

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, February 1, 2023

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President
Tina Sokolowski, Council Vice-President
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 6:58 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.) Swearing-in of Borough Appointed Officials

Judge Deborah Lukens swore in the following Borough officials: Stephen Young as Deputy Fire Marshal and Firefighter, Calvin Perlman as Deputy Fire Chief, Megan Klosterman as a Firefighter, Matthew Traynor as a Code Enforcement Officer, and Alexis Wilmont as a Code Enforcement Officer.

Ray Sokolowski, Executive Director of Operations, introduced newly hired Borough employees.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

a.) Public Hearing on a Waiver of Off-Street Parking for 126 Fayette Street, Beauty In Us

John Pak, attorney for the applicant, stated that his clients are seeking a waiver of off-street parking for a proposed nail salon at 126 Fayette Street. He provided an overview of the business including hours of operation, number of employees and services to be offered. He also provided a plan for parking for employees and customers, which included the use of public transportation, parking permits and public parking in the SORA West garage.

b.) Preliminary/final land development application for 701 Fayette Street: CGEM LLC, Applicant

Mr. Peters introduced the matter. He stated that the applicant is seeking to construct a mixed-use building with retail spaces on the first floor and a total of nine (9) apartments on the second and third floor.

Mark Danek, attorney for the applicant, reviewed the architectural renderings and explained the general layout of the building. He also reviewed the land development plans and explained that an existing encroachment by the neighbor exists, which affects the impervious coverage. He stated that the applicant has agreed to grant an easement addressing the encroachment and access. Mr. Danek discussed additional proposed improvements, which includes 26 parking spaces, landscaping, sidewalk and curb replacement, and an underground seepage bed within the parking area to address stormwater management. He went through the waiver requests and provided a reason for each. He stated that, aside from the requested waivers, the applicant would comply with all review letters. Mr. Danek stated that the project engineer had amended, and would further amend, the plans based on the review letters.

c.) Discussion on Historic Overlay Ordinance Amendment

Mr. Peters shared that, in 2017, Borough Council established regulations protecting and preserving historic single-family detached dwellings. He explained that since implementing the regulations, the Borough has received significant feedback from property owners, potential purchasers, and Borough residents that the ordinance was discouraging construction of single-family detached dwellings in the Borough, by requiring conditional use approval even where the use was not changing. Mr. Peters asked Council to consider an ordinance amendment that would permit demolition of single-family detached dwellings that are more than 50 years old without conditional use approval when the proposed use is not changing.

Ms. Leonard expressed a concern that the amendment would remove protections put in place by Council to preserve historic homes in the Borough. Mr. Peters responded that the ordinance amendment limits the

uses that can occur by-right while encouraging the development of single-family homes. Mr. Peters discussed with Council several alternative means for protecting single family homes, such as redefining the definition of historic homes and identifying historic homes in the Borough and adding protections to those historic structures.

COUNCIL BUSINESS

There was no Council business.

MANAGER MATTERS

- a.) **Consider approving Resolution 2023-02 extending temporary to-go parking spaces on West Fourth Avenue**

Mr. Serna made a motion to approve Resolution 2023-02 extending temporary to-go parking spaces on West Fourth Avenue, seconded by Ms. Kingsley. The motion carried 6-0. (Barton absent)

- b.) **Consider approving 720 Spring Mill Avenue financial security escrow release no. 2 for demolition in the amount of \$395,787.00**

Ms. Ellam made a motion to approve 720 Spring Mill Ave financial security escrow release no. 2 for demolition in the amount of \$395,787.00, seconded by Mr. Serna. The motion carried 6-0. (Barton absent)

- c.) **Consider approving Resolution 2023-03 authorizing the participation in Sourcewell Cooperative Purchasing Program and the purchase of flooring for the Community Center**

Ms. Cecco explained that the Recreation Department is in the process of securing materials and services for the purpose of installing new flooring at the Community Center as part of an approved FY2023 capital project. She shared that the Borough has located a supplier/installer of specific flooring required through a supplier/installer participating in the Sourcewell cooperative purchasing program. Ms. Cecco requested Council's approval to register with Sourcewell and purchase the materials/services for the Community Center.

Ms. Sokolowski made a motion to approve Resolution 2023-03 authorizing the participation in Sourcewell Cooperative Purchasing Program and the purchase of flooring for the Community Center, seconded by Ms. Ellam. The motion carried 6-0. (Barton absent)

- d.) **Consider approving Resolution 2023-04 approving an agreement to authorize electronic access to PennDOT systems**

Ms. Cecco explained that the proposed agreement with PennDOT would permit electronic access to PennDOT's Engineering and Construction Management System for the purposes of entering information into and exchanging data with the System.

Ms. Kingsley made a motion to approve Resolution 2023-04 approving an agreement to authorize electronic access to PennDOT systems and authorize the Borough Manager to execute required agreements, seconded by Mr. Serna. The motion carried 6-0. (Barton absent)

- e.) **Consider approving Resolution 2023-05 approving an intermunicipal agreement for PennDOT GR6 Intelligent Transportation Systems project**

Ms. Cecco explained that the proposed agreement with PennDOT is for the installation, operation and maintenance of a closed-circuit television (CCTV) camera in the Borough. She stated that the CCTV would be installed on the traffic signal mast arm at Fayette Street and First Avenue. She explained that CCTV camera devices are intended to be utilized to better inform travelers of traffic incidents and to improve multi-agency coordination and the management of daily traffic operations throughout the region. Ms. Cecco added that PennDOT would own, maintain, and operate the device.

Mr. Serna made a motion to approve Resolution 2023-05 approving an intermunicipal agreement for PennDOT GR6 Intelligent Transportation Systems project and authorize the Borough Manager to execute required agreements, seconded by Ms. Kingsley. The motion carried 6-0. (Barton absent)

- f.) **Consider authorizing advertisement of an RFP for consulting services for the Housing Rehabilitation Program**

Ms. Cecco shared that properties being rehabilitated under the HOME program with the use of federal funds must be tested for lead-based paint and radon. She explained that in order to meet this requirement environmental testing services are required. She asked Council to consider authorizing advertisement of an RFP for consulting services for environmental testing services for the Housing Rehabilitation Program.

Mr. Serna made a motion to authorize advertisement of an RFP for consulting services for environmental testing services for the Housing Rehabilitation Program, seconded by Ms. Ellam. The motion carried 6-0. (Barton absent)

g.) Consider authorizing a request for an extension of the 2019 CDBG contract

Ms. Cecco explained that the deadline to expend 2019 CDBG funds is April 2023. She shared that activities in the Rehabilitation Program slowed and that \$50,456.00 remains to be spent. She asked Council to consider approving the submission of a one (1) year time extension request to the Department of Community and Economic Development (DCED) to expend funds to close out the 2019 CDBG Program Year.

Ms. Kingsley made a motion to authorize the request for an extension of 1 year to complete the expenditure of the 2019 CDBG program funds, seconded by Mr. Serna. The motion carried 6-0. (Barton absent)

h.) Discussion on a Dog Park License Agreement

Ms. Cecco shared that since the Conshohocken Dog Park was destroyed by Storm Ida, the Borough has been exploring alternative locations for a dog park. She shared that Lumina, formerly Londonbury, apartment complex has offered to rebuild, maintain and operate a dog park at the same location. Ms. Cecco stated that the proposed dog park would be available for use by Lumina residents and the public at large, subject to an annual fee. She explained that the proposed agreement would involve the Borough licensing the property to Lumina for ten (10) years.

DEPARTMENT MATTERS

There were no department matters.

LEGAL MATTERS

a.) Consider authorizing Borough Solicitor's office to proceed with civil actions on violations of land development agreements for:

- i. 3 Colwell Lane**
- ii. 144 West Ninth Avenue**
- iii. 100-102 Forrest Street**
- iv. 322 East Eighth Avenue**

Mr. Peters shared that the Borough has attempted to work with the developers to close out land development projects for 3 Colwell Lane, 144 West Ninth Avenue, 100-102 Forrest Street and 322 East Eighth Avenue. He stated that those attempts have been unsuccessful to date and therefore, the Borough would like Council's approval to move forward with legal proceedings for failure to submit complete as-built plans and failure to complete all improvements in the time period required.

Mr. Serna made a motion to authorize the Borough Solicitor's office to proceed with civil actions on violations of land development agreements for 3 Colwell Lane, 144 West Ninth Avenue, 100-102 Forrest Street and 322 East Eighth Avenue, seconded by Ms. Ellam. The motion carried 6-0. (Barton absent)

COUNCIL MEMBER AND MAYOR MATTERS

Mayor Aronson shared pictures from the Eagles Pep Rally. He thanked Borough staff for making the event happen and bringing such a fun and safe experience to Fayette Street. He shared pictures from the Kindness Challenge at Conshohocken Elementary School. He encouraged everyone to support local Girl Scout Troop 7044 with their cookie fundraiser.

PUBLIC COMMENT

Walt Hartnett, Commander of the VFW Post 1074, invited everyone to attend an event to celebrate the VFW's 90th anniversary. He shared that the VFW plans to replicate the signing of the original charter at the Mary Wood Park House on February 6, 2023.

ADJOURNMENT

The meeting was adjourned at 8:16 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary