the MS4 Program.

Ms. Ellam made a motion to adopt Ordinance 10-2022 adopting a Stormwater Management Ordinance, seconded by Ms. Kingsley. The motion carried 7-0.

d.) Consider adopting Ordinance 11-2022 amending the Stormwater Management section of the SALDO

Mr. Peters explained that the proposed ordinance is an amendment to the drainage section of the Subdivision and Land Development Ordinance (SALDO), which was designed to coincide with the new stormwater management ordinance.

Ms. Barton made a motion to adopt Ordinance 11-2022 amending the Stormwater Management section of the SALDO, seconded by Ms. Ellam. The motion carried 7-0.

CONSENT AGENDA

Ms. Leonard read and reviewed the items included on the consent agenda.

- a.) Approve and adopt the June 1 and June 15 Regular Meeting Minutes**
- b.) Approve the June-ending Treasurer's Report and Accounts Payable in the amount of \$958,708.60**
- c.) Approve Resolution 2022-17 establishing a trial period of once weekly trash service from August 1, 2022 to October 31, 2022**

Mr. Serna made a motion to approve and adopt the June 1 and June 15 Regular Meeting Minutes, seconded by Ms. Sokolowski. The motion carried 7-0.

Ms. Kingsley made a motion to approve the June-ending Treasurer's Report and Accounts Payable in the amount of \$958,708.60, seconded by Mr. Serna. The motion carried 7-0.

Mr. Serna made a motion to approve Resolution 2022-17 establishing a trial period of once weekly trash service from August 1, 2022 to October 31, 2022, seconded by Ms. Ellam. The motion carried 7-0.

NEW BUSINESS

a.) Consider adopting DCED's Procurement and Policy Directive for federally funded projects

Ms. Cecco explained that the Department of Community and Economic Development (DCED) has notified sub-recipients of the need to adopt and abide by the federal procurement requirements for federally funded projects. She asked Council to adopt DCED's Procurement and Policy Directive for use in procurement in federally funded projects.

Ms. Tutino made a motion to adopt DCED's Procurement and Policy Directive for federally funded projects, seconded by Ms. Barton. The motion carried 7-0.

b.) Consider approving Resolution 2022-18 designating an authorized signer to execute contracts related to FEMA Disaster Assistance for Storm Ida

Ms. Cecco explained that the Borough has applied for and qualifies to receive federal assistance for damages related to Storm Ida. She asked Council to consider designating the Borough Manager as the authorized signer of all documents associated federal assistance for Storm Ida.

Ms. Sokolowski made a motion to approve Resolution 2022-18 designating Stephanie Cecco as authorized signer to execute contracts related to FEMA Disaster Assistance for Storm Ida, seconded by Mr. Serna. The motion carried 7-0.

c.) Consider ratifying a settlement agreement for 701 Fayette Street

Mr. Peters shared that a settlement agreement has been reached between the applicant and appellant regarding the zoning application for 701 Fayette Street. Mr. Peters explained that, since the Borough was a party to this matter, Borough Council should consider ratifying the agreement.

Ms. Barton made a motion to ratify the approval of a settlement agreement for 701 Fayette Street, seconded by Ms. Kingsley. The motion carried 7-0.

d.) Consider approving 720 Spring Mill Ave escrow release no. 1 for demolition in the amount of \$74,983.50

Ms. Kingsley made a motion to approve 720 Spring Mill Ave escrow release no. 1 for demolition in the amount of \$74,983.50, seconded by Mr. Serna. The motion carried 7-0.

UNFINISHED BUSINESS

a.) Consider awarding a bid for the 2022 CDBG Curb Ramp Project

Ms. Cecco shared that the Borough received three (3) bids for the 2022 CDBG Curb Ramp Project. She stated that two (2) of the bids were complete and that the lowest complete bid was from Ramos and Associates at a total cost of \$137,470.00.

Mr. Serna made a motion to award the Base Bid and Alternate Bid No. 1 to Ramos and Associates Inc. in the amount of \$137,470, contingent upon funds being available and upon receiving authorization to award from all funding agencies, seconded by Ms. Ellam. The motion carried 7-0.

b.) Consider approving Resolution 2022-19 authorizing the transfer of title to real estate property from the Conshohocken Sewer Authority to the Borough of Conshohocken

Mr. Peters explained that Borough of Conshohocken and the Borough of Conshohocken Authority signed a Memorandum of Understanding (MOU), which provides for the transfer of two parcels of land owned by the Authority. He explained that the parcels contain the Community Garden and a storage barn for salt. Mr. Peters asked Council to consider authorizing Borough officials to effectuate transfer of title to the properties from the Authority to the Borough.

Mr. Serna made a motion to approve Resolution 2022-19 authorizing the transfer of title to real estate property from the Conshohocken Sewer Authority to the Borough of Conshohocken, seconded by Ms. Kingsley. The motion carried 7-0.

COUNCIL AND MAYOR MATTERS

Mayor Aronson thanked Borough staff for the Fireworks event. He shared the schedule for the Summer Concert Series. He reminded residents that Kona Ice will be at the concerts and that a portion of the proceeds benefit the Friends of Conshohocken Parks. He recommended that everyone to visit Morning Talk Café.

Ms. Sokolowski shared that members of the Electric Force Track Club have qualified for Nationals and the Club is raising money to send the entire organization to the event. She also shared that members of the Conshohocken Rowing Center will be traveling to Italy for the World Rowing Championships.

PUBLIC COMMENT

Donna Sesko, 251 East 6th Avenue, voiced concerns related to once-weekly trash service. Ms. Kingsley responded that residents can request an additional trash can free of charge by contacting the Borough. Ms. Leonard added that residents who need assistance with excess trash should contact the Borough. Ms. Sokolowski discussed the criteria for determining if the trial is successful and becomes permanent.

ADJOURNMENT

The meeting was adjourned at 7:43 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary