

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, July 16, 2025

PUBLIC MEETING

PRESENT: Kathleen Kingsley, Council Vice-President
Anita Barton, Senior Council Member
Alan Chmielewski, Council Member
Stacy Ellam, Council Member
Adrian Serna, 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. Kingsley, Borough Council Vice President, called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Kingsley stated that Borough Administration did not receive any public comments following the June 18th public meeting or regarding the July 16th public meeting agenda.

PUBLIC COMMENT (*for agenda items only*)

There was no public comment pertaining to agenda items.

PRESENTATIONS

a.) Conduct interviews with applicants for the Redistricting Task Force

Borough Council interviewed Brian Magrann from Ward 1 and Jonathan Drozd from Ward 6.

Ms. Kingsley shared that applicants are still needed from Wards 2, 4, and 5. She emphasized the importance of the Redistricting Task Force.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

a.) Conduct a public hearing on a petition to vacate a paper street associated with the Italian Bakery and consider adopting Ordinance 02-2025 vacating and abandoning the paper street

Mr. Peters opened the public hearing on an ordinance vacating a paper street associated with the Italian Bakery. He explained that the applicant, LaFamiglia I, LP, is seeking to clean up documentation for the existing Italian Bakery, by recording a site plan that accurately reflects the existing site conditions. He provided a proposed vacation plan and described the area to be vacated. Mr. Peters provided an explanation as to what would happen if the vacation was not approved.

Mr. Peters called for public comment. Brian Magrann, 314 Fayette Street, expressed support for the petition to vacate and urged Borough Council to support small, family-owned, and new businesses in the Borough. He emphasized that preserving the property as a bakery would benefit the community.

Ms. Barton made a motion to adopt Ordinance 02-2025 vacating and abandoning the paper street identified on the land development plan for the Conshohocken Italian Bakery, seconded by Mr. Serna. The motion carried 5-0. (Sokolowski and Frey absent)

b.) Presentation on a Preliminary/Final Land Development Application for 113 West Eighth Avenue: Ratoskey & Trainor Inc., Applicant

Rob Ratoskey, a representative on behalf of the applicant, was present to discuss the preliminary/final land development application for 113 West Eighth Avenue. He provided an overview of the existing site conditions. He explained that zoning approval had been previously obtained; however, he must return to the Zoning Hearing Board to request an extension. Mr. Ratoskey cited stormwater management requirements as the cause of the delay. He reviewed the requested waivers related to buffer and screening, driveway size, grading, and dedicated recreation space. Mr. Ratoskey explained that he plans to construct a 3-unit multi-family residential apartment building parking spaces accessed from the rear alley. He responded to Council's questions related to resident feedback and the construction timeline.

- a. Consider recommending to the ZHB that an extension to the 113 West Eighth Avenue Project be granted for a maximum of 6 months

Mr. Chmielewski made a motion to recommend to the ZHB that an extension to the 113 W. 8th Avenue Project be granted for a maximum of 6 months, seconded by Mr. Serna. The motion carried 5-0. (Sokolowski and Frey absent)

CONSENT AGENDA

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

- a.) Approve and adopt the June 4 and June 18 Regular Meeting Minutes
- b.) Approve the June-ending Treasurer's Report and Accounts Payable

Mr. Serna made a motion to approve and adopt the June 4 and June 18 regular meeting minutes, seconded by Ms. Ellam. The motion carried 5-0. (Sokolowski and Frey absent)

Mr. Serna made a motion to approve the June-ending Treasurer's Report and Accounts Payable in the amount of \$1,027,619.77, seconded by Ms. Barton. The motion carried 5-0. (Sokolowski and Frey absent)

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

- a.) Consider recommending to the ZHB that an extension to the 261-263 East Elm Street Project be granted for a maximum of 6 months

Mr. Peters shared that the applicant for the 261-263 East Elm Street project is requesting a further extension of previously granted zoning relief. He stated that the original relief was issued in 2021 and extended in 2023 and is currently set to expire in July 2025. Mr. Peters explained that Borough Administration is recommending that Council consider requesting the ZHB to limit any further extension to six months, due to the current status of the land development process and the time elapsed since the original approval.

Ms. Barton made a motion to recommend to the ZHB that an extension to the 261-263 East Elm Street Project be granted for a maximum of 6 months, seconded by Mr. Serna. The motion carried 5-0. (Sokolowski and Frey absent)

- b.) Consider approving Resolution 2025-20 authorizing supplemental appropriations for emergency tree removal at Haines and Salvati and for an HVAC unit for the Fitness Center at the Community Center

Ms. Cecco explained that the recent storm caused significant damage to several mature trees and that immediate removal of the at-risk and fallen trees was necessary to mitigate hazards.

Mr. Serna made a motion to approve Resolution 2025-20 authorizing supplemental appropriations to the FY2025 budget in the amount of \$25,000 for emergency tree removal at Haines and Salvati and in the amount of \$13,835 for the emergency replacement of the HVAC unit for the Fitness Center at the Community Center, seconded by Ms. Ellam. The motion carried 5-0. (Sokolowski and Frey absent)

- c.) Consider approving Resolution 2025-21 approving plans and policies of the CDBG and HOME Programs

Mr. Serna made a motion to approve Resolution 2025-21 approving plans and policies for the CDBG and HOME Programs, seconded by Ms. Barton. The motion carried 5-0. (Sokolowski and Frey absent)

- d.) Consider approving Resolution 2025-22 authorizing the execution of the Municipal Winter Traffic Services Agreement with PennDOT

Ms. Cecco explained that the agreement transfers winter maintenance responsibilities for state roads, including snow and ice removal, from PennDOT to the Borough. She stated that the Borough will be compensated for providing these services.

Mr. Serna made a motion to approve Resolution 2025-22 authorizing the execution of the Municipal Winter Traffic Services Agreement with PennDOT, seconded by Ms. Ellam. The motion carried 5-0. (Sokolowski and Frey absent)

- e.) Consider approving Resolution 2025-23 authorizing the sale of a Police vehicle on Municibid

Ms. Ellam made a motion to approve Resolution 2025-23 authorizing the sale of a Police vehicle on Municibid with a minimum bid of \$5,000.00, seconded by Mr. Chmielewski. The motion carried 5-0. (Sokolowski and Frey absent)

- f.) Consider approving change order no. 1 for the 2023 CDBG Curb Ramp Installation project

Ms. Cecco stated that the change order is being requested to address field adjustments.

Mr. Serna made a motion to approve change order no. 1 for the 2023 CDBG Curb Ramp Installation project in the amount of \$7,131.42, seconded by Ms. Barton. The motion carried 5-0. (Sokolowski and Frey absent)

g.) Consider approving payment application no. 1 for the 2023 CDBG Curb Ramp Installation project

Mr. Serna made a motion to approve payment application no. 1 for the 2023 CDBG Curb Ramp Installation project in the amount of \$44,165.95, seconded by Ms. Ellam. The motion carried 5-0. (Sokolowski and Frey absent)

h.) Consider approving 124 West First Avenue financial security escrow release no. 3 (final) in the amount of \$9,686.00

Ms. Barton made a motion to approve 124 West First Avenue financial security escrow release no. 3 (final) in the amount of \$9,686.00, seconded by Mr. Serna. The motion carried 5-0. (Sokolowski and Frey absent)

i.) Consider approving 310 West Fifth Avenue demolition escrow release no. 1 (final) in the amount of \$4,000.00 plus interest

Ms. Ellam made a motion to approve 310 West Fifth Avenue demolition escrow release no. 1 (final) in the amount of \$4,000 plus interest, seconded by Mr. Serna. The motion carried 5-0. (Sokolowski and Frey absent)

j.) Consider approving a zoning escrow release for 201 West Sixth Avenue

Ms. Barton made a motion to approve a zoning escrow release for 201 West Sixth Avenue in the amount of \$414.42 plus interest, seconded by Mr. Serna. The motion carried 5-0. (Sokolowski and Frey absent)

COUNCIL AND MAYOR MATTERS

Mayor Aronson recognized Borough staff for their hard work with the Fireworks Event and Soapbox Derby. He congratulated the Friends of Conshohocken Parks on its successful Kaboom Kid raffle fundraiser, which raised money to support renovations to the Mary Wood Park House. He shared that he and Mayor Fournier of West Conshohocken welcomed the American Accordionist Association to the area. He shared information about Conshohocken Night at the Reading Phils. Mayor Aronson announced that Destination Conshohocken would be hosting Conshy Strong Bingo to support local businesses. He provided information about the Walt Hartnett Memorial Cornhole Fundraiser being held in collaboration with Team Foster on July 26, 2025.

Ms. Ellam recognized the success of the 4th of July events in the Borough.

Ms. Barton provided an update on the renovations at the Mary Wood Park House.

Mr. Serna discussed the purpose of the License Plate Readers and how they support law enforcement efforts.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 7:48 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary