



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

SEPTEMBER 15, 2025, ZONING HEARING BOARD MEETING PACKET

127 E Elm St – extension
1009 Fayette St – new application
300 E 5th Ave – new application
Maple Street Development – new application

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BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
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Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE SEPTEMBER 15, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-13

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on September 15, 2025 at 6:30 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: Cooper Winery, LLC, c/o Christina Pieri
2135 Route 212, Coopersburg, PA 18036-9679

PREMISES INVOLVED: 127 East Elm Street
Conshohocken, PA 19428
SP-1 – Specially Planned District 1
FP – Floodplain Conservation District

OWNER OF RECORD: PIE MIR, LLC (Brian Pieri, Member)
1016 Maple Street, Conshohocken, PA 19428

The petitioner is seeking a one (1)-year extension to September 17, 2026 of the Conshohocken Borough Zoning Hearing Board approval for the following special exception and variances granted in the Zoning Hearing Board Decision dated September 16, 2024: from Conshohocken Borough Zoning Code Sections §27-2006.B; §27-809.1; §27-810; §27-820.F; §27-1505.A.(2); §27-1713.1.(B); §27-1714.1.A, B, D, F, H & K; and §27-2006 to permit development of a proposed wine garden and active outdoor recreational space.

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

Zoning Administration

MAYOR
Yaniv Aronson

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Tina Sokolowski, President
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Anita Barton, Senior Member
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Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: September 4, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 127 E. Elm Street (Extension Request) – Zoning Determination

History of the Site:

127 East Elm Street is an existing vacant land parcel located within the SP-1 – Specially Planned District 1 and subject to the FP – Floodplain Conservation Overlay Zoning District. Per the Montgomery County property records, it appears that the property was used as an asphalt parking lot prior to being converted to a grass land parcel. The property is currently owned by Pir-Mir, LLC as of July 2024.

The site is an existing 25,061 SF (as surveyed) nonconforming corner property that is fronted by East Elm Street (50 ft wide right-of-way) to the north and Ash Street (50 ft wide right-of-way) to the east; a portion of the Schuylkill River Trail and SEPTA rail lines to the south; and commercial properties to the west.

The Applicant, Cooper Winery, LLC, is proposing to construct a 3,017 SF structure for wine tastings and to serve light refreshments. The venue is expected to hold a maximum of fifty (50) patrons with hours of operations from 11:30 AM to 11:00 PM. In addition, the Applicant is proposing the construction of two (2) pickleball courts, one (1) bocce court, and have available some smaller recreational games (i.e., cornhole, outdoor checkers/chess tables, etc.) in the outdoor space. The outdoor space may draw up to an additional one hundred (100) to one hundred fifty (150) patrons. In addition, the Applicant is proposing a ten (10) feet wide open space area along the western side of property that will wrap around to the rear for connectivity to the existing Schuylkill River trail.

The Applicant went before the Conshohocken Borough Zoning Hearing Board and obtained the following relief from the 2001 Conshohocken Borough Zoning Ordinance in accordance with the Zoning Hearing Board Decision dated September 16, 2024:

1. **Variance from Section §27-1713.1.B** - to permit primarily active recreational uses of the Subject Property where only passive use is allowed;
2. **Variance from Sections §27-1714.1.A, B, D, F, H, & K** - to permit new construction, filling, permanent structures, clearing, driveway, parking lots, and stormwater facilities within the Subject Property where such activities and facilities are otherwise prohibited;
3. **Variance from Section §27-1505.A.(2)** - to permit a building setback of five (5') feet from the ultimate right-of-way line where a minimum fifteen (15') feet is required;
4. **Variance from Section §27-809.1.Table A** - to permit a ten (10') ft high fence surrounding the pickleball courts where the maximum fence height of six (6) feet is permitted;

5. **Variance from Section §27-810** - to permit buffer plantings within the five (5') building setback area from the abutting the E. Elm Street and Ash Street intersection, where no physical improvements are permitted on the setback;
6. **Variance from Section §27-820.F** - to permit a detached refuse facility to be adjacent the property line where a minimum ten (10') ft setback is required; and,
7. **Special Exception pursuant to Section §27-2006** - to permit the use of sixty (65) off-street parking spaces located within 200 feet of the Subject Property; and,
8. **Variance from Section §27-2006.B** - to permit off-street parking spaces to be located at a distance greater than 200 feet from the main entrance of the Subject Property where such location for parking spaces would otherwise be prohibited.

The above zoning relief was granted subject to the following conditions:

1. Any outside objects that could be carried away in a flood must be secured or brought inside a building at closing time to prevent the object from being carried away by a storm, flood, or wind.
2. A lease will be recorded against the subject property for a minimum of 51 off-street parking spaces.
3. Quiet paddles must be made available for patrons using the pickleball courts.

The Applicant went before the Planning Commission on October 9, 2024 and obtained Preliminary/Final land development plans and waivers approval recommendation.

The Applicant went before Borough Council on December 18, 2024 and obtained conditional Preliminary/Final land development plans approval subject to the terms and conditions as set forth under Resolution no. 2024-32.

Current Request:

Pursuant to Section §27-613 of the Zoning Ordinance, the previously granted zoning relief will expire on September 16, 2025. The Applicant, Cooper Winery, LLC, is currently undergoing the land development process and is seeking a one (1)-year extension of the previously granted zoning relief to September 17, 2026.

Zoning Determination:

The proposed site improvements to the site constitutes a land development under the Pennsylvania Municipalities Planning Code, requiring the applicant to complete the Borough's established land development process. The land development process is currently in progress and the Applicant has received land development application reviews and recommendations by the Borough and County Planning Commissions, and has obtained preliminary/final land development application approval from Borough Council by Resolution no. 2024-32 on December 18, 2024. The applicant cannot proceed to apply for permits until the project has adequately addressed all outstanding review comments and obtained the required approvals for land development plans recordation. Therefore, an extension of the previously granted relief is required.

In accordance with Section §27-613 of the Zoning Ordinance, the zoning relief granted expires if the applicant does not obtain any and all required permits within one year of the date of approval. The reliefs were granted by the Zoning Hearing Board in the September 16, 2024 written decision; therefore, the granted reliefs will expire on September 16, 2025.

The applicant cannot proceed to construction without the proper building permits. Therefore, an extension of the previously granted relief is required.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

BOROUGH of CONSHOHOCKEN
AUG 15 '25 AM 11:20

RECEIVED

Zoning Application

Application: Z-2025-13
Date Submitted: 8/15/25
Date Received: 8/15/25

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:

27-613 - Extension Request for Zoning Relief

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

127 East Elm Street, Conshohocken

4. Applicant's Name: Cooper Winery, LLC c/o Christina Pieri

Address: 2135 Route 212, Coopersburg, PA 18036-9679

Phone Number (daytime): thru counsel 484-344-5429

E-mail Address: christinampieri@gmail.com

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

6. Property Owner: PIE MIR, LLC (Brian Pieri, Member)

Address: 1016 Maple Street, Conshohocken, PA 19428

Phone Number: thru counsel

E-mail Address: thru counsel

7. Lot Dimensions: 150' x 218' approx. Zoning District: SP-1 and Floodplain Overlay

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

Yes ☒ No ☐ If yes, please describe.

Variances and Special Exception granted on September 16, 2024

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

Vacant Lot

10. Please describe the proposed use of the property.

The ZHB approved an Outdoor Recreation Space with Restaurant. Applicant is nearing the end of land development, but has not yet obtained building permits.

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

See Zoning Decision. No proposed changes that require zoning relief.

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

Applicant has been diligent in working thru the land development process. Applicant has gone thru several rounds of revisions and additions to their land development drawing set to meet the Boro's requirements. The process has taken much longer than expected.

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

a. The unique characteristics of the property: See Zoning Decision.

b. How the Zoning Ordinance unreasonably restricts development of the property:

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

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.

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.

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: Mark S. Danek, Esq.

b. Address: 1001 Conshohocken St Rd, Ste 1-210, W Conshohocken, PA 19428

c. Phone Number: 484-344-5429

d. E-mail Address: mark.danek@obermayer.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.

Murphy, Esq on Behalf of Cooper Winery, LLC
Applicant Applicant

Legal Owner

8-15-2025

Date

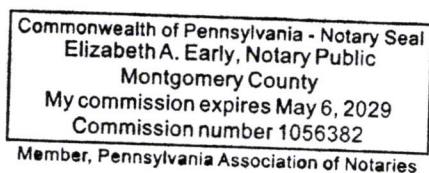
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15th day of
August, 2025.

Elizabeth A Early
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"/>

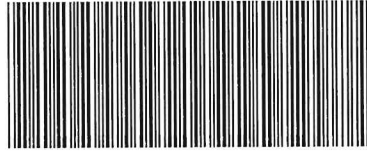
DATE OF ORDER: _____



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6370 PG 02342 to 02346
INSTRUMENT # : 2024037689
RECORDED DATE: 07/25/2024 11:52:42 AM



6331479-0078+

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6962307 - 15 Doc
Document Date: 07/16/2024	(s)
Reference Info:	Document Page Count: 4
	Operator Id: tbutler

RETURN TO: (Mail) SUBURBAN PHILADELPHIA ABSTRACT INC RAY VERBRUGGHE 922 W. RIDGE PIKE CONSHOHOCKEN, PA 19428	PAID BY: SUBURBAN PHILADELPHIA ABSTRACT INC
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*** PROPERTY DATA:**

Parcel ID #:	05-00-02108-00-2
Address:	127 E ELM ST
	PA
Municipality:	Conshohocken Borough
	(100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,200,000.00	DEED BK 6370 PG 02342 to 02346
TAXABLE AMOUNT: \$1,200,000.00	Recorded Date: 07/25/2024 11:52:42 AM
FEES / TAXES:	I hereby CERTIFY that this document is
Recording Fee:Deed	recorded in the Recorder of Deeds Office in
State RTT	Montgomery County, Pennsylvania.
Conshohocken Borough RTT	
Colonial School District RTT	
Total:	

\$86.75
\$12,000.00
\$6,000.00
\$6,000.00
\$24,086.75



Jeanne Sorg
Recorder of Deeds

Rev1a 2016-01-29

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

Montgomery County

JUL 24 2024

Recorder of Deeds

Prepared by and Return to:

Suburban Philadelphia Abstract, Inc.
922 West Ridge Pike
Conshohocken, Pa. 19428
610-828-6133

File No. 500-780

UPI # 05-00-02108-00-2

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-02108-00-2 CONSHOHOCKEN
127 E ELM ST
WEINMANN RAYMOND L
B 017 U 016 L 2101 DATE: 07/24/2024

\$15.00
JH

This Indenture, made the 16th day of July, 2024,

Between

**ESTATE OF RAYMND L. WEINMANN BY HIS EXECUTOR MARK
WEINMANN**

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

PIE-MIR LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million Two Hundred Thousand And 00/100 Dollars (\$1,200,000.00)** 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

ALL THAT CERTAIN lot or Parcel of ground situate in Conshohocken Borough, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made by F.X. Ball Associates, Inc., as shown on Plan Number 85-180-3, dated June 14, 1985, as follows, to wit:

BEGINNING at a drill hole set at the intersection of the Southerly right of way line of Elm Street (50 feet wide) and the Westerly right of way line of Ash Street (50 feet wide); thence along the Westerly right of way line of Ash Street South 17 degrees 30 minutes West 93.70 feet to an iron pin set at a point 25.00 feet Northeastwardly from the right of way line formerly of the Pennsylvania Schuylkill Valley Railroad Company now or late of the Southeastern Pennsylvania Transportation Authority said point being in the middle of a 10 feet wide alley; thence along the middle line of said alley. Westwardly along a curve curving to the right having radius of 2,225.00 feet concentric with and 25.00 feet Northeastwardly from the Northeasterly side of the right of way of said Pennsylvania Schuylkill Valley Railroad Company now or late of the Southeastern Pennsylvania Transportation Authority the arc distance of 154.34 feet to an iron pin set, and being the end of said 10 feet wide alley; thence South 23 degrees West 25.00 feet to an iron pin set at the Northeasterly right of way line of the Pennsylvania Schuylkill Valley Railroad Company now or late of the Southeastern Pennsylvania Transportation Authority; thence along the same North 66 degrees 51 minutes 27 seconds West 39.49 feet to an iron pin set; thence North 23 degrees 31 minutes 55 seconds East 51.73 feet to an iron pin found; thence North 60 degrees 30

minutes West 36.35 feet to a drill hole set in the center line of a cinder block wall; thence North 23 degrees 31 minutes 55 seconds East 57.09 feet to an iron pin set; thence North 28 degrees East 39.00 feet to a drill hole set at the Southerly right of way line of Elm Street; thence along the same South 60 degrees 30 minutes East 217.67 feet to the first mentioned point and place of beginning. CONTAINING in area 24,918.95 square feet 0.572 acres of land more or less.

BEING Parcel #05-00-02108-00-2

BEING THE SAME premises which PVI Associates by indenture bearing date the 24th day of April 1998 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 11th day of May 1998 in Deed Book 5225 page 419 granted and conveyed unto Raymond L. Weinmann in fee.

AND THE SAID Raymond L. Weinmann has since departed this life on 2/17/21 leaving a Last Will and Testament dated December 20, 2006 recorded in Montgomery Count Courthouse in File # 46-2021-X1037. Letters of Testmentary were granted to Mark O. Weinmann who is duly qualified as Executor of the Estate.

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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, 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 described above, with the buildings and improvements 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, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, 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, its successors and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Executor, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST

[SEAL]

ESTATE OF RAYMND L. WEINMANN BY HIS
EXECUTOR MARK WEINMANN

By:


Mark O. Weinmann, Executor
EXC

Commonwealth of Pennsylvania } ss
County of MONTGOMERY

This record was acknowledged before me on July 16, 2024 by Mark O. Weinmann as
Executor, who represents that he/she is authorized to act on behalf of Estate of Raymond L. Weinmann
by his Executor Mark Weinmann.



Notary Public

My commission expires _____

The precise residence and the complete post office
address of the above-named Grantee is:

1016 Maple Street
Conshohocken, PA 19428

Commonwealth of Pennsylvania - Notary Seal
RAYMOND R. VERBRUGGHE, Notary Public
Montgomery County
My Commission Expires July 11, 2026
Commission Number 1171555

On behalf of the Grantee

File No. **500-780**

Record and return to:
Suburban Philadelphia Abstract, Inc.
922 West Ridge Pike
Conshohocken, Pa. 19428

Deed

UPI # 05-00-02108-00-2

Estate of Raymnd L. Weinmann by his
Executor Mark Weinmann

TO

Pie-Mir LLC

Suburban Philadelphia Abstract, Inc.
922 West Ridge Pike
Conshohocken, Pa. 19428



Mark S. Danek, Esquire
Direct Dial: 484-344-5429
E-mail: mark.danek@obermayer.com
www.obermayer.com

1001 Conshohocken State Road
Suite 1-210
West Conshohocken, PA 19428
P 610-234-4877
F 610-825-4549

August 15, 2025

VIA EMAIL and HAND DELIVERY

Borough of Conshohocken
Attn: Ms. Brittany Rogers, Zoning Admin.
400 Fayette Street
Conshohocken, PA 19428

**RE: 127 East Elm Street
Z-2024-19**

Dear Ms. Rogers:

On behalf of my client, Cooper Winery, LLC (“Applicant”), I request an extension of the Zoning Hearing Board Decision dated September 16, 2024. The current zoning relief is set to expire on September 16, 2025.

At this time, Applicant seeks a variance from Code §27-613 for a one-year extension of the current Zoning Decision until September 17, 2026.

Included with this letter are the following:

1. Completed Application;
2. Zoning Board Decision dated September 16, 2024; and
3. Copy of Deed into PIE MIR, LLC (Brian Pieri, Member).

Christina Pieri will deliver two checks made payable to the Borough of Conshohocken (\$500 application fee and \$1,500 escrow fee).

Respectfully submitted,
/s/ Mark S. Danek

Mark S. Danek, Esq.

cc: Christina Pieri, Applicant
Brian Pieri, Member of PIE MIR, LLC

COMMONWEALTH OF PENNSYLVANIA
BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD
APPLICATION Z-2024-19
APPLICATION/APPEAL OF COOPER WINERY, LLC
127 EAST ELM STREET
DECISION OF THE BOARD

I. HISTORY

On or about June 14, 2024, Cooper Winery, LLC (“Applicant”) filed an Application for relief from the Conshohocken Borough Zoning Ordinance of 2001 (together with all amendments thereto, the “Ordinance”) for the property located at 127 East Elm Street, Conshohocken, Pennsylvania (“Subject Property”). The Subject Property is located in the SP-1 – Specially Planned District 1 and in the Floodplain Conservation District.

The Applicant’s request for relief included the following:

1. A variance from the terms of Section 27-809.1, Table A, to permit a 10-foot fence around the pickleball courts where a maximum fence height of 6 feet is permitted.
2. A variance from the terms of Section 27-810 to permit buffer plantings within the 5-foot building setback area from the abutting East Elm Street and Ash Street intersection where no improvements are permitted on the setback.

3. A variance from the terms of Section 27-820.F to permit a detached refuse facility to be adjacent to the property line where a minimum setback of 10 feet is required.
4. A variance from the terms of Section 27-1505.A(2) to permit a building setback of 5 feet from the ultimate right-of-way line where a minimum of 15 feet is required.
5. A variance from the terms of Section 27-1713.1.B of the Ordinance to permit primarily active recreational use of the Subject Property where only passive use is allowed.
6. A variance from the terms of Section 27-1714.1.A, B, D, F, H and K of the Ordinance to permit new construction, filling, permanent structures, clearing, driveway, parking lots, and stormwater facilities within the Subject Property where such activities and facilities are otherwise prohibited.
7. A special exception pursuant to the terms of Section 27-2006 of the Ordinance to permit the use of 65 off-street parking spaces located within 200 feet of the Subject Property.
8. A variance to the terms of Section 27-2006.B of the Ordinance to permit off-street parking spaces to be at a distance greater than 200 feet from the main entrance of the Subject Property where such a location for parking spaces would otherwise be prohibited.

After notice was duly given and advertised, a hearing was held on Application on August 19, 2024. At the hearing, the following Exhibits were introduced and admitted:

- P-1 Zoning Application
- P-2 Drawings of Proposed Development
- P-3 Agreement of Sale
- P-4 Site Plan
- P-5 Zoning Determination
- P-6 Letter of Support
- P-7 Proof of Notice
- A-1 Deed
- A-2 Updated Site Plan
- A-3 Curriculum Vitae of Kevin Savage
- A-4 Traffic and Parking Assessment
- A-5 Curriculum Vitae of Kevin Savage David Fiorello
- A-6 Report of David Fiorello

Applicant was represented by Mark S. Danek, Esquire

No member of the public was granted party status.

II. FINDINGS OF FACT

1. The Subject Property is an undeveloped vacant lot located at 127 East Elm Street, Conshohocken, Pennsylvania.
2. The Subject Property is zoned SP-1 – Specially Planned District 1 and is located within the Floodplain Conservation District.
3. The Zoning Hearing Board (“Board”) met all of the requirements of the Ordinance and the Pennsylvania Municipalities Planning Code (“MPC”) as to the requisite Legal Notice of the Hearing.
4. Applicant has standing to proceed with the Application as equitable owner of the Subject Property.
5. At the hearing, Christina Pieri, the owner of Cooper Winery, LLC, testified as follows:
 - a. The Applicant proposes to construct a year-round wine garden with an outdoor recreational area consisting of pickleball courts, a bocce court, and an area to play smaller recreational games.
 - b. The Applicant seeks to construct a building 5 feet from the right-of-way in order to build as far away from the 100-year floodplain as possible.
 - c. Recognizing that a portion of the Subject Property is in a floodplain, the Applicant intends to secure or bring inside a building any detached outdoor items that could be lifted by a storm, rain, wind, flood, etc. each night after closing.

- d. The Applicant seeks to have a buffer planting within the proposed 5-foot setback of the building.
 - e. The Applicant maintains that the buffer would not obstruct the vision of drivers on the adjacent road.
 - f. The Applicant seeks to construct a 10-foot fence around the pickleball courts to increase safety by preventing the pickleballs from going onto the street.
 - g. The Applicant seeks to construct a trash enclosure on the property line as it is more sanitary, aesthetically pleasing, and is able to prevent the trash from being taken away by floodwaters.
 - h. Regarding off-street parking, the Applicant intends to obtain a lease for 65 parking spots from SORA East located within 200 feet of the Subject Property.
 - i. The Applicant would not be able to develop the Subject Property as desired without the requested variances.
 - j. The proposed construction would be beneficial for the community.
6. At the hearing, Kevin Savage, a traffic engineer from Dynamic Traffic, was admitted as an expert and provided the following testimony:
- a. The proposed construction would not obstruct visibility for vehicles at all approaches to the intersection of Elm Street and Ash Street.

- b. The Subject Property must have 51 parking spaces available, which the Applicant intends to provide through the off-site parking lease agreement.
- 7. At the hearing, David Fiorello, a civil engineer from Schock Group, LLC, was admitted as an expert and provided the following testimony:
 - a. The placement of the building on the Subject Property would have a minimal, if any, impact on the floodplain.
- 8. At the hearing, the following individuals made comments of support for the Application: Mark Weinmann, Julian Miraglia, Brian Pieri, John Mathes, Maria Pickett, and Lauren Wise.
- 9. No members of the public offered comments in opposition to the Application.

III. DISCUSSION

Section 27-809.1 of the Ordinance, in its relevant parts, limits the height of fences on unimproved lots to “six feet in all districts except the L1 and SP-3 Districts.”

Section 27-810 of the Ordinance states: “[o]n any corner lot, no physical improvement or planting area shall be erected, altered, or maintained within the required yard setbacks that shall cause obstruction to driver vision from any abutting intersection.”

Section 27-820.F of the Ordinance states: “[r]efuse facilities detached from buildings shall be subject to the setback of 10 feet from all property lines.”

Section 27-1505.A(2) of the Ordinance states: “[t]he minimum building setback shall be 15 feet from ultimate roadway right-of-way, and 25 feet from the curbline of any private or internal drive.”

Section 27-1713.B(1) of the Ordinance states: “[o]pen space uses that are primarily passive in character shall be permitted to extend into the floodplain, including: [w]ildlife sanctuaries, nature preserves, fishing areas, passive areas of public and private parklands, and reforestation.”

Section 27-1714.1 of the Ordinance, in its pertinent parts, prohibits the following within the Floodplain Conservation District:

- A. No new construction, alteration, or improvement of any buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.
- B. New construction of buildings or placement of fill within the one-hundred-year floodplain is prohibited.

D. Clearing of all existing vegetation, except where such clearing is necessary to prepare land for a use permitted under § 27-1713, and where the effects of these actions are mitigated by re-establishment of vegetation.

F. Roads or driveways, except where permitted as corridor crossings in compliance with § 27-1713.

H. Parking lots.

K. Stormwater basins, including necessary berms and outfall facilities.

Section 27-2006 of the Ordinance, in its pertinent parts, permits the required nonresidential parking spaces to “be located elsewhere than on the same lot when authorized as a special exception by the Zoning Hearing Board.” To obtain the special exception described above, Section 27-2006B imposes the condition that “[s]ome portion of the common off-street parking area [must lie] within 200 feet of an entrance regularly used by patrons, into the buildings served thereby.”

As noted in numerous court decisions, a special exception is a bit of a misnomer. It is neither special, nor an exception to a zoning ordinance, but rather is a use to which an applicant is entitled unless objectors demonstrate, according to standards set forth in the zoning ordinance, that the use would adversely affect the community. See, e.g., Brentwood Borough v. Cooper, 431 A.2d 1177 (Pa. Commw. Ct. 1981) and In re Appeal of Brickstone Realty Corp., 789 A.2d 333 (Pa. Commw. Ct. 2001).

The existence of a special exception provision in a zoning ordinance indicates a legislative determination that the use is consistent with the municipality’s zoning plan, and is a use which is presumptively consistent with the public health, safety and welfare. See, e.g. Ruddy v. Lower Southampton

Twp. Zoning Hearing Bd., 669 A.2d 1051 (Pa. Commw. Ct. 1995). Once an applicant proves that the use complies with the specific standards in the ordinance, the special exception may not be denied unless the opponents have demonstrated that a grant of the special exception would have a detrimental impact on the public health, safety or welfare. Mann v. Lower Makefield Twp., 634 A.2d 768, 771 (Pa. Commw. Ct. 1993).

Thus, an application for a special exception triggers a burden-shifting test. The applicant carries the initial burden and, once satisfied, the burden shifts to any objectors. As the Commonwealth Court has summarized:

The applicant for a special exception has the burden of proving that the proposed special exception use satisfies the standards of the zoning ordinance. Once an applicant has made out a *prima facie* case, the burden shifts to any objectors to present sufficient evidence that the Proposed Use has a detrimental effect on the public health, safety, and welfare.

Greth Dev. Grp., Inc. v. Zoning Hearing Bd. of Lower Heidelberg Twp., 918 A.2d 181, 186 (Pa. Commw. Ct. 2007) (internal citations omitted).

Courts have repeatedly held that “the burden placed on the objectors is a heavy one.” Siya Real Est. LLC v. Allentown City Zoning Hearing Bd., 210 A.3d 1152, 1160 (Pa. Commw. Ct. 2019) (quoting Marr Dev. Mifflinville, LLC v. Mifflin Twp. Zoning Hearing Bd., 166 A.3d 479, 483 (Pa. Commw. Ct. 2017). Objectors cannot meet this burden unless they present “more than unsubstantiated concerns or vague generalities, and [m]ere speculation as to possible harm.” Id. (quoting Dunbar v. Zoning Hearing Bd. of City of Bethlehem, 144 A.3d 219, 226 (Pa. Commw. Ct. 2016). Speculative lay testimony alone as to potential harms is

generally insufficient to overcome an objector's burden. Monroe Land Investments v. Zoning Bd. of Adjustment, 182 A.3d 1, 10 (Pa. Commw. Ct. 2018); Allegheny Tower Assocs., LLC v. City of Scranton Zoning Hearing Bd., 152 A.3d 1118, 1126 (Pa. Commw. Ct. 2017); Dunbar, 144 A.3d at 226; In re Brickstone Realty Corp., 789 A.2d 333, 342 (Pa. Commw. Ct. 2001). Instead, an objector must present evidence of a "strong degree of probability" that the use would negatively affect the health, safety and welfare of the community before a Zoning Hearing Board can "deprive a landowner of the otherwise legitimate use of his land." Appeal of O'Hara, 131 A.2d 587, 596 (Pa. 1957).

In a request for a variance, the Board is guided by Section 910.2 of the MPC. An applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 910.2 of the MPC permits the Board to grant a variance where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant and when the Board can make certain prescribed findings where relevant in a given case.

An "unnecessary hardship is established by evidence that: (1) the physical features of the property are such that it cannot be used for a permitted purpose; or (2) the property can be conformed for a permitted use only at a prohibitive expense; or (3) the property has no value for any purpose permitted by the zoning ordinance." Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh,

721 A.2d 43, 47 (Pa. 1998)(internal citations omitted). Our Supreme Court has emphasized that “the hardship must truly be an unnecessary one unique or peculiar to the property, and not simply a mere hardship.” Kneebone v. Zoning Hearing Bd. of Twp. of Plainfield, 276 A.3d 705, 718 (Pa. 2022). However, an applicant seeking a variance need not demonstrate that the property is rendered valueless as zoned in order to show that a variance is needed to make reasonable use of the property. Valley View Civic Ass’n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). “While an unnecessary hardship can be established by demonstrating that the hardship falls squarely within one of these three categories, in practice the evidence presented often does not fit neatly in one category or another but overlaps.” Nowicki v. Zoning Hearing Bd. of Borough of Monaca, 91 A.3d 287, 292 (Pa. Commw. Ct. 2014).

The party seeking the variance carries the burden of proving that an unnecessary hardship will result if the requested relief is denied. Valley View Civic Ass’n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (Pa. 1983). This burden upon a landowner requesting a variance is a heavy one. Williams v. Salem Twp., 500 A.2d 933, 937 (Pa. Commw. Ct. 1985) (*appeal denied*, 531 A.2d 781 (Pa. 1987)).

However, the Application requests a variance that is dimensional in nature. When seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations. Hertzberg, 721 A.2d at 47. Thus, the grant of a dimensional variance is of lesser

moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation. Id.

IV. CONCLUSIONS OF LAW

From the facts presented, it is the judgment of the Board that the Applicant had proven that the special exception is not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 912.1 of the MPC:

1. The Applicant has proven compliance with the specific standards of the Ordinance; and
2. The special exception sought by the Applicant is not contrary to the public health, safety or welfare of the community.

Additionally, it is the judgment of the Board that the Applicant has proven an unnecessary hardship unique or peculiar to the Subject Property and that the variances are not contrary to the public interest. Accordingly, the Board is able to make the following relevant findings under Section 910.2 of the MPC:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the Subject Property, and that an unnecessary hardship is created due to such condition;
2. The Subject Property cannot be developed in strict conformity with the provisions of the Ordinance and that the authorization for the variances is therefore necessary to enable the reasonable use of the Subject Property;

3. That the variances will not alter the essential character of the neighborhood or district in which the Subject Property is located, will not substantially or permanently impair the appropriate use or development of the adjacent property, or will not be detrimental to the public welfare;
4. That the alleged hardship has not been created by the Applicant;
5. That the variances represent the minimum that will afford relief and the least modification possible.

ORDER


AND NOW, this 16th day of September, 2024, the Application of Cooper Winery, LLC, seeking a special exception pursuant to the terms of Section 27-2006.B and variances from the terms of Section 27-809.1; Section 27-810; Section 27-820.F; Section 27-1505(A)(2); Section 27-1713(1)(B), Section 27-1714(1)(A), (B), (D), (F), (H), and (K); and Section 27-2006 of the Conshohocken Borough Zoning Ordinance of 2001 to permit the construction of a wine garden and recreational space is **GRANTED** in conformance with the plans, testimony, and other evidence presented to the Zoning Hearing Board subject to the following **CONDITIONS**:

1. Any outside object that could be carried away in a flood must be secured or brought inside a building at closing time to prevent the object from being carried away by a storm, flood, or wind.
2. A lease will be recorded against the Subject Property for a minimum of 51 off-street parking spaces.
3. Quiet paddles must be made available for patrons using the pickleball courts.

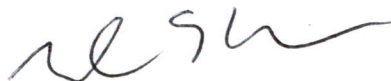
The Applicant is directed to apply to the Borough Zoning Officer to obtain any appropriate permits.

THE RELIEF GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN PERMITS WITHIN ONE (1) YEAR OF THE DATE OF THIS DECISION.

**BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD**

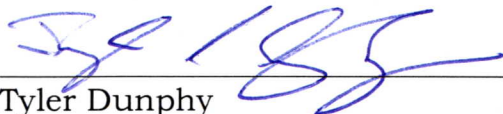


Richard Barton, *Chair*



Marlowe Doman

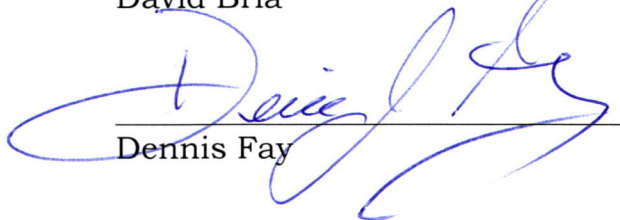
A copy of this Decision and Order
was sent to all Parties via E-mail or
United States First Class Mail on:



Tyler Dunphy



David Bria



Dennis Fay

**THIS DECISION AND ORDER OF THE BOROUGH OF CONSHOHOCKEN
ZONING HEARING BOARD IS FINAL, AND ANY APPEAL OF IT MUST BE
FILED WITH THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY
WITHIN THIRTY (30) DAYS FOLLOWING THE ABOVE-STATED MAILING
DATE.**



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE SEPTEMBER 15, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-12

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on September 15, 2025 at 6:30 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: Rudy Schatz
1009 Fayette Street
Conshohocken, PA 19428

PREMISES INVOLVED: 1009 Fayette Street
Conshohocken, PA 19428
RO – Residential Office District
FCO – Fayette Corridor Overlay District

OWNER OF RECORD: Rudy Schatz
1009 Fayette Street
Conshohocken, PA 19428

The petitioner is seeking a variance from Section §27-1205.D to permit a reduced side yard setback of two (2) ft to construct an accessible ADA compliant ramp along the side and rear of the dwelling, whereas the minimum side yard setback shall be five (5) feet.

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

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: September 4, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 1009 Fayette Street – Zoning Determination

History of the Site:

1009 Fayette Street is an existing 5,200 SF rectangular shaped property located within the R-O – Residential Office District and Zone 3 of the FCO – Fayette Street Corridor Overlay District. The site is fronted by Fayette Street (100 ft right-of-way) to the west; an existing mixed-use property to the north; and residential properties in all other directions.

Per the Montgomery County property records, the property is comprised of an existing 1,504 SF single-family, two (2)-story brick, residential dwelling that was constructed in 1905. There is an existing approximately 10 ft wide x 24 ft long (240 SF) wooden deck attached to the rear of the dwelling.

Current Request:

The Applicant, Rudy Schatz, is seeking to replace the existing deck with a new approximately 350 SF composite deck with stairs leading to the rear yard and an ADA compliant ramp along the side yard. The ADA compliant ramp for the new deck along the side yard will project more than 50% into a five (5) ft wide side yard setback. The zoning plan provided indicates a setback of only two (2) feet whereas not more than 50% (or minimum 2.5 ft) setback is required for a deck projecting into the side yard setback. Therefore, the Applicant is seeking a variance from Section §27-805.B to permit an encroachment into the side yard of more than 50% of the required width of the side yard.

Zoning Determination:

Pursuant to the Conshohocken Borough Zoning Ordinance, Section §27-1205.D, the minimum side yard setback shall be five (5) feet for each side, except semi-detached dwellings, which require only one side yard of five (5) feet. The subject property is a single-family detached dwelling that has two (2) side yards; therefore, a minimum five (5) feet side yard setback is required on both sides of the existing dwelling. Based on the zoning site plan provided, it appears that the existing dwelling is an existing non-conforming building since the northerly property line is indicating a side yard setback width of only (4) feet instead of the required minimum five (5) feet width. The southerly property line where the proposed four (4) ft wide ADA compliant ramp is to be constructed has an existing five (5) feet wide side yard setback.

In accordance with Zoning Code Section §27-805.B for projections into required yards, a deck, not covered by a roof, canopy or trellis, which does not extend above the level of the first floor of the building, may be erected to extend into a required side or rear yard a distance of not more than 12 feet provided that it shall not extend into such yard more than 50% of the required depth or width of the yard. Therefore, a maximum side yard projection of not more than 2.5 ft is permitted based on an existing five (5) ft wide side yard.

The Zoning Plans/Elevation (Sheet no. Z-1) is showing a four (4) feet wide ADA accessible ramp and the Zoning site plan is showing a 2 ft side yard setback. It appears that only a one (1) feet wide (instead of a two (2) feet wide) side yard setback will be remaining with a five (5) wide side yard setback along the southerly property line. The Applicant should clarify and confirm the side yard setbacks as shown on the plans accordingly.

Since the proposed ADA accessible ramp along the side yard leading to the rear deck will encroach more than 50% into the side yard setback, the Applicant is required to seek a variance from Zoning Code Section §27-805.B to permit the encroachment of more than 50% projection into the required side yard setback.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

BOROUGH of CONSHOHOCKEN

JUN 20 '25 AM 9:28

RECEIVED

Zoning Application

Application: Z-2025-12

Date Submitted: 7/25/25

Date Received: 7/25/25

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:

27-1205 Section D

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

1009 Fayette St, Conshohocken PA 19428

4. Applicant's Name: Rudy Schatz

Address: 1009 Fayette St, Conshohocken PA 19428

Phone Number (daytime): 610-316-7980

E-mail Address: amwolschatz@verizon.net

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

6. Property Owner: Rudy Schatz

Address: 1009 Fayette St, Conshohocken PA 19428

Phone Number: 610-316-7980

E-mail Address: amwolschatz@verizon.net

7. Lot Dimensions: 40' x 128' Zoning District: RO

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.

There is an existing deck and ADA ramp
they are looking to update

10. Please describe the proposed use of the property.

Exterior residential home improvement

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

The application pertains to the replacement of an existing exterior deck structure at a single-family residence. As part of the proposed improvements, an accessible ramp will be constructed in the side yard to provide safe and convenient entry to the home for the homeowner, who uses a wheelchair. The new deck and associated ramp are designed to meet ADA accessibility standards and will greatly enhance the homeowner's quality of life by improving access and safety.

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

They are in preparation for wheelchair accessibility in and out of the house

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

- a. The unique characteristics of the property: the property already has an existing ADA ramp that does not meet code
- b. How the Zoning Ordinance unreasonably restricts development of the property:

The side yard set back

- c. How the proposal is consistent with the character of the surrounding neighborhood. There are existing ADA ramps on the same street

- 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.

It would not meet current ADA codes

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).

See attached plans

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

This ramp is being built out of necessity so that the homeowners have proper access in and out of their home

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.

N/A

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

27-1205 section D

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

This ramp is being built out of necessity so that the homeowners have proper access in and out of their home. There is no where else to install this project.

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.

Rudolph J. Schatz
Applicant

Rudolph J. Schatz
Legal Owner

6/19/2025
Date

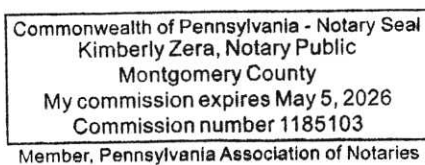
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 19 day of
June, 2025. By Rudolph J. Schatz.

[Signature]
Notary Public

(Seal)



BOROUGH of CONSHOHOCKEN

JUL 24 '25 PM 2:02

RECEIVED

EASTERN AERIAL PHOTOGRAPHY
2960 W. GERMANTOWN PIKE
FAIRVIEW VILLAGE, PA 19409

EA# 14886-N

Deed

WILLIAM SCLAFANI AND
BESSIE SCLAFANI, HIS WIFE

TO

RUDOLPH J. SCHATZ & ANN MARIE WOLF

Premises: 1009 Fayette Street
Conshohocken Borough
Montgomery County, PA

The address of the within
named Grantee is:

1009 Fayette St.

Conshohocken, PA 19428

On behalf of Grantee.



STATE OF PENNSYLVANIA,
COUNTY OF *Mt*

RECORDED on this

14th

day of

May

, A.D. 1986

in the Recorder's Office of the said County in Deed Book

page

745

GIVEN under my hand the seal of the said office, the date above written.

Vol. 4799

BOOK 4700-710

James J. Vine

Recorder

Chris Deed,

Made this

12th

day of

May

, 1986

Between,

WILLIAM SCLAFANI AND BESSIE SCLAFANI, HIS WIFE

(hereinafter called the Grantor s),

AND

RUDOLPH J. SCHATZ & ANN MARIE WOLF

(hereinafter called the Grantee s),

Witnesseth, That in consideration of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED DOLLARS (\$114,500.00)

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor s do th hereby grant and convey to the said Grantee s their heirs and assigns, as joint tenants with the right of survivorship and not as tenants in common:

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at a stake on the Southeasterly side of Fayette Street, at the distance of eighty three feet northeasterly from the northeasterly side of Tenth Avenue a corner of this and land of Annie O. Hallowell, thence along said land, Southeastwardly one hundred thirty feet to the rear of lots fronting on Harry Street, thence along the same Northeastwardly parallel with Fayette Street, twenty feet to a stake a corner of other land of said John H. Crankshaw, thence along the same and parallel with Tenth Avenue, Northwestwardly one hundred thirty feet to the Southeasterly side of Fayette Street aforesaid and thence by and along the Southeasterly side thereof Southwestwardly twenty feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Southeasterly side of Fayette Street at the distance of one hundred three feet northeastwardly from the northeasterly side of Tenth Avenue, a corner of this and land of M. Alice Rockhill and the said Dottie C. Rockhill, thence along said land southeastwardly one hundred thirty feet to the rear of lots fronting on Harry Street, thence along the same Northeastwardly parallel with Fayette Street, twenty feet to a stake a corner of other land of said John H. Crankshaw, thence along the same and parallel with Tenth Avenue northwestwardly one hundred thirty feet to the southeastwardly side of Fayette Street aforesaid, and thence by and along the southeasterly side thereof southwestwardly twenty feet to the place of beginning.

BEING PARCEL NUMBER 05-00-03360-00-1

BEING the same premises which Eugene F. Quinn and C. Russell Corson, Executors of the Estate of Dottie C. Rockhill, deceased by Deed dated May 24, 1944 and recorded in Montgomery County 1586 page 274 granted and conveyed unto William Sclafani and Bessie, his wife, in fee.

13.30
1.30
2.00

1,145.00

1,145.00

[Signature]

11 MAY 25 01 PM '86

a corner of this and land of Annie O. Halliowell, thence along said land, Southeastwardly one hundred thirty feet to the rear of lots fronting on Harry Street, thence along the same Northeastwardly parallel with Fayette Street, twenty feet to a stake a corner of other land of said John H. Crankshaw, thence along the same and parallel with Tenth Avenue, Northwestwardly one hundred thirty feet to the Southeasterly side of Fayette Street aforesaid and thence by and along the Southeasterly side thereof Southwestwardly twenty feet to the place of beginning.

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BEING PARCEL NUMBER 05-00-03360-00-1

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1,145.00
1,145.00
[Signature]

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY
TRANSFER
TAX
MAY 1986
572.50
RECEIVED

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY
TRANSFER
TAX
MAY 1986
572.50
RECEIVED

And the said Grantor s hereby covenant and agree that they will specially warrant the premises hereby conveyed.

TC-71 (two page) Rev. 1-73

BOOK 4799 PG 745

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-03360-00-1 CONSHOHOCKEN DBK 1586
1009 FAYETTE ST PG 0274
SCLAFANI WILLIAM & BESSIE
B 054 U 013 1160 DATE 5/14/86 *[Signature]*

the day and year first above written.

Sealed and Delivered

In the Presence of:

[Signature]

William Sclafani
WILLIAM SCLAFANI

Bessie Sclafani
BESSIE SCLAFANI

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the *12th*
undersigned officer, personally appeared

day of *May*

, 19 *86*, before me, the

WILLIAM SCLAFANI AND BESSIE SCLAFANI, HIS WIFE

known to me
(or satisfactorily proven) to be the person ^s whose name ^s are subscribed to the within instrument,
and acknowledged that ^t he^y executed the same for the purposes therein contained.

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

Edward S. Borzelleca

EDWARD S. BORZELLECA, Notary Public
MORRISTOWN, MONTG. CO.
My Commission Expires Jan. 30, 1987

STATE OF
COUNTY OF

On this, the
undersigned officer, personally appeared

day of

, 19 , before me, the

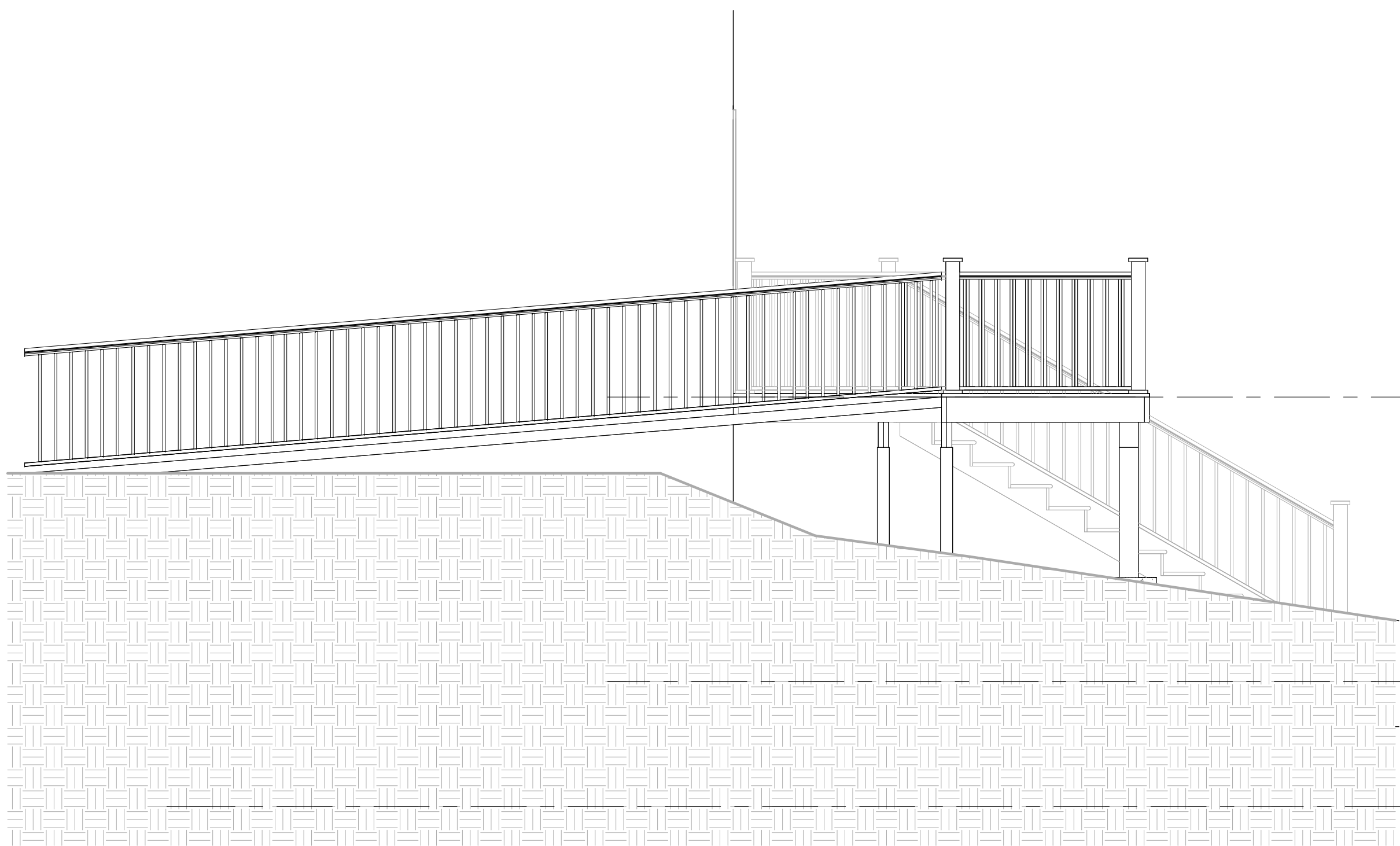
to be the of

, who acknowledged himself
, a corporation,

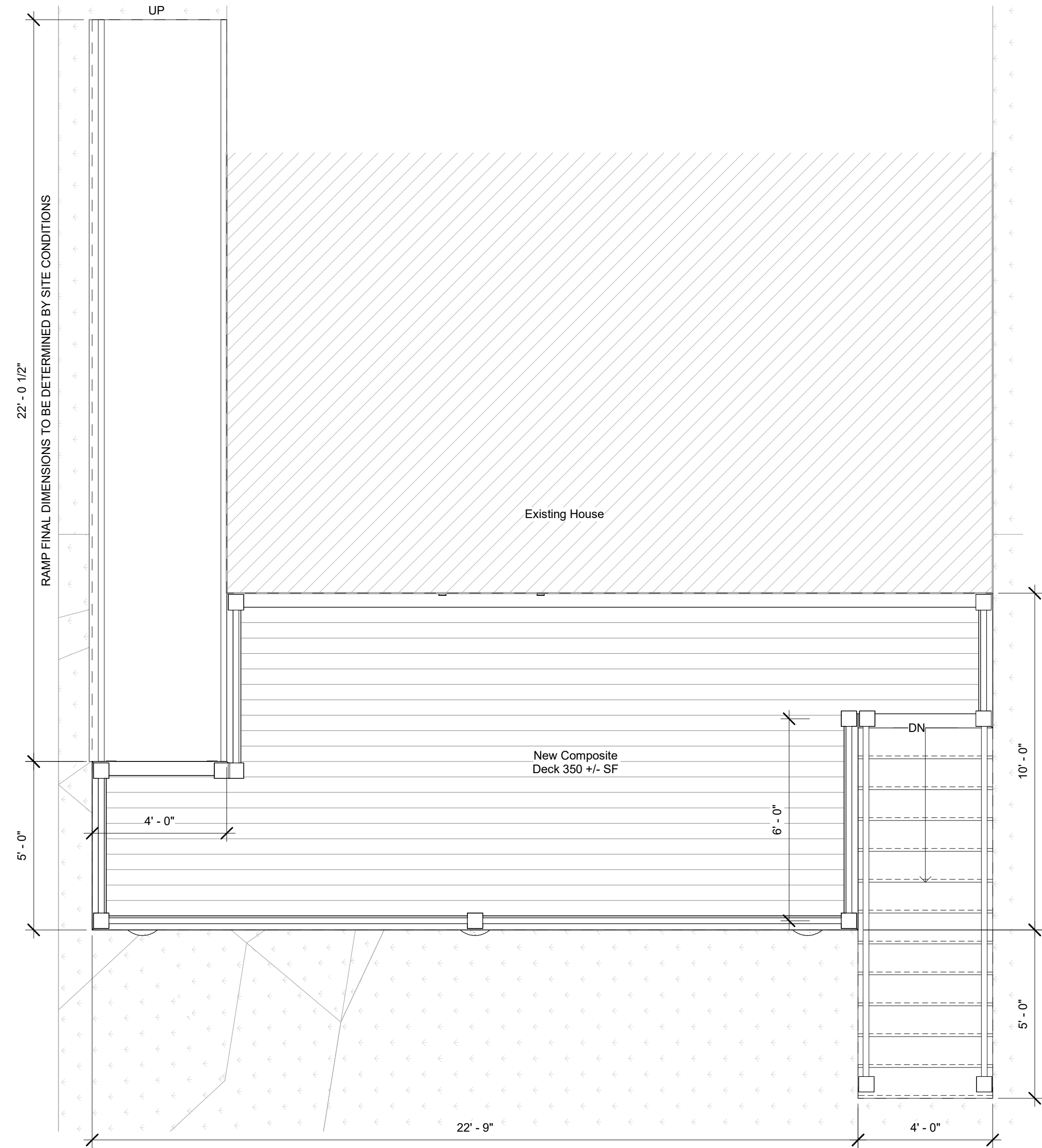
and that he as such , being authorized to do so, executed the foregoing instrument for
the purposes therein contained by signing the name of the corporation by himself as

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

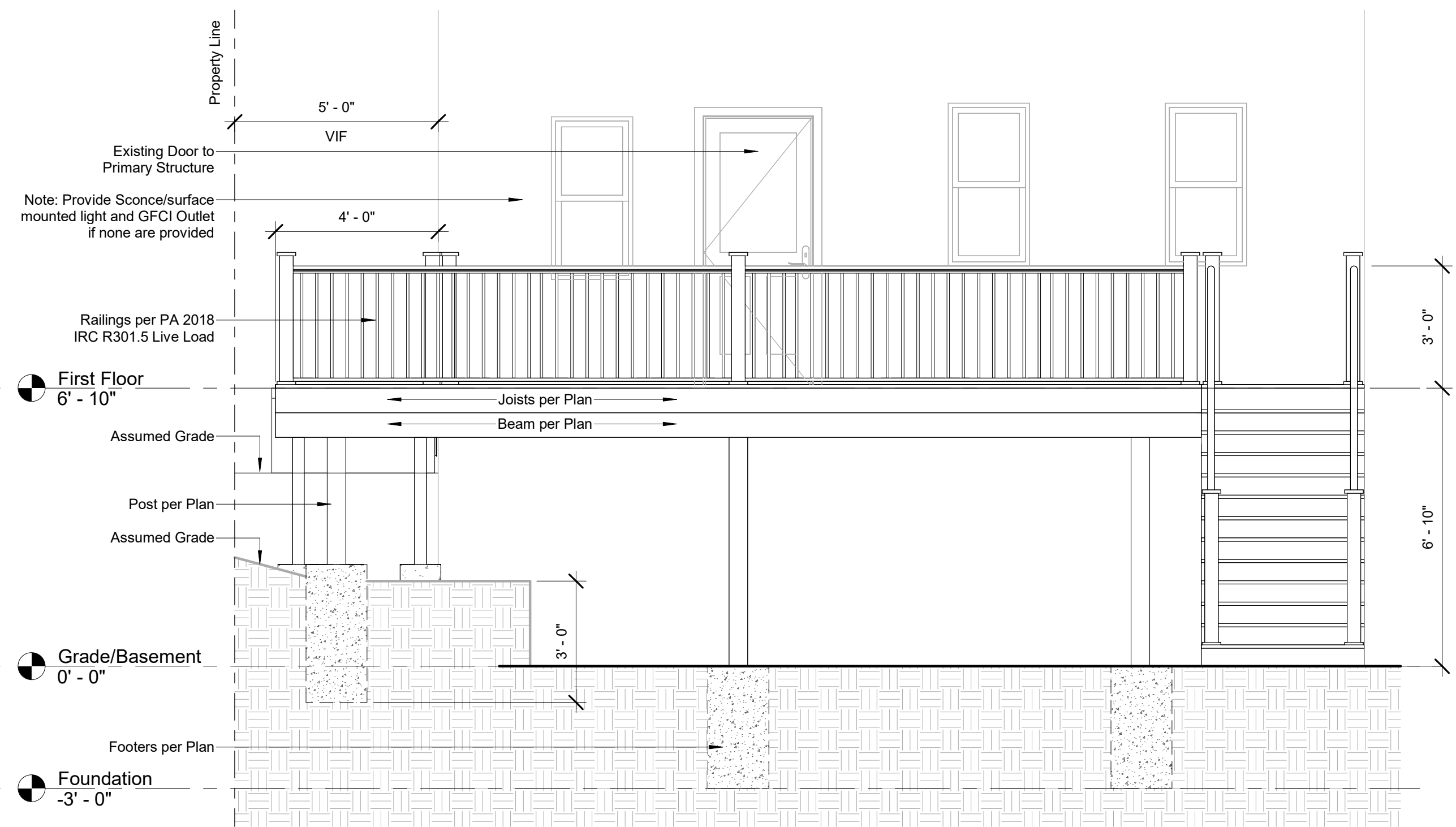
MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-03360-00-1 CONSHOHOCKEN DBK 1586
1009 FAYETTE ST PG 0274
SCLAFANI WILLIAM & BESSIE
B 054 U 013 1160 DATE 5/19/86 *4294*



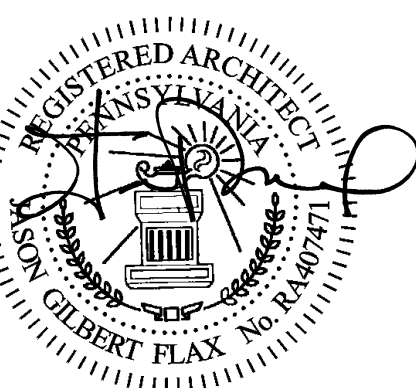
03 Side Yard Elevation
3/8" = 1'-0"



02 Finish Plan
3/8" = 1'-0"



01 Rear Elevation
3/8" = 1'-0"



NexGen
Exterior Home Remodeling
1657 The Fairway Suite #109
Jenkintown, PA 19046

ANN MARIE SCHATZ Residence
1657 The Fairway Suite #109

No.	Description	Date
1	Issued for Zoning	06/19/25

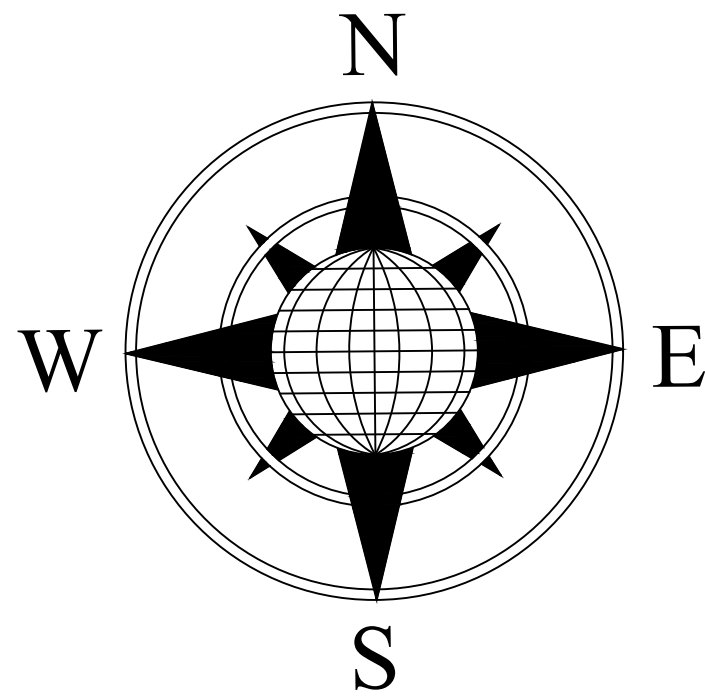
jfa
jason flax architect llc
204 sunnybrook road
flourtown, pa 19031
410.629.9959
<http://www.jasonflaxarchitect.com>

project information
project no: 1726
date: 06.19.2025
drawn by: JFA
checked by: JFA

sheet title
Plans / Elevations

sheet number

Z-1



Fayette St

Property Line

Property Line

Property Line

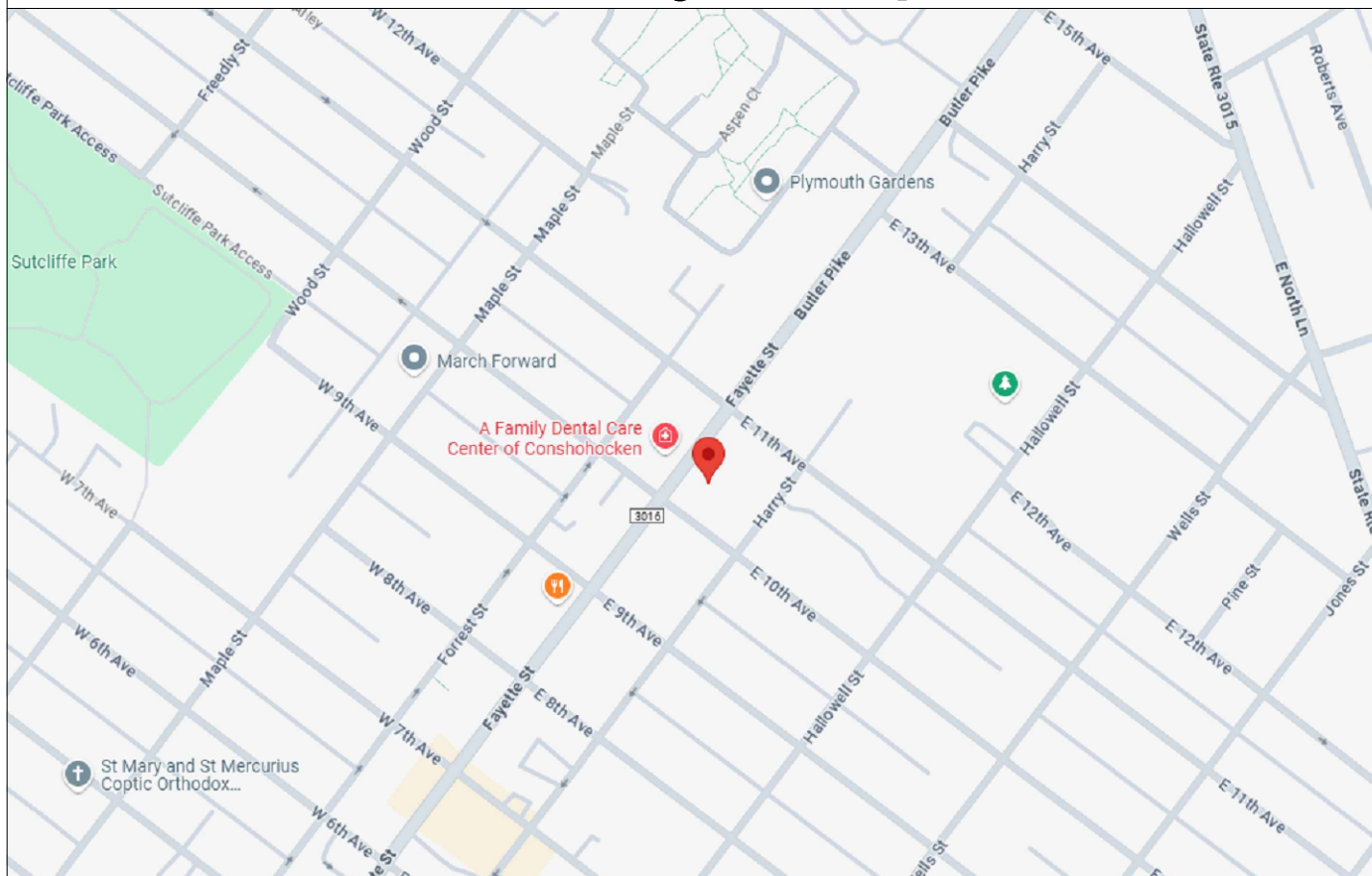
Property Line

Project Summary for Zoning:

This application pertains to the replacement of an existing exterior deck structure at a single-family residence. As part of the proposed improvements, an accessible ramp will be constructed in the side yard to provide safe and convenient entry to the home for the homeowner, who uses a wheelchair. The new deck and associated ramp are designed to meet ADA accessibility standards and will greatly enhance the homeowner's quality of life by improving access and safety.

Due to site constraints, the proposed construction will be located approximately 1'-0" from the side yard property line. We respectfully request consideration of this project as a necessary and reasonable accommodation for the homeowner's mobility needs.

Vicinity Map



Owner Name: ANN MARIE SCHATZ

- 1) Zoning District: R-O
- 2) Lot Size: 4,792 sf
- 3) Building Coverage: square feet: 1,545 sf / %: 32.2%
- 4) Impervious Coverage: square feet: 51 sf walkways + 200 sf proposed deck / %: 5.2%
- 5) Total Building & Impervious Coverage: square feet: 1,796 sf / %: 37.4%

Parcel No. (APN) 05-00-03360-00-1
Lot Area 0.11 ACRES

ADDRESS: 1009 Fayette St
Conshohocken, PA 19428
Scale: 1"=10'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE SEPTEMBER 15, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-14

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on September 15, 2025 at 6:30 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: Conshohocken Veteran's Association
300 East 5th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 300 East 5th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Conshohocken Veteran's Association
300 East 5th Avenue, Conshohocken, PA 19428

The petitioner is seeking a Variance from Section §27-1005.G to permit an increase of the maximum impervious coverage from 74% to 75% to construct a retaining wall on the property whereas the maximum permitted coverage shall not exceed 60% of the lot area.

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

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: September 10, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 300 East Fifth Avenue – Zoning Determination

History of the Site:

300 E. 5th Ave is the Veterans of Foreign Wars (VFW) Post (a.k.a. Conshohocken Veterans Association) located at the corner of E. 5th Avenue and Wells Street. The 8,400 SF property is developed with the approximately 2,233 SF VFW building on the corner, an approximately 3,845 SF parking lot, and a 52 SF and 56 SF sheds to the rear of the building. The property is an existing non-conforming use within the BR-1 – Borough Residential 1 zoning district.

The site is a corner property fronted by Wells Street (66' wide right-of-way) to the west and East 5th Avenue (80' wide right-of-way) to the southwest; a twenty (20') feet wide unnamed alley to the north; and residential properties in all other directions.

At some point in the past, several evergreen bushes were removed along the southeastern side of the VFW parking lot. The bushes provided the required visual buffer between the parking lot and the abutting residential property. Therefore, the removal constitutes a zoning violation, and a zoning enforcement letter was issued on October 27, 2021 to the VFW outlining the requirement that the buffer be established in accordance with the Zoning Code Standards. The zoning violation also required the VFW to come into compliance with the refuse enclosure standards of the Zoning Code. Within the timeframe allotted by the zoning enforcement letter, the VFW contacted the Borough with confirmation that permits would be submitted for the reestablishment of the buffer and refuse facility. Such permit applications were subsequently received by the Borough after additional zoning enforcement letters were issued.

During the course of the permits review process, VFW submitted revised plans requesting a proposed retaining wall to run parallel to the southeastern property line, which shares a common property line with 306 E. 5th Avenue. Before the permit applications review process was completed, the property owner, Ellen Smith, who resides at 306 E. 5th Avenue filed an appeal of decision of the former zoning officer, Eric Johnson, related to the permitted placement of the proposed retaining wall. The Appeal by Ellen Smith was subsequently settled with the VFW by the Settlement Agreement dated June 5, 2025.

Current Request:

Upon completion of a settlement agreement with the adjacent property owner at 306 E. 5th Avenue, the VFW submitted new permit applications for the proposed installation of a six (6') ft high white vinyl fence and an approx. 1.5' wide by 85' long Allan Block retaining wall with three (3') ft wide steps down to the side yard, of which approximately 1 SF of the steps will be located within the adjoining 306 E. 5th Avenue property. The proposed retaining wall along the southeastern side of the property will be setback three (3') ft from the common property line shared with 306 E. 5th Avenue. The proposed retaining wall and fence is in conformance with the plan exhibit provided in the June 5, 2025 Settlement Agreement.

During the course of the zoning review of the building permit application for the proposed retaining wall, the Applicant was informed that the additional impervious area of the retaining wall will further increase the maximum 60% impervious coverage permitted on the site by 1%. Therefore, the Applicant is seeking a variance from Section 27-1005.G of the Conshohocken Borough Zoning Ordinance to permit a 1% increase of the impervious coverage on the site from 74% to 75%.

Zoning Determination:

In accordance with Zoning Code Section 27-1005.G, the maximum impervious coverage shall not exceed 60% of the lot area. The Wall Height Analysis Plan provided with the zoning hearing application does not show the boundary of the existing parking lot located to the rear of the VFW building nor the additional shed that was recently placed on the property.

Based on measurements of the Wall Height Analysis plan and available aerial mapping using NearMap, the calculated existing impervious coverage on the site is approximately 74%. The proposed approximately 1.5' wide by 85' long Allan Block retaining wall with three (3') ft wide steps will create an additional 134 SF of new impervious coverage on the subject property, which will further increase the existing exceedance of the impervious coverage on site by 1% to 75%. Therefore, a variance from Section 27-1005.G will be required to permit the further exceedance of the maximum impervious coverage of the site by 1%.

Per Zoning Code Section 27-2007.F, a buffer strip 10 feet in width shall be provided between parking lots and each property line abutting a residential property. The buffer shall be designed according to the following standards: where a parking area adjoins a residential property, a dense, continuous, evergreen screen at least six (6') ft in height shall be provided. In lieu of a planted buffer, a six (6') ft high decorative opaque fence may be substituted. The use of native plant materials and naturalistic design is encouraged. Section 27-2007.F regulates the width of a parking lot buffer strip and requires the installation of vegetative screening or an opaque fence to a height of 6-feet to provide a visual screen between the parking lot and a residential property but does not place limits on the construction of a retaining wall within the buffer. Since the Applicant is not proposing to provide a planted buffer between the parking lot and adjoining residential property, another form of screening such as a decorative opaque fence is required to substitute for the planting buffer. The Applicant is proposing to install a six (6') ft high white vinyl fence to comply with this code provision. The proposed fencing is required along the length of the parking lot and also surround the existing refuse containers located on the parking lot pursuant to Zoning Code Section 27-820.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

BOROUGH of CONSHOHOCKEN

AUG 15 '25 AM 10:51

RECEIVED

Zoning Application

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 _____

Application: Z-2025-14

Date Submitted: 8/15/25

Date Received: 8/15/25

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

27-1005.G

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

VFW Post 1074, 300 East 5th Avenue, Conshohocken, PA 19428

4. Applicant's Name: Conshohocken Veteran's Association

Address: 300 East 5th Avenue, Conshohocken, PA 19428

Phone Number (daytime): 215-480-5406

E-mail Address: alexander.lassoff@gmail.com, vfwpost1074@gmail.com

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

6. Property Owner: Conshohocken Veteran's Association

Address: 300 East 5th Avenue, Conshohocken, PA 19428

Phone Number: 215-480-5406

E-mail Address: lassoff@gmail.com, vfwpost1074@gmail.com

7. Lot Dimensions: 8400 SF, 60'x140' Zoning District: Borough Residential 1

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

Yes ☒ No ☒ If yes, please describe.

Unsure, I would assume since the impervious coverage is already at 74% and since an application for the same wall was submitted prior (about 2021) but was contested by the neighboring land owner. Said dispute has been resolved and this re-application is submitted to move forward with initial plans submitted in 2021.

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 used under land use code 5980 and description "E" "EXEMPT CLUBS & FRATL ORGANIZATIONS."

The property is used as the home of the VFW which is a 501(c)(4) tax exempt organization which also hosts the Conshohocken Veteran's Association that runs the bar and social club.

10. Please describe the proposed use of the property.

The proposed use would not change for the property.

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

The proposed improvement would be to level off the property to the SE of the off street parking with a retaining wall to preserve the integrity of the neighboring property. After building said retaining wall, 6' privacy fence will be constructed enclosing the parking lot as required by zoning regulations. For further detail please see the Settlement Agreement and attached Exhibits submitted with the original zoning and building permits.

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

The increase of impervious coverage is minimal and would alleviate continued need to apply for zoning/building permit and having to redo the fence as the hill and angle we would have to put it on would cause it to fall and sink or for us to give up use 100's of sq. ft of our property by having to bring the fence in closer to the parking lot.

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

a. The unique characteristics of the property: The property is about 3-4' higher elevation than neighboring lot with a steep hill in between.

b. How the Zoning Ordinance unreasonably restricts development of the property:
We are attempting to replace the hill with a retaining wall to install the zoning required fence and to give it a secure foundation to not fall into neighbors yard.

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

It would allow us to properly and more astetically install our zoning required fence and has already been approved in prior zoning board meetings and we have just gotten a written agreement with the neighboring land owner which is attached to zoning/building permit.

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.

It would increase impervious coverage by 1% and allows us to install the fence once rather than having to redo it every decade and possibly damage the neighbors 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).

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.

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: _____

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.

Alex Lassoff
Applicant Authorized Rep

Conshohocken Veterans Association
Legal Owner

8-15-2025
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15 day of
August, 2025 By Alexander David Lassoff.

[Signature]
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: _____

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

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

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



Proposed Amendment, accompanied by due proof of publication of notice of this application having been presented to me, a law Judge of said County, as required by the Act of Assembly in such case made and provided, I certify that I have examined and perused the said Application and Articles of Amendment and found the same to be in proper form and within the purposes set forth in the Act of Assembly of the Commonwealth of Pennsylvania, entitled, "Nonprofit Corporation Law" and approved the fifth day of May, A D 1933, and the said Amendment appearing to be lawful and beneficial and not injurious to the community, and not in conflict with the said Act, I hereby, on motion of E Arnold Forrest, Esquire, on behalf of the said Conshohocken Lodge #283 Loyal Order of Moose, order and direct that the amended Articles be approved and that upon the recording of the amended Articles and this order, the Amendment specified in the Petition shall be a part of the Charter of the Conshohocken Lodge #283 Loyal Order of Moose, approved by this Court on the 23rd day of October A D 1911.

By the Court,
George C Corson
Judge

Recorded Mar 3 1938

wsf

Charter In the Court of Common Pleas of Montgomery County,
Conshohocken Veterans Pennsylvania
Association of Application for Incorporation
Conshohocken, of Conshohocken Veterans Assoc-
Pennsylvania ciation of Conshohocken, Penn-
sylvania

To the Honorable, the Judges of the said Court:

The undersigned, citizens of the Borough of Conshohocken in the County of Montgomery and State of Pennsylvania,

Respectfully Represent:

1. That heretofore your petitioners, with other persons citizens of said County and State, have associated themselves into a club, known as the "Conshohocken Veterans Association", for the purpose of creating good-fellowship amongst its members for their mutual enjoyment.

2. The subscribers, your petitioners, representing all the members of the "Conshohocken Veterans Association", are now desirous of becoming incorporated agreeably to the Act of Assembly of the Commonwealth of Pennsylvania, entitled "Non Profit Corporation Law" approved May 5th, 1933, do hereby declare and set forth that the following are the name, the purpose and objects, articles and conditions of their said association for which they desire to be incorporated, namely:

(a) The name of the Corporation shall be "Conshohocken Veterans Association".

(b) The purpose and object of said corporation shall be to provide for the social intercourse and enjoyment of its members to maintain club rooms for meeting, reading and indulgence in lawful games, including pool, billiards, cards, etc., but all gambling or playing for stakes or anything of value, either directly or indirectly will not be permitted on the premises.

(c) The place where the business of the said corporation is to be transacted is in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania;

(d) The corporation is to exist perpetually;

(e) The members of the said corporation shall be such persons as are elected by vote of the members in good standing at the time of the election.

(f) The names and residences of the subscribers are as set forth in their

respective signatures hereto.

(g) The corporation is to be managed by a President, Vice-President, Secretary and Treasurer, the personnel being identical to the comparable offices in the Veterans of Foreign Wars, Post No 1074, and three others who shall be the three trustees of the Veterans of Foreign Wars, Post No 1074, which shall comprise the Board of Directors, all of whom shall be elected annually from the members of such corporation. The names and residences of the officers chosen for the first year are as follows:

Office	Name	Residence
President	Richard R Kennedy	130 E 5th Avenue, Conshohocken
Vice-Pres	Frank Tucholski	87 Walnut Street, Conshohocken
Secretary	Joseph Dimick	Crawford Ave., West Conshohocken
Treasurer	William J Kearney	120 W 3rd Avenue, Conshohocken
Director	Edward J Naughton	803 Ford St., West Conshohocken
Director	Daniel J Cannon	8 Cedar Avenue, West Conshohocken
Director	Alfred Volpe	62 Forrest Street, Conshohocken

(h) The corporation shall have no capital stock nor any shares of stock. Its revenues shall be derived from membership fees, annual and monthly dues from its members and such assessments as shall and may be lawfully levied upon said members upon determination by the Board of Directors that they are necessary for the promotion of the corporate purpose of said corporation, and the sale of cigars, candy and drinks and holding social benefits, provided that its clear yearly income other than that received from real estate shall not exceed the sum of Twenty Thousand Dollars (\$20,000.00).

(i) The terms of admission, rights, duties and liabilities of members, manner of supplying vacancies in office, time and place of meetings of the corporation and of its Board of Directors, and all other matters relating to the government of the corporation, shall be regulated by the By-Laws as they exist from time to time and as they may be amended.

(j) The corporation shall have power to lease, hold, purchase and transfer such real estate and personal property as its purposes may require, as well as to mortgage the same, provided that the amount thereof does not exceed the limit provided by law.

Witness the hands and seals of the respective subscribers this 12th day of January 1938.

Name	Residence
Damiano Sassi	208 W 7th Ave., Conshohocken, Pa.
Francis Schaeff	1021 E Elm St., Conshohocken
Richard R Kennedy	130 East 5th Ave., ----
Robert J Jones	3 Karr's Lane, Conshohocken
Daniel J Cannon	8 Cedar Ave., W <u>Conshohocken</u>
William J Kearney	120 W 3rd Ave., Conshohocken, pa.
Edward J Naughton	803 Ford St., W Conshohocken, Pa.
John W Treub	556 W Elm St., Conshohocken, Pa.
Pasquale Albanese	206 Maple St. ,
George Lucey	222 E Hector St.,
James J Kilcoyne	145 E 9th Ave.,
Philip J Coyne	167 W 7th Ave.,
Alfred V Volpe	62 Forrest St.
Charles F Lobb	1026 Cherry St., Norristown
Ezekiel Kirkpatrick	206 E 6th Ave., Conshohocken, Pa.

Commonwealth of Pennsylvania
County of Montgomery ss

Before me, the subscriber, a Justice of the Peace in the Borough of Conshohocken in and for the county of Montgomery, aforesaid, personally appeared Joseph Dimick, Richard Kennedy and William J Kearner three of the subscribers to the above and foregoing certificate of incorporation of "Conshohocken Veterans Association" of Conshohocken, Pennsylvania and citizens of said Commonwealth, and in due form of law acknowledged the same to be their act and deed and the act and deed of their associates.

Witness my hand and official seal, this 12th day of January 1938.

Francis J Bobenrieth (J.P.)

(Seal)

My commission expires January 3 1944

State of Pennsylvania
County of Montgomery

Richard R Kennedy, Joseph Dimick and William J Kearney, being duly sworn according to law, depose and say that the facts set forth in the foregoing Application are true and correct to the best of their knowledge and belief.

Richard R Kennedy

Joseph Dimick

William J Kearney

Sworn to and subscribed to before me this day of

Francis J Bobenrieth (J.P.)

(Seal)

My commission expires January 3 1944

Commonwealth of Pennsylvania

Department of State

Harrisburg January 28 1938

I do hereby certify, that the name,

Conshohocken Veterans Association

being available for use by a proposed nonprofit corporation, was this day duly registered in this office in accordance with the provisions of Article 11 of the Nonprofit Corporation Law, (Act No 106), approved the fifth day of May A D 1933.

In testimony whereof, I have hereunto set my hand and caused the seal of the Department of State to be affixed, the day and year above written.

Isaac W Keim (Official)

Deputy Secretary of the (Seal)

Commonwealth

In the Court of Common Pleas of Montgomery County, Pennsylvania

No

November Term 1937

Application for Incorporation

of

"Conshohocken Veterans Association"

of the County of Montgomery and State

of Pennsylvania.

Decree

And now, to wit, this 25th day of February, 1937, a Certificate of Incorporation in the above matter having been presented to me, a law judge of said County, accompanied by due proof of publication of notice of this application and certificate of Registration of the Department of State of the Commonwealth of Pennsylvania as required by the Act of Assembly and Rule of this Court in such case made and provided,

I certify that I have examined and perused the said writing and found the same to be proper form and within the purposes named in the first class specified in the Act of General Assembly of the Commonwealth of Pennsylvania, entitled "Nonprofit Corporation Law" and approved the fifth day of May A D 1933, and the same appearing to be lawful and not injurious to the community, I hereby, on motion of E Arnold Forrest, Esquire, on behalf of the petitioners order and direct that the said charter of "Conshohocken Veterans Association" of Montgomery County, Pennsylvania, aforesaid, be and the same is hereby approved and that upon the recording of the same and this order, the subscribers thereto and their associates shall be a corporation by the name of the "Conshohocken Veterans Association" of Montgomery County, Pennsylvania, for the purposes and upon the terms therein stated.

By the Court
George C Corson
Judge

Recorded Mar 3 1938

waf

Charter

In the Court of Common Pleas

of Fireman's Union and County of Montgomery State of Pennsylvania
Relief Association of Articles of Incorporation
Plymouth Township of

Fireman's Union and

Relief Association of Plymouth Township

To the Honorable, the Judges of said Court:

In compliance with the requirements of an Act of the General Assembly of the Commonwealth of Pennsylvania, entitled "Non-profit Corporation Law", approved May 5, 1933, the undersigned, all of whom are citizens of Pennsylvania, having associated themselves together for the purpose hereinafter specified and desiring that they may be duly incorporated do hereby certify:

I. The name of the proposed Corporation is

Fireman's Union and Relief Association of Plymouth Township.

II. Said proposed Corporation is located in the Township of Plymouth, Montgomery County, State of Pennsylvania and its post office address is Conshohocken, Pennsylvania.

III. The purposes of the proposed Corporation are:

(a) To provide, maintain and disburse a fund from legacies, bequests, appropriations, taxes, dues and other sources for the relief, support and burial of the members composing the Fire Department of Plymouth Township who may be injured or killed, or who may be prevented from attending to their usual occupation or calling on account of such ailment or injury caused through exposure or accident while doing public fire duty, and to carry Accident Insurance in a responsible Casualty Insurance Company covering volunteer members of the Fire Department while in performance of their duties.

(b) To consider and act upon any matters of general interest to the Fire Department of Plymouth Township that may from time to time present themselves and transact such other business as may be proper and legitimate in the affairs of the Association.

(c) Said proposed Corporation does not contemplate pecuniary gain or profit, incidental or otherwise, to its members.

IV. Said Corporation is to exist perpetually.

V. The name, place of residence and post office address of each of the incorporators are:--



SETTLEMENT AGREEMENT AND MUTUAL RELEASE

THIS SETTLEMENT AGREEMENT AND MUTUAL RELEASE made this 5 day of June 2025 between Ellen and David Smith (together the “Smiths”) and the Conshohocken Veterans Association d.b.a. Veterans of Foreign Wars Post 1074 (“VFW”) (together, the “Parties”).

BACKGROUND

WHEREAS, the Smiths are adult individuals who currently hold a life estate over and reside at 306 East 5th Avenue, Conshohocken, PA 19428 (“Smith Property”); and

WHEREAS, the VFW is a Veterans of Foreign Wars post and legal owner of the property located at 300 East 5th Avenue (“VFW Property”); and

WHEREAS, the VFW seeks to install a decorative wall, fence, and related ancillary improvements along the common boundary between the Smith Property and the VFW Property; and

WHEREAS, the VFW applied for a zoning permit to construct the wall;

WHEREAS, the Smiths objected to the location of the wall as set forth in the zoning permit application; and

WHEREAS, the Smiths filed an appeal of the zoning officer’s interpretation of the Conshohocken Borough (“Borough”) Zoning Ordinance (the “Ordinance”) to challenge the location of the proposed wall (“Appeal”); and

WHEREAS, the Parties met on April 11, 2025, at the site of the proposed wall and fence, and came to an agreement on the placement and materials of said structures; and

WHEREAS, the Parties now seek to settle their dispute.

NOW, THEREFORE, for and in consideration of the releases, promises, and agreements set forth herein, and other good and valuable consideration, the Parties hereto, intending to be legally bound hereby, do hereby agree as follows:

1. Upon execution of this Agreement by the Parties, the Smiths agree that Smiths shall not oppose any issuance of a building permit by the Borough for the construction of the improvements contemplated under this Agreement.

2. Upon execution of the Agreement, the VFW shall file an amended building permit application with the Borough for the construction of the proposed wall and fence that is consistent with the plan entitled, "306 East Fifth Avenue", prepared by Shock Group, dated April 22, 2025, which is attached hereto as **Exhibit "A" ("Plan")**.

3. The wall shall be composed of Cambridge Armor Tech in Sigma Classic Split Face bricks, in Toffee/Onyx color, the specifications of which, including a rendering, shall be attached as Exhibit "B" hereto.

4. The Smiths will be permitted to plant plantings on the Smith Property side of the wall, which plantings shall be purchased, planted and maintained by the Smiths. In no case shall the occupation of the land by the Smiths' plantings be considered the Smiths' possessing the property for purposes of an adverse possession or similar claim. The Smiths shall be responsible for maintaining the property on the Smith Property side of the wall, which includes but is not limited to, mowing and other lawn maintenance.

5. The wall will be designed in accordance with the Wall Specifications attached as Exhibit "C" hereto.

6. The top of the wall shall be at least level with the VFW's parking lot and will run level, or higher, the entire length of the wall from end to end at the height shown on the Plan.

7. All work shall be performed by a contractor licensed to do work within the Borough ("Contractor").

8. VFW shall and shall cause its Contractor(s) to:

a. Agree to indemnify and defend the Smiths for any claims, suits, etc., brought against the Smiths by any third party as a result of Contractor's work on the Smith Property.

b. Provide the Smiths with an ACCORD certificate of insurance with the Smiths named as an additional insured.

9. Contractor shall provide all requirements regrading and stabilization around the proposed wall and construction area to ensure that stormwater is directed toward 5th Avenue or the alley in the rear of the properties, as appropriate, and away from the Smiths' house.

10. The parties have agreed the fence adjacent to the wall will be constructed of 6-foot tall white vinyl fence, as shown in Exhibit "D" hereto.

11. The fence shall be installed in accordance with the Plan.

12. The VFW shall remove the forsythia bushes and stumps, and the metal clothes pole along the Properties' common boundary line.

13. Within a reasonable time after completion of the wall, the VFW shall construct a dumpster enclosure and enclose its dumpsters inside it.

14. Should the VFW decide to replace the fence and gate at the front of the VFW Property and Smith Property, the VFW agrees to provide the Smiths with a key to any new gate or leave such gate unlocked.

15. The Parties hereto, on behalf of themselves, their heirs, successors, licensees, executors, administrators, issuers and assigns, do hereby remise, release and forever discharge

each other party hereto, its and their heirs, successors, licenses, executors, administrators, issuers and assigns, attorneys, employees, representatives, agents, of and from all, and all manner of, existing and future actions and causes of action suits, commissions, debts, dues, costs, expenses, claims and demands whatsoever in law or equity, whether known or unknown arising out of or from or relating in any way to the Agreement or sale of the Property, which against any of the foregoing any of the undersigned hereto ever had, now has or which his, her or their heirs, successors, licensees, executors, administrators, issuers and assigns, attorneys, employees, representatives, agents or any of the hereafter can, shall or may have from the beginning of the world, from the date of these presents.

16. The Parties (including each such party's members, employees, agents, representatives and affiliates) reserve the right to enforce this Settlement Agreement and Mutual Release in accordance with the terms hereof, against the other Party (and any person or entity acting through or under, in control of, or controlled by any Party) in the event that any claim is asserted against such Party.

17. This Settlement Agreement and Mutual Release is effective when signed by both parties, and may be signed in separate parts.

18. This Agreement represents the settlement of a dispute, and does not constitute an admission of wrongdoing on the part of the Parties hereto.

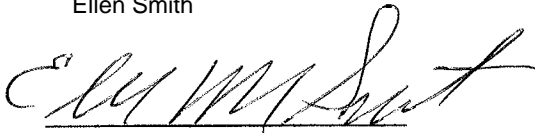
19. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania. Any and all disputes arising out of or relating to this Agreement shall be resolved in the Court of Common Pleas of Montgomery County, Pennsylvania.

20. The Parties state that they have read the foregoing Agreement in its entirety, that they have been fully advised by their counsel with respect thereto, and that each of them knows and understands the contents hereto and signs the same as their own free act and deed and with full authority to do so.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have set their hands and seals.

SMITHS

Ellen Smith



David Smith



CONSHOHOCKEN VETERANS
ASSOCIATION d.b.a. VETERANS OF
FOREIGN WARS POST 1074



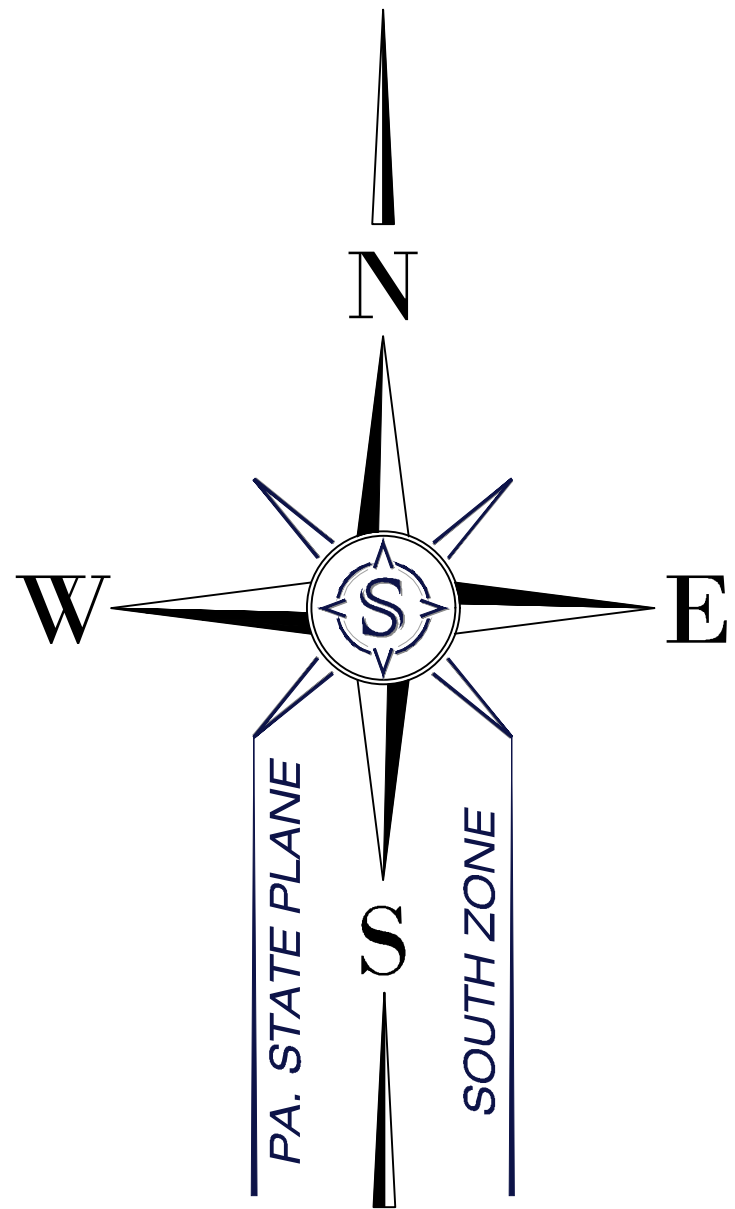
Walt Hartnett

Quarter Master/Adjutant VFW Post 1074

Treasurer CVA Post 1074

*With Authority to Sign on Behalf of Post
1074*

EXHIBIT A

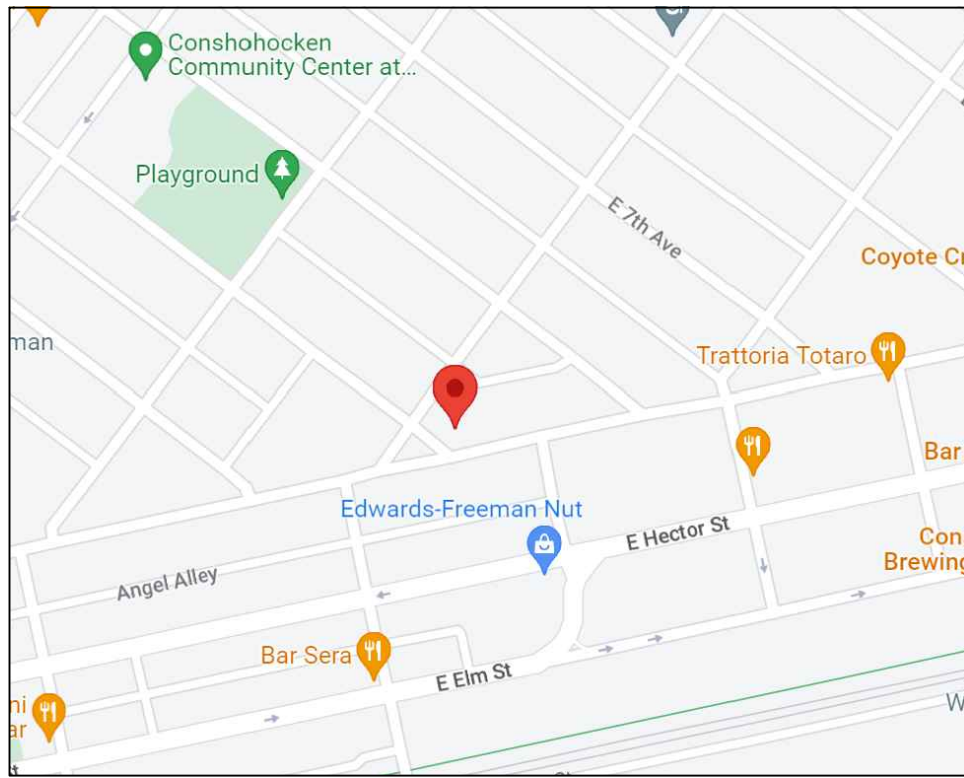
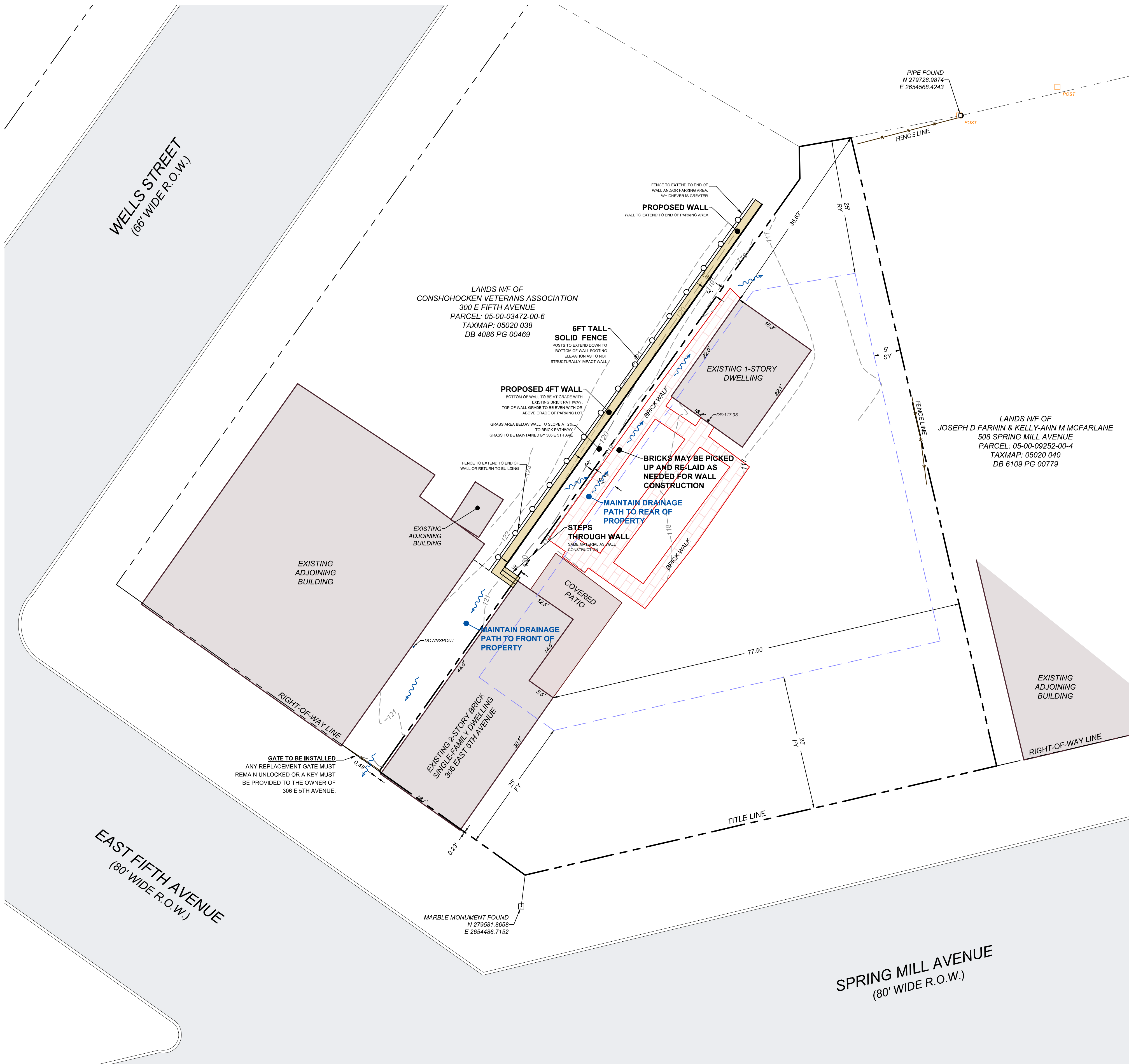


LINETYPE LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK
---	CONCRETE EDGE
---	ASPHALT EDGE
---	BUILDING WALL
---	CURB
---	BUILDING
---	FLAGSTONE
---	ASPHALT
---	ROOF OVERHANG
---	DECK
---	CONCRETE
---	BRICK
---	FENCE LINE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	TELECOM LINE
---	WATER LINE
---	SANITARY LINE
---	EXISTING STORM PIPES
---	EXISTING 1" CONTOUR
---	EXISTING 5' CONTOUR
---	EVERGREEN TREE
---	DECIDUOUS TREE
---	PLAN BEARING & DISTANCE
---	DEED BEARING & DISTANCE

SYMBOL LEGEND

TG	TOP OF GRATE ELEVATION	ELECTRIC BOX
INV	INVERT ELEVATION	FIRE HYDRANT
TW	TOP OF WALL ELEVATION	WATER SHUTOFF
BW	BOTTOM OF WALL ELEVATION	GAS VALVE
TBC	TOP BACK CURB ELEVATION	EVERGREEN TREE
BC	BOTTOM CURB ELEVATION	STORM INLET
DS	DOORSILL ELEVATION	TELEPHONE BOX
(TYP)	TYPICAL SYMBOL OR FEATURE	GAS METER
○	IRON PIN	ELECTRIC MANHOLE
□	CONCRETE MONUMENT	POSTED SIGN
○	SANITARY MANHOLE	PARKING SPACE COUNT
○	WATER VALVE	HANDICAP PARKING
○	CLEANOUT (COLOR PER UTILITY)	LIGHT POLE
○	STORM MANHOLE	AC UNIT



OWNER OF RECORD PER MONTGOMERY COUNTY

ADAM D SMITH
306 E FIFTH AVENUE
CONSHOHOCKEN, PA, 19428
PARCEL ID # 05-00-03476-00-2
DEED BOOK 5625, PAGE 02145

TOWNSHIP ZONING DISTRICT: BR-1-BOROUGH RESIDENTIAL DISTRICT ONE

MIN LOT AREA	4,000 S.F.
MIN LOT WIDTH AT STREET LINE	40 FEET
MAX IMPERVIOUS COVERAGE	60%
MAX BUILDING COVERAGE	35%
MAX BUILDING HEIGHT	35 FEET*
MIN BUILDING WIDTH	20 FEET
MIN PRINCIPLE BUILDING SETBACKS:	
FRONT YARD	25 FEET
SIDE YARD	5 FEET
REAR YARD	25 FEET
MIN ACCESSORY BUILDING SETBACKS:	
FACING ALLEY WAY	5 FEET
SIDE YARD	3 FEET
REAR YARD	3 FEET

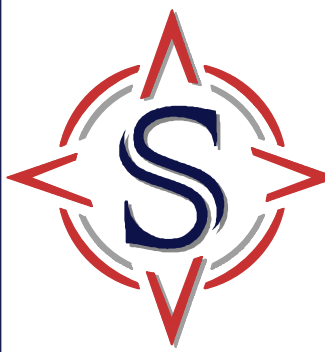
** FOR BUILDINGS WITH FLAT ROOFS, BUILDING HEIGHT IS MEASURED FROM GRADE TO THE TOP OF THE BUILDING WALL, INCLUDING THE PARAPET. FOR BUILDINGS WITH PITCHED ROOFS, BUILDING HEIGHT IS MEASURED FROM THE GRADE TO MIDPOINT OF THE SLOPE. THE HEIGHT EXCLUDES AERIALS, COMMUNICATIN TOWERS, OR THE LIKE, AS WELL AS ELEVATORS, MACHINE ROOMS, COOLING TOWERS, AND THEIR ENCLOSING WALLS.
** ZONING INFORMATION OBTAINED FROM BOROUGH OF CONSHOHOCKEN CODE §27, LATEST EDITION ONLINE ECODE360..

LOT SIZE

LOT AREA (MINUS R.O.W.): 8,101 S.F. OR 0.1860 ACRES

PLAN NOTES

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON MARCH 22, 2023 AND DEPICTS CONDITIONS ON THAT DATE.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE SOUTH HARN.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CLIENT PROVIDED TITLE REPORT & IS SUBJECT TO THOSE FINDINGS, IF ANY.
- THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42091C0358G, EFFECTIVE DATE 03/02/2016.



SCHOCK GROUP
CIVIL ENGINEERING
LAND SURVEYING

1982 BUTLER PIKE, SUITE 5
CONSHOHOCKEN, PA 19428
SCHOCK GROUP, INC.
610-596-7273

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN FIELD VERIFIED BY THE SURVEYOR. THE LOCATION, DEPTH, AND TYPE OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

WALL HEIGHT ANALYSIS
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
306 E FIFTH AVENUE
CONSHOHOCKEN BOROUGH * MONTGOMERY COUNTY * PENNSYLVANIA

DESCRIPTION

REV. DATE

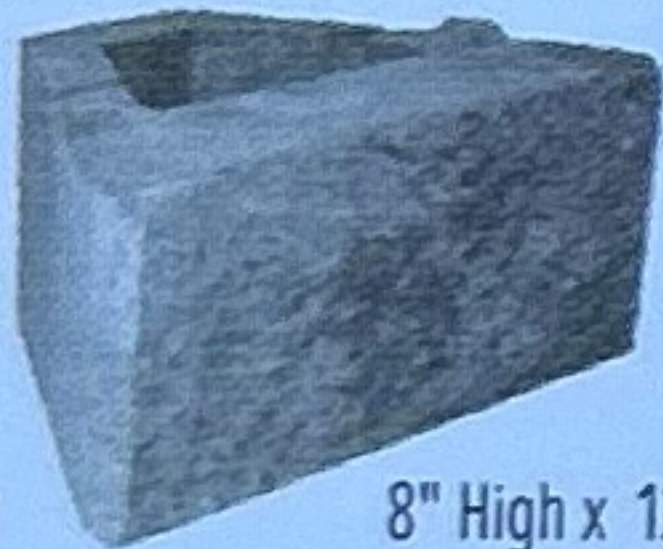
CURRNT	ELLEN SMITH
306 EAST FIFTH AVENUE	CONSHOHOCKEN, PA 19428
DRAWN BY:	TED
CHECKED BY:	PCC
DATE:	1" = 10'
DATE:	MAY 7, 2025
FILE NO:	1529
SHEET NO:	1 OF 1

EXHIBIT B

WALLSTONES Color S

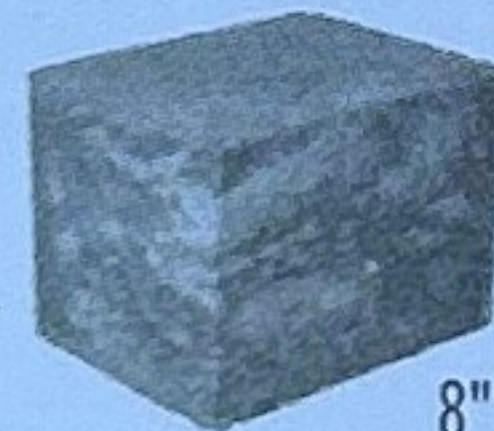
SIGMA CLASSIC

SIGMA™ 8 CLASSIC SPLIT FACE



8" High x 12" Deep x 18" Long

SIGMA™ 8 CLASSIC CORNER SPLIT FACE



8" High x 14" Deep x 8" Long



ONYX/NATURAL



SAHARA/CHESTNUT



SANDSTONE BLEND



TOFFEE/ONYX

EXHIBIT C

Wall Specifications

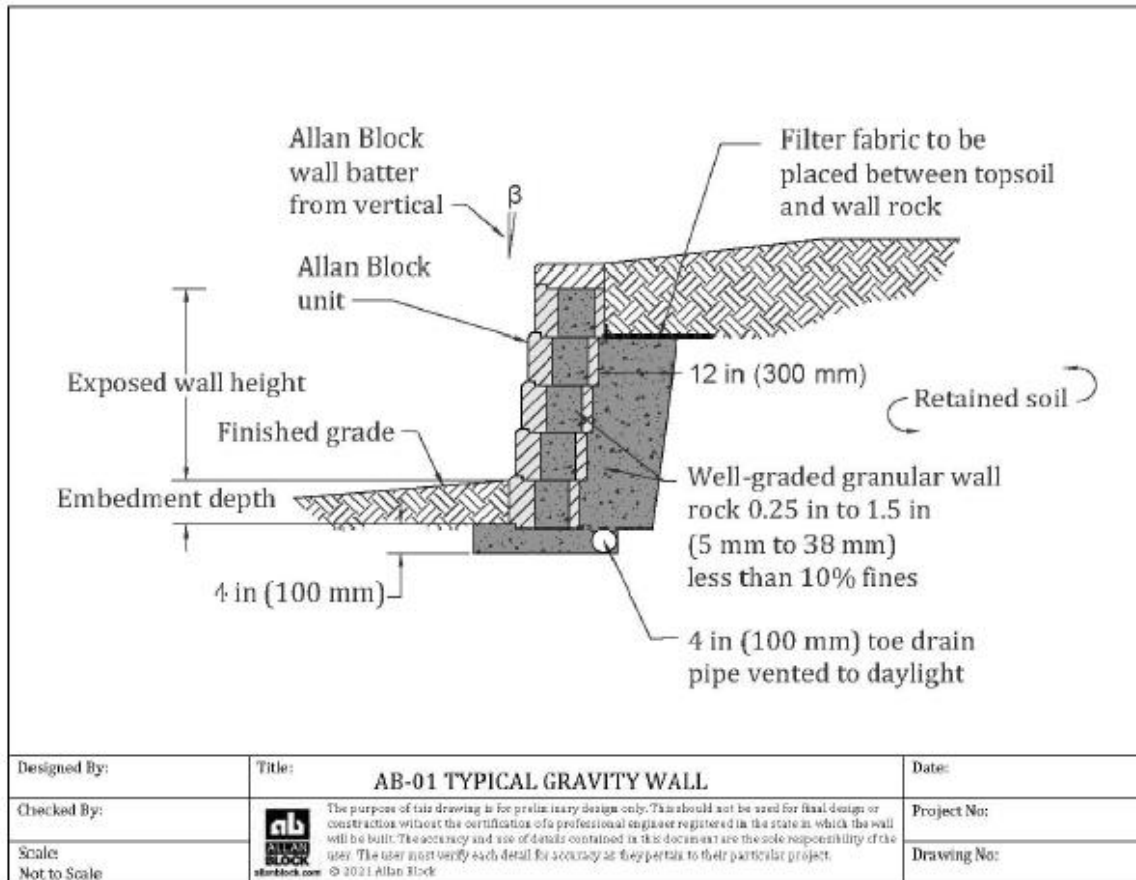
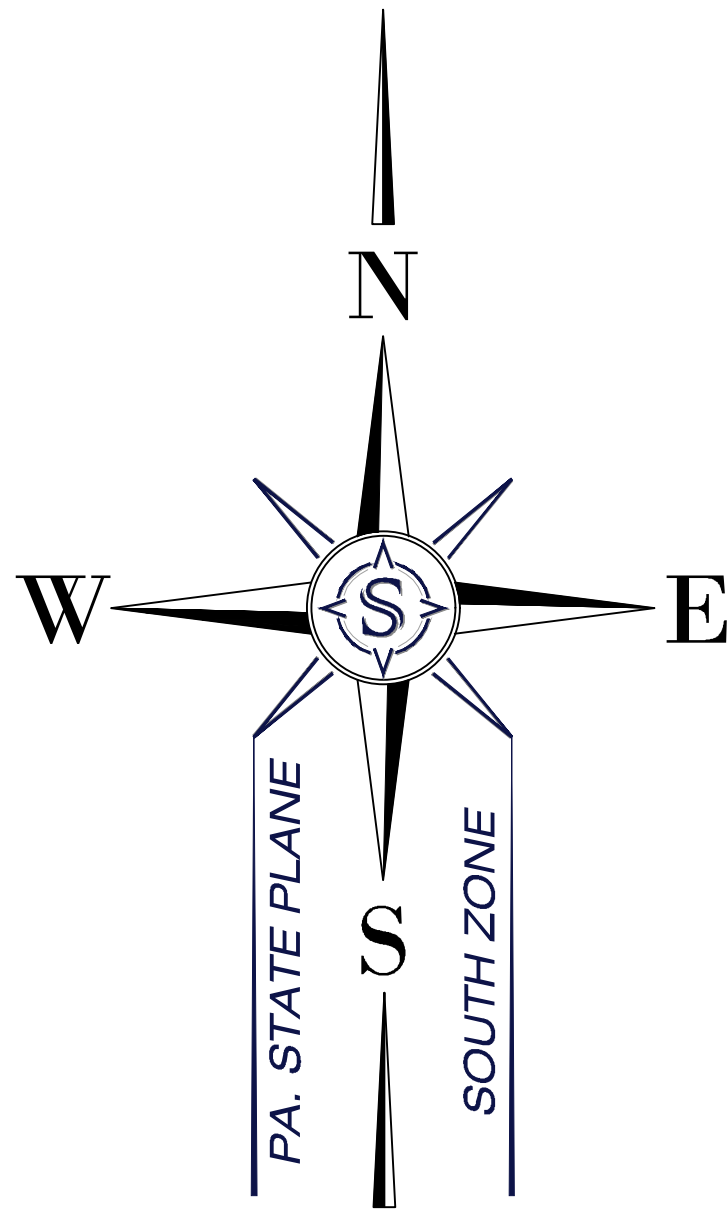


EXHIBIT D



Deco Rail

Heights: 3', 4', 5', 6', 7', 8'
Rails: 2" x 7" Top & Bottom Rail
Pickets: 6" Positive Interlok
Picket Spacing: None

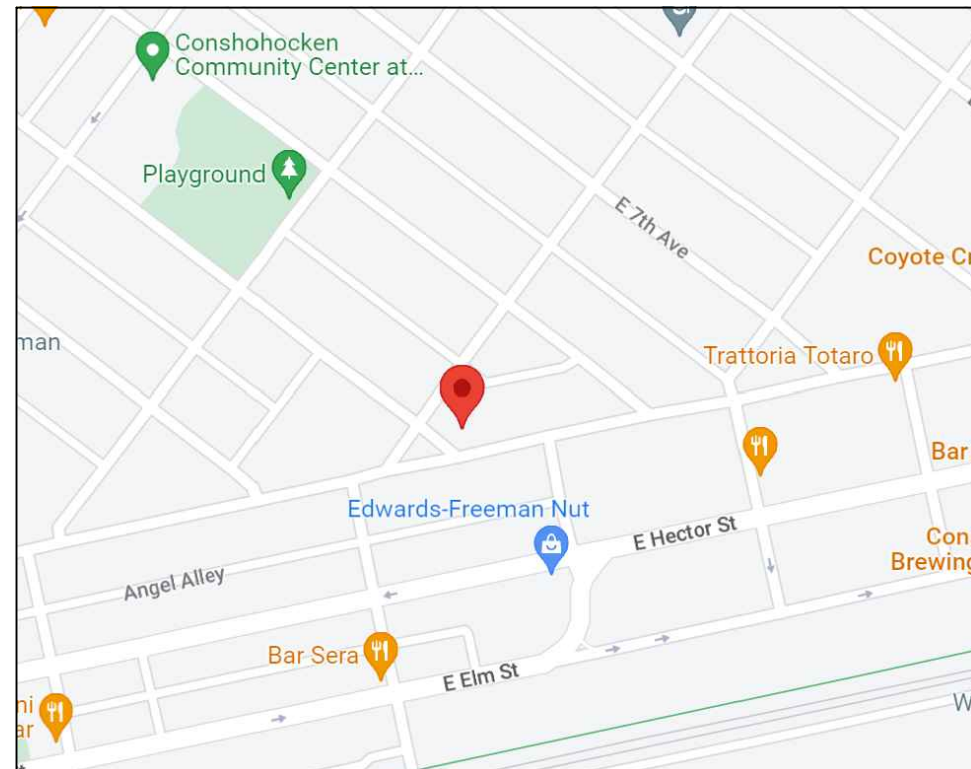
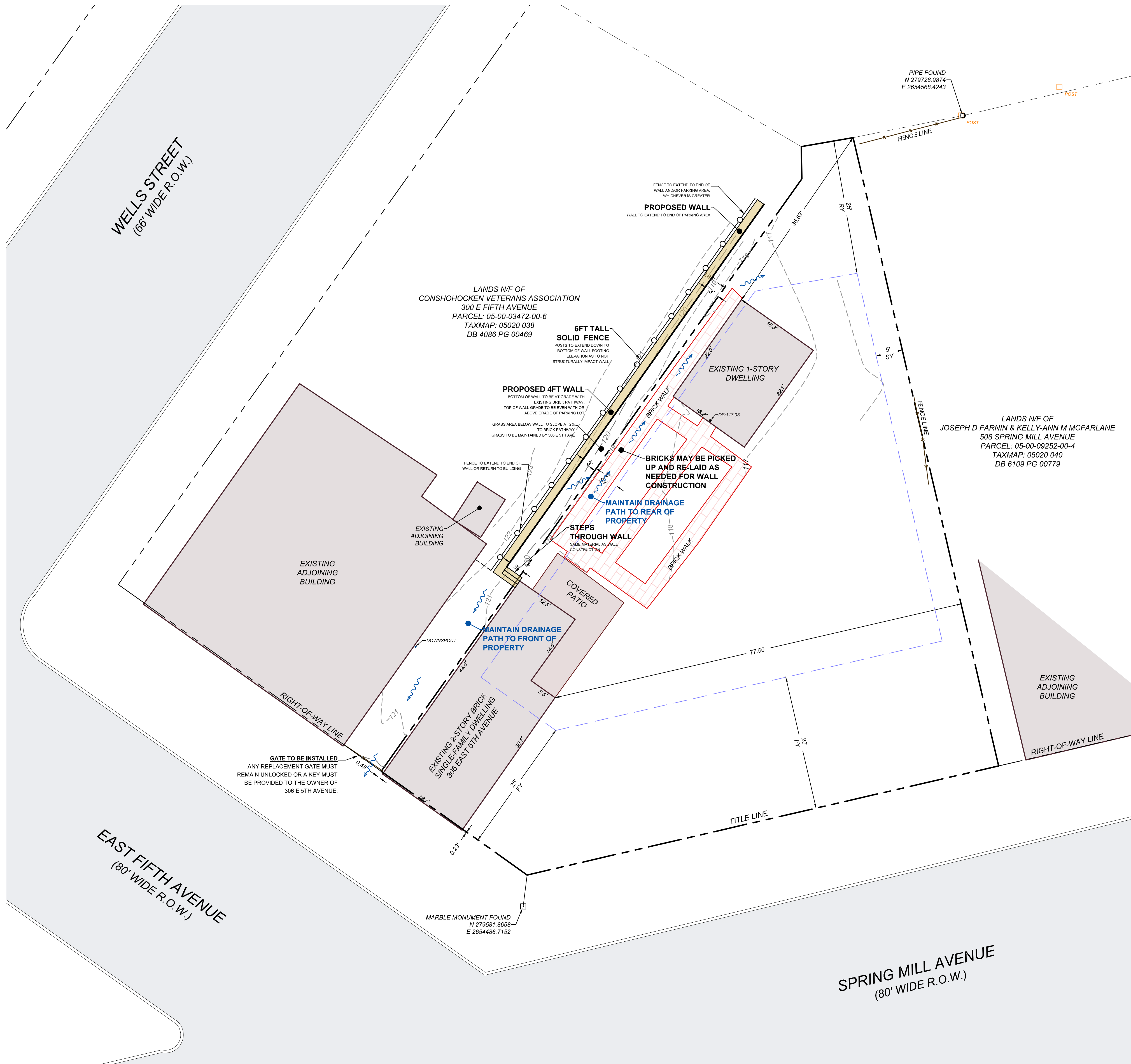


LINETYPE LEGEND

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---	DEED BEARING & DISTANCE

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OWNER OF RECORD PER MONTGOMERY COUNTY

ADAM D SMITH
306 E FIFTH AVENUE
CONSHOHOCKEN, PA, 19428
PARCEL ID # 05-00-03476-00-2
DEED BOOK 5625, PAGE 02145

TOWNSHIP ZONING DISTRICT: BR-1-BOROUGH RESIDENTIAL DISTRICT ONE

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MAX BUILDING COVERAGE	35%
MAX BUILDING HEIGHT	35 FEET*
MIN BUILDING WIDTH	20 FEET
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LOT AREA (MINUS R.O.W.): 8,101 S.F. OR 0.1860 ACRES

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- THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42091C0358G, EFFECTIVE DATE 03/02/2016.

SCHOCK GROUP
CIVIL ENGINEERING
LAND SURVEYING
1982 BUTLER PIKE, SUITE 5
CONSHOHOCKEN, PA 19428
SCHOCK GROUP, INC.
610-590-7273

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WALL HEIGHT ANALYSIS
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
306 E FIFTH AVENUE
CONSHOHOCKEN BOROUGH * MONTGOMERY COUNTY * PENNSYLVANIA

REVISIONS

NO.	DATE	DESCRIPTION
1		

CURRENT: ELLEN SMITH
306 EAST FIFTH AVENUE
CONSHOHOCKEN, PA 19428
DESIGNED BY: TED
CHECKED BY: PCC
DATE: MAY 7, 2025
FILE NO: 1529
SHEET NO: 1 OF 1





BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE SEPTEMBER 15, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-15

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on September 15, 2025 at 6:30 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: Mecka Properties, LLC
18 Maple Street, Conshohocken, PA 19428

PREMISES INVOLVED: 18 Maple Street (05-00-06232-00-9); 38 Maple Street (05-00-06196-00-9);
42 Maple Street (05-00-06192-00-4); 44 Maple Street (05-00-06188-00-8);
46 Maple Street (05-00-06184-00-3); BR-2 – Borough Residential District 2

OWNER OF RECORD: Mecka Properties, LLC
3117 Hayes Road, East Norriton, PA 19403

The petitioner is seeking Variances associated with a proposed sixteen (16)-lot total single-family attached and detached residential subdivision and development as follows:

1. Section §27-703.D - to permit the demolition and reconstruction of three (3) existing nonconforming single-family attached dwellings located at 42 to 46 Maple Street (a.k.a. proposed Lots 1 to 3);
2. Section §27-806 - to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required;
3. Section §27-807 - to permit a reduced setback of 7 feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a 15 feet setback is required for all buildings and other structures to be located on an existing interior lot;
4. Sections §27-1105.A & B - to permit reduced lot sizes less than 1800 SF and reduced lot widths less than 18 feet for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street;
5. Section §27-1105.C - to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas 15 feet from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
6. Section §27-1105.E - to permit a 4.7 feet side yard setback for proposed Lot 3, whereas a 7 feet setback is required for the end unit of a single-family attached dwelling;
7. Section §27-1105.J - to permit a building width of less than 18 feet wide for proposed Lots 1 to 3 of the reconstructed townhomes, whereas the minimum building width shall be 18 feet; and,
8. §27-1107 - to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted.

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

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: September 10, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: Maple Street Development – Zoning Determination

History of the Site:

The proposed Maple Street development, currently owned by Mecka Properties, LLC, is comprised of a total of five (5) existing parcels located within the BR-2 – Borough Residential District 2 as follows:

- **18 Maple Street (a.k.a. Rams Recycling, Inc.)** – a 21,575 SF (21,774 SF as surveyed) commercial property, developed with an office trailer building and garage buildings with bays, and trailers which is currently used as a scrap metal and recycling facility. There is a 10.75 ft wide access strip from Maple Street. This parcel is located behind the rear yards of the properties fronting Maple Street and West Elm Street, between Maple Street and the Wood Street right-of-way (unopened paper street). The existing use on the property is considered an existing nonconformity within the BR-2 zoning district since the use was legally in existence prior to the adoption of the current Zoning Ordinance and the use is permitted to continue in accordance with Zoning Code Section §27-703.A.
- **38 Maple Street** – a 10,950 SF (10,949 SF as surveyed) lot, which is partially vacant with an old concrete pad and grass to the east with the western portion currently being used as part of the Rams Recycling, Inc. business.
- **42 Maple Street** – a 4,644 SF residential parcel consisting of a two (2)-story single-family attached stucco dwelling built in 1870. This parcel fronts Maple Street to the east and abuts 38 Maple Street to the north. The existing building is considered existing nonconforming since the building setback at 4.7 ft is less than the required minimum 7 ft width for an end unit of a single-family attached dwelling per Zoning Code Section §27-1105.E.
- **44 Maple Street** – a 3,659 SF (3,453 SF as surveyed) residential parcel consisting of a two (2)-story single-family attached stucco dwelling built in 1870. This property is an interior parcel that fronts Maple Street to the east and is located between 42 and 46 Maple Street. The existing lot and building width is considered existing nonconforming since the lot and building width at 15.77 ft are less than the required minimum 18 ft width per Zoning Code Sections §27-1105.B & J, respectively.
- **46 Maple Street** – a 3,659 SF (3,661 SF as surveyed) residential corner parcel consisting of a two (2)-story single-family attached stucco dwelling built in 1870. This lot is fronted by Maple Street to the east and West First Avenue with straight in parking spaces to the north. There is also an existing garage located to the rear of the property. The existing lot and building width is

considered existing nonconforming since the lot and building width at 15.77 ft are less than the required minimum 18 ft width per Zoning Code Sections §27-1105.B & J, respectively.

To the rear of all the above parcels is the Borough of Conshohocken's Haines and Salvati Memorial Park.

Current Request:

The petitioner, Mecka Properties, LLC, is proposing to subdivide and development the above subject parcels as follows:

- Demolish the existing single-family attached dwellings (42 to 46 Maple Street) in its entirety and construct new single-family attached dwellings (a.k.a. proposed Lots 1 to 3), ranging from 727 SF to 759 SF with 10' wide x 10' long rear patios, along with the subdivision of these lots;
- Construct a new 1,200 SF single-family detached dwelling with a rear 10'x15' patio in the existing vacant northern portion of 38 Maple Street (a.k.a. proposed Lot 4); and,
- Extend Wood Street and construct twelve (12) new single-family attached dwellings, ranging from 2,459 SF to 3,320 SF, within the rest of the site; along with a five (5') ft wide paved trail to connect the site to Maple Street and West First Avenue. The proposed dwellings will have driveways and front loaded garages from a proposed 24-ft wide private street for off-street parking.

As part of the proposed site improvements, the petitioner is seeking the following variances:

1. Section §27-703.D - to permit the demolition and reconstruction of three (3) existing nonconforming single-family attached dwellings located at 42 to 46 Maple Street (a.k.a. proposed Lots 1 to 3);
2. Section §27-806 - to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required;
3. Section §27-807 - to permit a reduced setback of 7 feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a 15 feet setback is required for all buildings and other structures to be located on an existing interior lot;
4. Sections §27-1105.A & B - to permit reduced lot sizes less than 1800 SF and reduced lot widths less than 18 feet for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street;
5. Section §27-1105.C - to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas 15 feet from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
6. Section §27-1105.E - to permit a 4.7 feet side yard setback for proposed Lot 3, whereas a 7 feet setback is required for the end unit of a single-family attached dwelling;
7. Section §27-1105.G - to permit a building coverage of 49.4% and 50% for proposed Lots 1 and 2, whereas the maximum building coverage shall not exceed 40%;
8. Section §27-1105.J - to permit a building width of less than 18 feet wide for proposed Lots 1 to 3 of the reconstructed townhomes, whereas the minimum building width shall be 18 feet; and,
9. Section §27-1107 - to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted.

Zoning Determination:

The property is located within the BR-2 - Borough Residential District 2 and subject to the code provisions of the Conshohocken Borough Zoning Ordinance of 2001. The following variances will be required as a result of the proposed site improvements:

1. Section §27-703.D - to permit the demolition and reconstruction of three (3) existing nonconforming single-family attached dwellings located at 42 to 46 Maple Street (a.k.a. proposed Lots 1 to 3).

Per Section §27-703.D of the Borough Zoning Ordinance, *"physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building."*

The Applicant is proposing to demolish the three (3) existing nonconforming single-family attached dwellings located at 42 to 46 Maple Street (a.k.a. proposed Lots 1 to 3) in its entirety to construct new single-family detached dwellings that will also be nonconforming.

Per Section §27-703.A. of the Borough Zoning Ordinance provides that the nonconforming status shall continue, and a property may continue to be used as nonconforming until it complies with the requirements of this Chapter. If the Applicant were to maintain and continue the use of the existing nonconforming dwellings without demolishing the dwellings, they would be permitted to continue the use of the dwellings under this code provision. However, since the Applicant is proposing to demolish the existing nonconforming dwellings in their entirety, including the foundations, the existing nonconformities of the existing nonconforming dwellings also ends. Therefore, this variance would not be needed, and the Applicant would be subject to the dimensional standards of the BR-2 zoning district and shall comply with the requirements under Code Sections §27-1105.C through J for the proposed new single-family attached dwellings, as well as, the off-street parking requirements under Sections §27-1107 and §27-1108.

2. Section §27-806 - to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required.

Per Section §27-806, unless otherwise specified in this Chapter, *"each and every lot shall abut a public street. Preexisting landlocked parcels may be developed with one single-family detached house provided with a fifteen-foot wide easement of access, and provided that the usable portion of the lot otherwise complies with the lot size and dimensional requirements of the district in which it is located."*

The Applicant is proposing a new 24 ft wide cartway that will be a private street for access to the proposed twelve (12) new single-family attached dwellings (Lots 5 to 16). In addition, the proposed private street will begin at the existing Wood Street (unopened paper street) that is proposed to be vacated and the current Wood Street would need to be extended to the site to provide access. Therefore, a variance from this Code Section is required to allow a private street for access to each new lot, whereas a public street is required.

3. Section §27-807 – to permit a reduced setback of 7 feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a 15 feet setback is required for all buildings and other structures to be located on an existing interior lot.

In accordance with Section §27-807 of the Borough Zoning Ordinance, “an existing lot for which access to a public road does not comply with this Chapter may be developed with a use permitted in the district in which it is located, only when authorized by a variance from the Zoning Hearing Board, in accordance with Part 6 of this Chapter. In computing the area of such lots, the area of the strip of ground connecting the lot with the public road shall not be included. All buildings and other structures to be located on such lots shall not be closer than 15 feet to surrounding lot lines. The strip of ground connecting the lot with the public road shall be used as an access strip to only the particular lot in question. The Zoning Hearing Board shall consider the suitability of the strip of ground that connects the lot with the public road for use as an access driveway and may impose such other conditions as may be required.”

Based on the “Plan for Zoning Purposes” Plan provided, the proposed dwellings of Lots 5, 10, 11, and 16 will only have a distance of 7 feet from the side lot lines. Therefore, a variance from this Code Section is required to permit the proposed dwellings closer than the required minimum 15 ft setback.

4. Sections §27-1105.A & B – to permit reduced lot sizes less than 1,800 SF and reduced lot widths less than 18 feet for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street

In accordance with Sections §27-1105.A & B of the Borough Zoning Ordinance, the minimum lot size shall be 1,800 SF per unit for single-family attached dwellings, and the minimum lot width shall be 18 feet per unit for single-family attached dwellings.

The Applicant is proposing a subdivision of Lots 1 and 2 that will have lot sizes of 1,538 SF and 1,451 SF, respectively. In addition, the lot widths of Lots 1 and 2 will be 16.72 ft and 15.77 ft, respectively. Since the proposed lot sizes are less than the required minimum 1,800 SF and the lot widths less than the required minimum 18 ft, the Applicant is required to seek a variance from both these Code Sections.

5. Section §27-1105.C – to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas 15 feet from the ultimate right-of-way line of W. First Avenue and Maple Street is required.

Per Section §27-1105.C of the Borough Zoning Ordinance, “the front yard setback shall be 15 feet, to be measured from the ultimate right-of-way line; except where there is an established line, as herein defined, then the building line of the majority of the buildings on that side of the block shall be used as the minimum required front yard setback. However, in no case shall the setback be less than 10 feet from the face of a curb of a public street.”

Based on the “Plan for Zoning Purposes” Plan provided, the proposed dwellings of Lots 1, 2 and 3 will have a zero (0) setbacks from the rights-of-way of Maple Street and West First Avenue. The Applicant should clarify if there is an established building line on the block to ensure that an established building line does not exist on the block. Otherwise, a variance from this Code Section is required to permit the zero (0) setback from the Maple Street and West First Avenue rights-of-way whereas a required minimum 15 ft from the ultimate rights-of-way.

6. Section §27-1105.E – to permit a 4.7 feet side yard setback for proposed Lot 3, whereas a 7 feet setback is required for the end unit of a single-family attached dwelling.

In accordance with Section §27-1105.E of the Borough Zoning Ordinance, the minimum side yard setback of an end unit of a single-family attached dwelling shall be seven feet. Since the Applicant is only proposing a 4.7 ft side yard setback for the proposed single-family attached dwelling end unit on Lot 3, the Applicant would be required to seek a variance from this Code Section to permit the reduced side yard setback of this single-family attached dwelling end unit on the property.

7. Section §27-1105.G – to permit a building coverage of 49.4% and 50% for proposed Lots 1 and 2, whereas the maximum building coverage shall not exceed 40%.

Per Section §27-1105.G, *“the maximum building coverage shall not exceed 40% of the lot area. Building coverage for private garages shall be subject to the provisions of § 27-811C.”*

The Applicant is proposing a building coverage of 49.4% (759 SF) for Lot 1 and 50.0% (727 SF) for Lot 2. The proposed building coverages increased as a result of the proposed subdivision reducing the existing lot sizes of these lots. Therefore, a variance from this Code Section is required to permit an exceedance of the maximum building coverage above 40%.

8. Section §27-1105.J – to permit a building width of less than 18 feet wide for proposed Lots 1 to 3 of the reconstructed townhomes, whereas the minimum building width shall be 18 feet.

Per Section §27-1105.J of the Borough Zoning Ordinance, *“the minimum building width shall be 18 feet.”* Since the proposed subdivided Lots 1 to 3 will have building widths of 16.5 ft, 15.8 ft, and 16.5 ft, which are all less the required minimum 18 ft building width required; and therefore, a variance from this Code Section is required.

9. Per Section §27-1107 – to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted.

The Applicant is proposing off-street parking between the new dwellings of Lots 4 through 16 and the curb of the street toward which that wall is oriented; therefore, a variance from this Code Section is required whereas such off-street parking located to the front of the dwelling is not permitted.

10. In accordance with Sections §27-1108 and 27-2002 of the Borough Zoning Ordinance, all new residential development must conform to the off-street parking provisions contained in Part 20 of the Zoning Ordinance and each dwelling unit with more than one (1) bedroom is required to have two (2) off-street parking spaces. Since no off-street parking spaces are being provided for the new dwellings at Lots 1 to 3, a variance will be required to not provide off-street parking for these lots.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2025-15
Date Submitted: 8/15/25
Date Received: 8/15/25

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 27-703(D); 806; 807; 1105A, B, C, E, G & J; 1107. See attached "Zoning Variances - BR2-Borough Residential District 2 Attachment."

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

18,38,42,44,46 Maple Street

4. Applicant's Name: MECKA Properties, LLC

Address: 18 Maple Street, Conshohocken, PA 19428

Phone Number (daytime): (610) 828-1880

E-mail Address: rcmorello@aol.com

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

6. Property Owner: Same as Applicant

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: See Attached Plan Zoning District: BR2

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.

Three row houses at 42, 44 and 46 Maple Street. Recycling facility at 18 Maple Street. Vacant lot at 38 Maple Street.

10. Please describe the proposed use of the property.

Rebuild three row houses at 42, 44 and 46 Maple Street on new foundations (rear portion of those lots to be merged into 18 Maple Street).
Construct a new detached single family dwelling on 38 Maple Street (rear portion of that lot to be merged into 18 Maple Street).
Construct 12 new townhouses on the newly configured 18 Maple Street.
Remove the existing recycling facilities.

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

See attached plan.

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

Removal of the Recycling facility and the reconstruction of three row houses on Existing Footprints, the construction of a new single family detached dwelling and twelve new townhouses is an improvement to the area and consistent with the residential character of the District.

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

a. The unique characteristics of the property: Various non-conforming dimensions
and uses create unique characteristics of the property.

b. How the Zoning Ordinance unreasonably restricts development of the property:
The unique character of the property based on historic lot dimensions unreasonably restricts development of the property.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____
Proposal is all residential which is consistent with the neighborhood and the underlying zoning district.

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 proposed reconstruction of the three row houses, the new single family detached dwelling and the twelve new townhouses is the minimum necessary to reasonably use 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).

Not applicable.

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

Not applicable.

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.

No applicable.

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

No applicable.

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

No applicable.

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

a. Attorney's Name: Edward J. Hughes, Esquire

b. Address: 460 Norristown Road, Suite 110, Blue Bell, PA 19422

c. Phone Number: (610) 825-8400

d. E-mail Address: ehughes@wispearl.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.
MECKA PROPERTIES, LLC

Applicant/Legal Owner

By: _____

Russell Morello, Member

8-15-25

Date

COMMONWEALTH OF PENNSYLVANIA

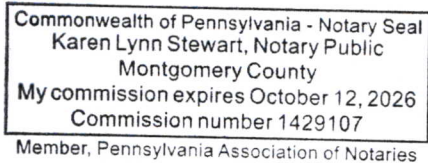
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 15th day of August, 2025.



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 ☐

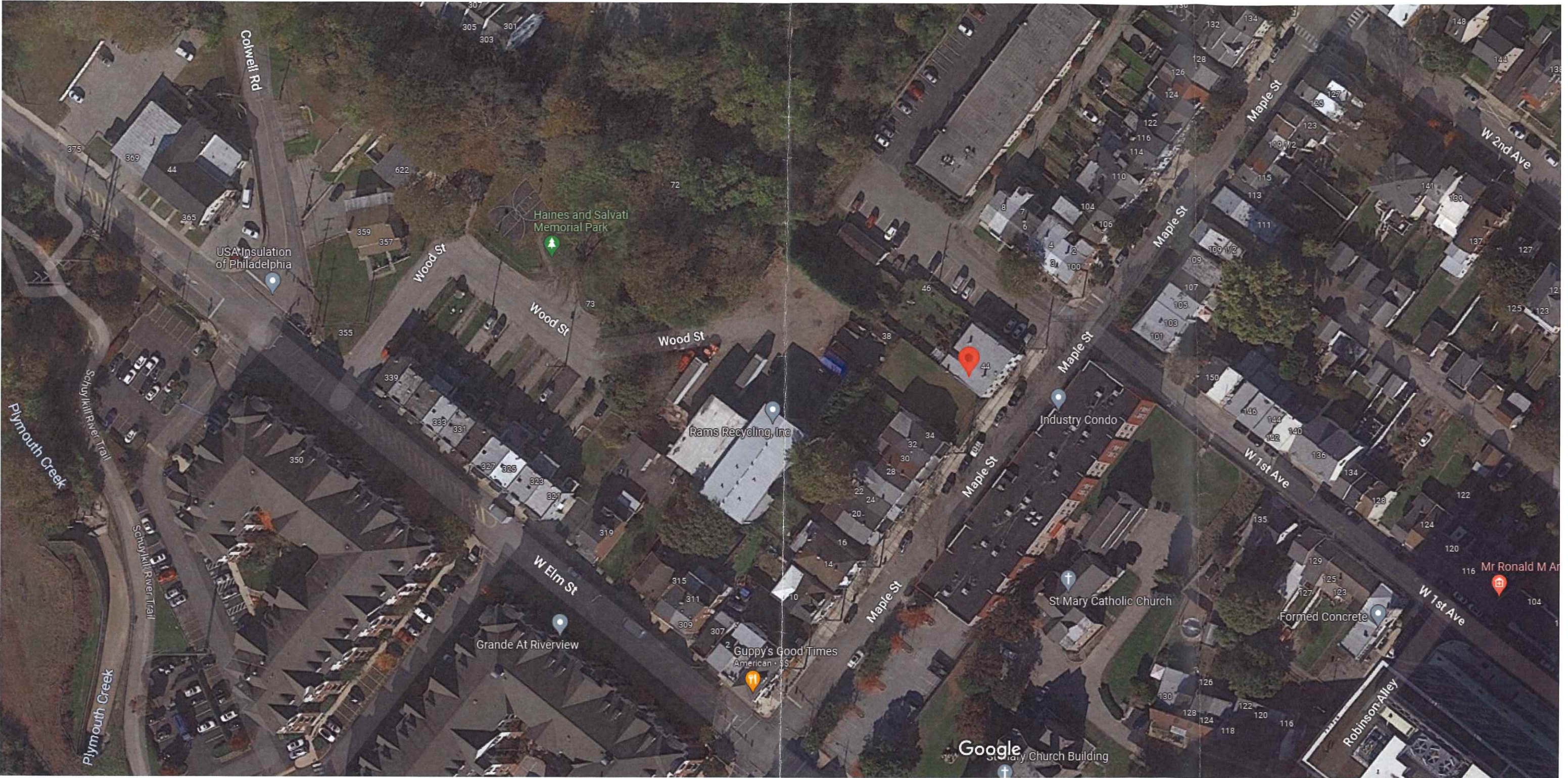
MOTION:

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: _____

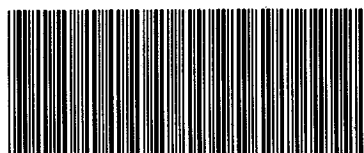




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6385 PG 01022 to 01026.1
INSTRUMENT # : 2024065259
RECORDED DATE: 12/06/2024 09:01:19 AM



6366334-0027X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06232-00-9
Address: 18 MAPLE ST

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$1,401,470.40

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$14,014.70
Conshohocken Borough RTT	\$7,007.35
Colonial School District RTT	\$7,007.35
Total:	\$28,121.65

DEED BK 6385 PG 01022 to 01026.1
Recorded Date: 12/06/2024 09:01:19 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06232-00-9 CONSHOHOCKEN BOROUGH

18 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E

B 007 L U 022 4290 12/04/2024

JB

Property Address:

18 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06232-00-9

Transfer Tax is calculated on the Computed Value.

DEED

Date: November 24, 2024

Grantors:

Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello

Kristie ^(R) Christie Morello who acquired title as Christie Morello
Catherine ^(R) E. Morello who acquired title as Catherine E. Morello

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwestern side of Maple Street, at the distance of one hundred and sixty five and thirty two one hundredths feet Northeasterly from the North corner of Elm and Maple Streets, being a corner of this and land of Hypolit Nashielski; thence still along said side of Maple Street Northeasterly ten and seventy five one hundredths feet more or less to a stake, a corner of this and land of John Skowronski; thence by and along said land Northwesternly ninety two feet to a stake; thence Northeasterly and parallel with said Maple

Street one hundred and fifteen and twenty eight one hundredths feet more or less to a stake in line of land of Bernard Dembowski; thence by and along said land North forty seven degrees one minute West one hundred and twenty seven feet more or less to the southeast side of a thirty foot wide street; leading into Elm Street; thence along said side of said street Southwesterly one hundred and sixty-six and three one hundredths feet more or less to a stake in the rear of lots fronting on Elm Street; thence by and along the same Southeasterly one hundred and nineteen feet to the rear of lots fronting on Maple Street late of the grantors herein; thence Northeasterly along said lots forty feet to a stake; thence Southeasterly along the line of land of the said Hypolit Nashielski one hundred feet to the place of beginning.

BEING known as 18 Maple Street.

BEING Parcel No. 05-00-06232-00-9 as set forth in the Montgomery County Board of Assessment Appeals.

BEING the same premises which Russell A. Morello and Rosemarie Morello, his wife, by Deed dated October 22, 1987 and recorded on October 26, 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4855, page 605 etc., granted and conveyed unto Russell A. Morello and Rosemarie Morello, h/w, and Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, in fee.

AND the said Russell A. Morello died on August 19, 2002, whereupon title to a one-quarter interest in the property became vested in Rose Marie Morello, his wife, by operation of law.

BEING the said same premises which Rose Marie Morello, Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, by Deed dated October 7, 2003 and recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 05499, page 00657 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on May 10, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda

Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1020 et seq., Instrument No. 2024055735, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty:

Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquires title as Christie Morello

Catherine E. Morello
Catherine E. Morello who acquires title as Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

My Commission Expires:

@ Kristie

@ who acquired title as Christie Morello

who acquired title as Catherine E. Morello

Lisa Mumper
Lisa Mumper

Notary Public

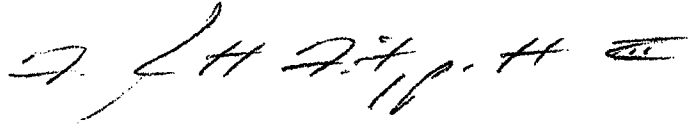
11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in black ink, appearing to read "F. Emmett Fitzpatrick, III". The signature is written in a cursive, flowing style with some capitalization and a final flourish.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

11-25-2024 (P) 11-24-2024

Grantor(s)/Lessor(s)

Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello @ KristieTelephone Number
610-828-1612

Grantee(s)/Lessee(s)

Mecka Properties, LLC

Telephone Number
610-633-5476

Mailing Address

18 Maple Street

Mailing Address

3117 Hayes Road

City

Conshohocken

State

PA

Zip Code

19428

City

East Norriton

State

PA

Zip Code

19403

SECTION II REAL ESTATE LOCATION

Street Address

18 Maple Street

City, Township, Borough

Borough of Conshohocken

County

Montgomery

School District

Colonial

Tax Parcel Number

05-00-06232-00-9

SECTION III VALUATION DATAWas transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration
\$1.002. Other Consideration
+ \$0.003. Total Consideration
= \$1.004. County Assessed Value
\$461,010.005. Common Level Ratio Factor
x 3.046. Computed Value
= \$1,401,470.40**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
\$0.001b. Percentage of Grantor's Interest in Real Estate
100.00%1c. Percentage of Grantor's Interest Conveyed
100.00%**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 a 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name

Russell A. Morello, Jr.

Telephone Number
610-633-5476

Mailing Address

3117 Hayes Road

City

East Norriton

State

PA

Zip Code

19403

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 (MM/DD/YYYY)

11-25-2024

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



1830019105

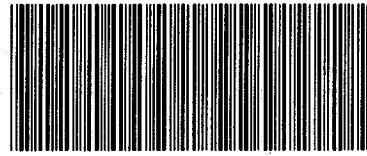
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6385 PG 01027 to 01031.1
INSTRUMENT # : 2024065260
RECORDED DATE: 12/06/2024 09:01:20 AM



6366335-0028Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 7018947 - 5 Doc(s)
Document Date: 11/24/2024	Document Page Count: 4
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Germantown Title Company 502 W Germantown Pike, Suite 200 East Norriton, PA 19403 (610) 631-1540	PAID BY: GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06196-00-9
Address: 38 MAPLE ST

PA
Municipality: Conshohocken Borough
(100%)
School District: Colonial

RECORDED
Borough of Conshohocken

Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$220,886.40
FEES / TAXES:	
Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$2,208.86
Conshohocken Borough RTT	\$1,104.43
Colonial School District RTT	\$1,104.43
Total:	\$4,509.97

DEED BK 6385 PG 01027 to 01031.1
Recorded Date: 12/06/2024 09:01:20 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06196-00-9 CONSHOHOCKEN BOROUGH

38 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 031 2103 12/04/2024 JB**Property Address:**

38 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06196-00-9

Transfer Tax is calculated on the Computed Value.
DEED

Date: November 24, 2024

Grantors:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Kristie @ Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. @

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania surveyed by John V. Hoey, Registered Civil Engineer, on April 6, 1946 and bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Street (80.00 feet wide) at the distance of 53 feet 8 3/8 inches measured Southwest-wardly along said side of Maple Street from its intersection with the Southwesterly side of First Avenue (80.00 feet wide), thence extending along said Northwesterly side of Maple Street South 43 degrees West 50.00 feet to a point, a corner of land now or late of Ludwik Kowalkowski; thence extending along said Kowalkowski's

land North 47 degrees West 218.97 feet to a point on the Southeasterly side of a street (30.00 feet wide) running from Elm Street to First Avenue; thence extending along the same North 43 degrees East 50.00 feet to a point, a corner of land now or late of Joseph E. Foulke and Mary E. Foulke, his wife; thence extending along said Foulke's land South 47 degrees East 218.97 feet to the first mentioned point and place of beginning.

BEING known as 38 Maple Street.

BEING Parcel Number 05-00-06196-00-9 as set forth in the Montgomery County Board of Assessments Appeals.

BEING the same premises which Andrew J. Matteucci, singleman, by Indenture bearing date the 31st day of July, A.D., 1986, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4808 page 2174 &c., granted and conveyed unto Russell A. Morello and Rosemarie Morello, his wife, in fee.

BEING the same premises which Russell A. Morello and Rosemarie Morello, by Deed dated October 22, 1987 and recorded on October 26, 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4855, page 602 et seq., granted and conveyed to Russell A. Morello and Rosemarie Morello, his wife, and Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello.

AND the said Russell A. Morello died on August 19, 2002, whereupon title to his interest in the property became vested in Rose Marie Morello, his wife, by operation of law.

BEING the same premises which Rose Marie Morello, Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, by Deed dated May 1, 2012 and recorded on June 11, 2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5837, page 02593 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of

Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1024 et seq., Instrument No. 2024055736, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty:

Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquired title as Christie Morello

Catherine E. Morello
Catherine E. Morello who acquired title as Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

Lisa Mumper, Notary Public
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in black ink, appearing to read "F. Emmett Fitzpatrick, III", written over a horizontal line.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

RECORDER'S USE ONLY

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

11/24/2024 11-24-2024

Grantor(s)/Lessor(s)

Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello Kristie

Telephone Number

610-828-1612

Grantee(s)/Lessee(s)

Mecka Properties, LLC

Telephone Number

610-633-5476

Mailing Address

18 Maple Street

Mailing Address

3117 Hayes Road

City

Conshohocken

State

PA

Zip Code

19428

City

East Norriton

State

PA

Zip Code

19403

SECTION II REAL ESTATE LOCATION

Street Address

38 Maple Street

City, Township, Borough

Borough of Conshohocken

County

Montgomery

School District

Colonial

Tax Parcel Number

05-00-06196-00-9

SECTION III VALUATION DATAWas transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration

\$1.00

2. Other Consideration

+ \$0.00

3. Total Consideration

= \$1.00

4. County Assessed Value

\$72,660.00

5. Common Level Ratio Factor

x 3.04

6. Computed Value

= \$220,886.40

SECTION IV 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. Fill in the Appropriate Oval Below for Exemption Claimed.☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)☐ 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 a 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name

Russell A. Morello, Jr.

Telephone Number

610-633-5476

Mailing Address

3117 Hayes Road

City

East Norriton

State

PA

Zip Code

19403

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 (MM/DD/YYYY)

11-25-2024

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



1830019105

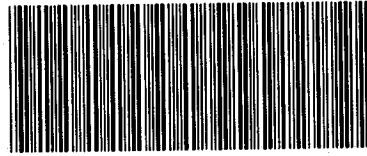
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6385 PG 01032 to 01036.1
INSTRUMENT # : 2024065261
RECORDED DATE: 12/06/2024 09:01:21 AM



6366336-0028-

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06192-00-4
Address: 42 MAPLE ST

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 VD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$203,680.00
FEES / TAXES:
Recording Fee: Deed \$86.75
Affidavit Fee \$1.50
Additional Names Fee \$2.00
Affordable Housing Names \$2.00
State RTT \$2,036.80
Conshohocken Borough RTT \$1,018.40
Colonial School District RTT \$1,018.40
Total: \$4,165.85

DEED BK 6385 PG 01032 to 01036.1
Recorded Date: 12/06/2024 09:01:21 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06192-00-4 CONSHOHOCKEN BOROUGH
42 MAPLE ST

Property Address:

42 Maple Street
Conshohocken, PA, 19428

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 058 1101 12/04/2024 JB

Tax Parcel ID: 05-00-06192-00-4

Transfer Tax is calculated on the Computed Value.

DEED

Date: *November 24, 2024*

Grantors:

Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello

*Kristie @ Christie Morello who acquired title as Christie Morello
Catherine Z. Morello who acquired title as Catherine E. Morello
R. @*

Grantee:

Mecka Properties, LLC

Consideration: \$1.00

Conveyance:

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN tract or piece of land, with the improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by John V. Hoey, R.E., dated April 6, 1946, as follows, to wit:

BEGINNING at a point on the Northwestern side of Maple Street, a corner of this and other land of Carmella Matteucci, which point is measured South 43 degrees West along the Northwestern side of Maple Street 52 feet, 08.75 inches, more or less from First Avenue; thence extending from said point of beginning North 47 degrees West along line of land of Matteucci 218.97 feet to a thirty foot wide street, running from Elm Street to First Avenue, thence along the

southeasterly side of said Street North 43 degrees East 21 feet, 02.5 inches, more or less to a point in line of land now or late belonging to Joseph J. Manzie, thence along said land of Manzie South 47 degrees East 218.97 feet to the Northwestern side of Maple Street, thence along the Northwestern side of Maple Street South 43 degrees West 21 feet, 02.5 inches, more or less, to the place of beginning.

BEING known as 42 Maple Street.

BEING Parcel No 05-00-06192-00-4.

BEING the same premises which Joseph A. Tammaro and Mary Ann Tammaro, h/w, by Deed dated October 31, 1991, and recorded on November 1, 1991, in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, PA, in Record Book 4990, page 1241, etc., granted and conveyed unto Russell A. Morello, Sr. and Russell A Morello, Jr., in fee.

AND the said Russell A. Morello died on August 19, 2002. Pursuant to his Last Will and Testament, filed for probate July 24, 2003 in the Office of the Register of Wills of Montgomery County, Pennsylvania in File No. 2003-X2212, his interest in the Property was bequeathed to Rose Marie Morello. Letters Testamentary were granted to his Executrix, Rose Marie Morello, on July 24, 2003.

BEING the same premises which Rose Marie Morello, Executrix of the Estate of Russell A. Morello and Russell A. Morello, Jr., by Deed dated October 7, 2003, and recorded on March 9, 2004 in Record Book 5499, page 00651 et. seq. (Instrument No. 2004048001), granted and conveyed unto Rose Marie Morello and Russell A. Morello, Jr.

BEING the same premises which Rose Marie Morello and Russell A. Morello, Jr., by Deed dated October 7, 2003, and recorded on March 9, 2004 in Record Book 5499, page 00660 et. seq. (Instrument No. 2004048004), granted and conveyed unto Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters

Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1028 et seq., Instrument No. 2024055737, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquired title as Christie Morello
Catherine E. Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. Cr

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

who acquired title as Catherine E. Morello

R.

@ Kristie

@ who acquired title as Christie Morello

Lisa Mumper

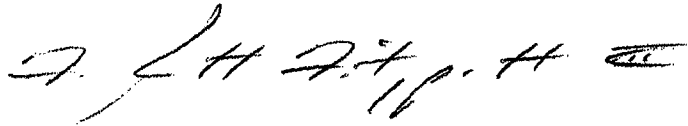
LISA MUMPER Notary Public
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in cursive script, appearing to read "F. Emmett Fitzpatrick, III", written in dark ink.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

#12512024 11-24-2024

Grantor(s)/Lessor(s)
Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello @ KristieTelephone Number
610-828-1612Grantee(s)/Lessee(s)
Mecka Properties, LLCTelephone Number
610-633-5476Mailing Address
18 Maple StreetMailing Address
3117 Hayes RoadCity
ConshohockenState
PAZip Code
19428City
East NorritonState
PAZip Code
19403**SECTION II REAL ESTATE LOCATION**Street Address
42 Maple StreetCity, Township, Borough
Borough of ConshohockenCounty
MontgomerySchool District
ColonialTax Parcel Number
05-00-06192-00-4**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration
\$1.002. Other Consideration
+ \$0.003. Total Consideration
= \$1.004. County Assessed Value
\$67,000.005. Common Level Ratio Factor
x 3.046. Computed Value
= \$203,680.00**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
\$0.001b. Percentage of Grantor's Interest in Real Estate
100.00%1c. Percentage of Grantor's Interest Conveyed
100.00%**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. _____ (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ 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 a 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 (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V**CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**Name
Russell A. Morello, Jr.Telephone Number
610-633-5476Mailing Address
3117 Hayes RoadCity
East NorritonState
PAZip Code
19403

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 (MM/DD/YYYY)
11-25-24

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



1830019105

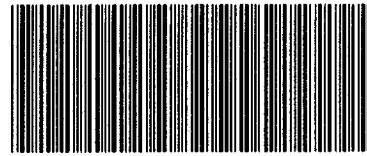
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6385 PG 01037 to 01041.1
INSTRUMENT # : 2024065262
RECORDED DATE: 12/06/2024 09:01:22 AM



6366337-0028.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06188-00-8
Address: 44 MAPLE ST

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 14D

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$197,600.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$1,976.00
Conshohocken Borough RTT	\$988.00
Colonial School District RTT	\$988.00

Total: \$4,044.25

DEED BK 6385 PG 01037 to 01041.1
Recorded Date: 12/06/2024 09:01:22 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06188-00-8 CONSHOHOCKEN BOROUGH

44 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 032 1101 12/04/2024 JB**Property Address:**

44 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06188-00-8

Transfer Tax is calculated on the Computed Value.
DEED

Date: *November 24, 2024*

Grantors:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Kristie @ Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. @

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATED in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan and survey thereof made by John B. Hoey on 4/6/1946, as follows, to wit:

BEGINNING at a point on the Northwestern side of Maple Street at the distance of 16 feet 8-5/8 inches Southwestwardly from the West corner of Maple Street and First Avenue (both 80 feet wide) a corner of this and other land of Pasquale Matteucci, et ux; thence extending along the said side of Maple Street Southwestwardly 15 feet 9-1/4 inches to a point a corner of other land of Pasquale Matteucci, et ux; thence extending along said land of Matteucci, Northwestwardly, the

line for a portion of the distance passing through the middle of the partition wall dividing the house on these premises from that on the adjoining premises 219.97 feet to a point a corner on the Southeasterly side of an alley; thence along the said side of said alley Northeastwardly 15 feet 9 1/4 inches to a point a corner of other land of Pasquale Matteucci, et ux; thence along said other land of Matteucci, Southeastwardly the line for a portion of the distance passing through the middle of the partition wall dividing the house on these premises from that on the adjoining premises 218.97 feet to the place of BEGINNING.

BEING 44 Maple Street.

BEING parcel No. 05-00-06188-00-8.

BEING the same premises which Mary Primavera, Executrix of the Estate of Clara Dedeo Manzi, a/k/a Clara D. Mazi, Clarinda Dedeo Manzi, Deceased, by Deed dated June 21, 1995, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, PA, in Deed Book 5117, page 2470, granted and conveyed unto Russell A. Morello, Jr. and Joseph A. Morello, in fee.

BEING the same premises which Russell A. Morello, Jr. and Joseph A. Morello, by Deed dated October 7, 2003 and recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 05499, p. 0654 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1032 et seq., Instrument No.

2024055738, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquired title as Christie Morello

Catherine E. Morello
Catherine E. Morello who acquired title as Catherine E. Morello

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

Who acquired title as Catherine E. Morello

Christie who acquired title as Christie Morello

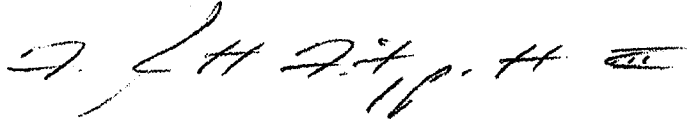
Lisa Mumper, Notary Public
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in black ink, appearing to read "F. Emmett Fitzpatrick, III". The signature is written in a cursive, flowing style with some capitalization and a small flourish at the end.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (FI)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

SECTION I TRANSFER DATA					
Date of Acceptance of Document: MM/DD/YYYY 11-25-2024 11-24-2024					
Grantor(s)/Lessor(s) Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, Christie Morello, Catherine E. Morello Kristie		Telephone Number 610-828-1612		Grantee(s)/Lessee(s) Mecka Properties, LLC	
Mailing Address 18 Maple Street		Telephone Number 610-633-5476			
Mailing Address 3117 Hayes Road					
City Conshohocken		State PA	Zip Code 19428	City East Norriton	State PA
			Zip Code 19403		
SECTION II REAL ESTATE LOCATION					
Street Address 44 Maple Street			City, Township, Borough Borough of Conshohocken		
County Montgomery		School District Colonial		Tax Parcel Number 05-00-06188-00-8	
SECTION III VALUATION DATA					
Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO					
1. Actual Cash Consideration \$1.00		2. Other Consideration + \$0.00		3. Total Consideration = \$1.00	
4. County Assessed Value \$65,000.00		5. Common Level Ratio Factor x 3.04		6. Computed Value = \$197,600.00	
SECTION IV 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. Fill in the Appropriate Oval Below for Exemption Claimed.					
<input type="radio"/> Will or intestate succession. (Name of Decedent) (Estate File Number)					
<input type="radio"/> Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)					
<input type="radio"/> Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)					
<input type="radio"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)					
<input type="radio"/> 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 a copy of resolution.)					
<input type="radio"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)					
<input type="radio"/> Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)					
<input type="radio"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)					
<input type="radio"/> Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)					
SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:					
Name Russell A. Morello, Jr.			Telephone Number 610-633-5476		
Mailing Address 3117 Hayes Road			City East Norriton	State PA	Zip Code 19403
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 (MM/DD/YYYY) 11-25-2024

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



1830019105

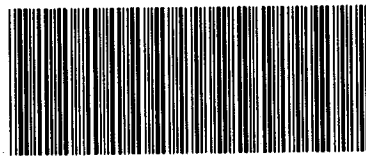
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6385 PG 01042 to 01045.1
INSTRUMENT # : 2024065263
RECORDED DATE: 12/06/2024 09:01:23 AM



6366338-0027.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 3
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06184-00-3
Address: 46 MAPLE ST

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$212,800.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$2,128.00
Conshohocken Borough RTT	\$1,064.00
Colonial School District RTT	\$1,064.00

Total: \$4,348.25

DEED BK 6385 PG 01042 to 01045.1
Recorded Date: 12/06/2024 09:01:23 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

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/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06184-00-3 CONSHOHOCKEN BOROUGH

46 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E

B 007 L U 033 1101 12/04/2024

JB

Property Address:

46 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06184-00-3

Transfer Tax is calculated on the Computed Value.
DEED

Date: November 24, 2024

Grantors:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Kristie @ Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. @

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN tract or piece of land with improvements thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by John H. Dager, Civil Engineer, in December A.D. 1978 as follows, viz:

BEGINNING on the Westerly corner of Maple Street and First Avenue; thence along the Northwesterly side of Maple Street South 43 degrees West 16 feet 8 5/ inches to land of Carmella Matteucci and Pasquale Matteucci; thence along said land at right angles to Maple Street passing through the center of a partition wall or party wall between these premises and adjoining premises North 47 degrees West 218.97 feet to an unnamed 30 feet wide street running from Elm Street

to First Avenue; thence along the Southeasterly side of said Street North 43 degrees East 16 feet 8 5/8 inches more or less to the Westerly side of First Avenue aforesaid; thence along the Westerly side of First Avenue South 47 degrees East 218.97 feet to the point and place of beginning.

BEING Known as 46 Maple Street

BEING Parcel #05-00-06184-00-3

BEING the same premises which Zigmund Makowski and Frances Makowski, his wife, by Deed dated 11/18/1987 and recorded in Montgomery County, in Deed Book 4857, page 2034, conveyed unto George G. Fox and Sharon M. Fox, his wife, in fee.

BEING the same premises which George G. Fox and Sharon M. Fox, his wife, by Deed dated August 30, 1991 and recorded on September 5, 1991 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4985, page 01863 et. seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1036 et seq., Instrument No. 2024055739, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty:

Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello who acquired title as Christie Morello
Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello
Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

who acquired title as Catherine E. Morello

who acquired title as Christie Morello

My Commission Expires:

11/13/27

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750



(EX) MOD-06-19 (FI)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

SECTION I TRANSFER DATA					
Date of Acceptance of Document MM/DD/YYYY 11-25-2024 11-29-2024					
Grantor(s)/Lessor(s) Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, Christie Morello, Catherine R. Morello @ Kristie		Telephone Number 610-828-1612	Grantee(s)/Lessee(s) Mecka Properties, LLC		Telephone Number 610-633-5476
Mailing Address 18 Maple Street			Mailing Address 3117 Hayes Road		
City Conshohocken	State PA	Zip Code 19428	City East Norriton	State PA	Zip Code 19403
SECTION II REAL ESTATE LOCATION					
Street Address 46 Maple Street			City, Township, Borough Borough of Conshohocken		
County Montgomery	School District Colonial		Tax Parcel Number 05-00-06184-00-3		
SECTION III VALUATION DATA					
Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO					
1. Actual Cash Consideration \$1.00		2. Other Consideration + \$0.00		3. Total Consideration = \$1.00	
4. County Assessed Value \$70,000.00		5. Common Level Ratio Factor x 3.04		6. Computed Value = \$212,800.00	
SECTION IV 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. Fill in the Appropriate Oval Below for Exemption Claimed.					
<input type="radio"/> Will or Intestate succession. (Name of Decedent) (Estate File Number)					
<input type="radio"/> Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)					
<input type="radio"/> Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)					
<input type="radio"/> Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)					
<input type="radio"/> 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 a copy of resolution.)					
<input type="radio"/> Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)					
<input type="radio"/> Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)					
<input type="radio"/> Statutory corporate consolidation, merger or division. (Attach copy of articles.)					
<input type="radio"/> Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)					
SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:					
Name Russell A. Morello, Jr.				Telephone Number 610-633-5476	
Mailing Address 3117 Hayes Road			City East Norriton	State PA	Zip Code 19403
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 (MM/DD/YYYY) 11-25-2024

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



1830019105

1830019105



August 8, 2025

MAIN STREET PROPERTIES-CONSHOHOCKEN BOROUGH
MECKA PROPERTIES LLC-STA PROJECT #6281

ZONING VARIANCES – ‘BR-2’ – BOROUGH RESIDENTIAL DISTRICT TWO

PROPOSED USES: SINGLE & TOWNHOUSES

Zoning Section Number	Requirement	<i>Existing</i>	Proposed	Deficiency	Justification
27-703.D	Physical expansion of a nonconforming building shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building.		Lots 1, 2 & 3 are proposed to be entirely reconstructed, including the foundation.		The existing dwellings are in poor structural condition and rebuilding from the foundation is in the best interest of health and safety for the proposed dwellings.
27-806	Access to public street: Every lot shall abut a public street.	<i>The existing use accesses via the existing driveway access over the adjacent Borough property.</i>	<p>1. The proposed use on Lots 5-16 to access via the existing driveway access over the adjacent Borough property.</p> <p>2. The street for the proposed Lots 5-16 will be a private street that is owned and maintained by the lot owners.</p>		<p>1. The existing property that contains the existing recycling business does not abut a public street and currently takes access via the existing driveway access over the adjacent Borough property. An easement agreement with the Borough to maintain access to the property will be established.</p> <p>2. The private street will be owned and maintained by the owners of Lots 4-16 and will not be dedicated to the Township.</p>

Zoning Section Number	Requirement	Existing	Proposed	Deficiency	Justification
27-807	Existing interior lots: All buildings and other structures to be located on such lots shall not be closer than 15 feet to surrounding lot lines.	0 ft.	Lot 5 – 7 ft. Lot 10 – 7 ft. Lot 11 – 7 ft. Lot 16 – 7 ft.	Lot 5 – 8 ft. Lot 10 – 8 ft. Lot 11 – 8 ft. Lot 16 – 8 ft.	<p>The existing property that contains the existing recycling business is currently an existing interior lot with buildings that are closer than 15 ft. to the surrounding properties.</p> <p>The side yard setback for Lots 10 and 16 meets the 7 ft. setback for the underlying zoning district and both lots are adjacent to Borough property.</p> <p>The side yard setback for Lots 5 and 11 meets the 7 ft. setback for the underlying zoning district and, if combined with the 8 ft. strip containing the walking path, is 15 ft. from surrounding lot lines.</p> <p>All structures are more than 25 ft. from the surrounding property lines to the rear of the proposed dwellings.</p>
27-1105.A	Minimum Lot Size-Townhouse 1,800 s.f.	Lot 1 – 3,661 s.f. Lot 2 – 3,453 s.f.	Lot 1 – 1,538 s.f. Lot 2 – 1,451 s.f.	Lot 1 – 262 s.f. Lot 2 – 349 s.f.	<p>The rear lot line for existing townhouse Lots 1-3 is adjusted to be consistent with the existing rear lot lines for other lots along Maple Street. Due to the non-conforming lot widths for Lots 1 and 2, the lots are undersized for the required lot size.</p> <p>The smaller lot size will not negatively impact the surrounding community.</p>

Zoning Section Number	Requirement	Existing	Proposed	Deficiency	Justification
27-1105.B	Minimum Lot Width- Townhouse 18 feet per unit	<i>Lot 1 – 16.72 feet Lot 2 – 15.77 feet</i>	Lot 1 – 16.72 feet Lot 2 – 15.77 feet	Lot 1 – 1.28 feet Lot 2 – 2.23 feet	The lot width for Lots 1 and 2 is a non-conforming condition. The non-conforming condition will remain and Lots 1 and 2 will be completely rebuilt from the foundation on approximately the same footprint. The non-conforming lot width will not negatively impact the surrounding community.
27-1105.C	Front Yard Setback-Townhouse 15 feet from Ult. R/W or in line with other buildings, but no less than 10 feet from face of curb	<i>Lot 1 0.0 feet from Ult. R/W along First Avenue & Maple Street Lots 2 & 3 0.0 feet from Ult. R/W along Maple Street</i>	Lot 1 0.0 feet from Ult. R/W along First Avenue & Maple Street Lots 2 & 3 0.0 feet from Ult. R/W along Maple Street	Lots 1-3 15.0 feet from Ult. R/W & 7.0 ft. forward of other existing buildings	The front yard setback for Lots 1-3 is a non-conforming condition. The non-conforming condition will remain and Lots 1-3 will be completely rebuilt from the foundation on approximately the same footprint and at the same setback. This is an existing condition that will have an improved building façade and will not negatively impact the surrounding community.
27-1105.E	Minimum Side Yard Setback- Townhouse 7 feet	<i>Lot 3 – 4.7 feet</i>	Lot 3 – 4.7 feet	Lot 3 – 2.3 feet	The side yard setback for Lot 3 is a non-conforming condition. The non-conforming condition will remain. Lot 3 will be completely rebuilt from the foundation on approximately the same footprint and at the same setback from the side property line. This is an existing condition that will have an improved building and will not negatively impact the surrounding community.

Zoning Section Number	Requirement	<i>Existing</i>	Proposed	Deficiency	Justification
27-1105.G	Maximum Building Coverage 40% of lot area	Lot 1 – 41.2% Lot 2 – 22.7%	Lot 1 – 49.4% Lot 2 – 50.0%	Lot 1 – +9.4% Lot 2 – +10.0%	The rear lot line for existing townhouse Lots 1-3 is adjusted to be consistent with the existing rear lot lines for other lots along Maple Street. Due to the non-conforming lot widths for Lots 1 and 2, the lots are undersized for the required lot size which impacts the maximum building coverage. Lots 1 and 2 will be completely rebuilt from the foundation on approximately the same footprint greatly improving the condition and aesthetics of the existing structures. The proposed building size creates a modest sized home and is the minimum relief required. It should be noted that Lot 1 in the existing condition is non-conforming regarding maximum building coverage. And, maximum lot impervious coverage is not exceeded for either lot. The increased building coverage will not negatively impact the surrounding community.
27-1105.J	Minimum Building width 18 feet	<i>Lot 1 – 16.72 feet Lot 2 – 15.77 feet Lot 3 – 16.42 feet</i>	Lot 1 – 16.5 feet Lot 2 – 15.8 feet Lot 3 – 16.5 feet	Lot 1 – 1.5 feet Lot 2 – 2.2 feet Lot 3 – 1.5 feet	The lot width for Lots 1 and 2 is a non-conforming condition. The non-conforming condition will remain and Lots 1 and 2 will be completely rebuilt from the foundation on approximately the same footprint. The non-conforming lot width will not negatively impact the surrounding community.

Zoning Section Number	Requirement	<i>Existing</i>	Proposed	Deficiency	Justification
27-1107	No required off-street parking spaces are permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented.		Lots 4 through 16 are proposed to have off-street parking requirements in front of the building.		<p>Lot 4 has an existing driveway depression in anticipation of proposed development of the lot, and a front entry garage is proposed. The lot size and location will not accommodate parking in the rear of the building.</p> <p>The access and topography for the proposed Lots 5-16 does not allow for parking in the rear of the dwellings.</p>

Parcel

TaxMapID	05007 022
Parid	05-00-06232-00-9
Land Use Code	4290
Land Use Description	C - SCRAP & JUNK YARDS
Property Location	18 MAPLE ST
Lot #	
Lot Size	21575 SF
Front Feet	10
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MEEKA PROPERTIES LLC
Name(s)	
Mailing Address	3117 HAYES RD
Care Of	
Mailing Address	
Mailing Address	EAST NORRITON PA 19403

Current Assessment

Appraised Value	Assessed Value	Restrict Code
461,010	461,010	

Estimated Taxes

County	2,421
Montco Community College	180
Municipality	2,075
School District	11,838
Total	16,514
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	24-NOV-2024
Sale Price	\$1
Tax Stamps	14014
Deed Book and Page	6385-01022
Grantor	MORELLO AMANDA MARIE & MORELLO CHRISTIE
Grantee	MEEKA PROPERTIES LLC
Date Recorded	06-DEC-2024

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
11-24-2024	\$1	14014	6385-01022	MORELLO AMANDA MARIE & MORELLO CHRISTIE	MEEKA PROPERTIES LLC	12-06-2024
09-12-2024	\$1	0	6380-01020	MORELLO RUSSELL A JR & SALVATORE	MORELLO AMANDA MARIE & MORELLO CHRISTIE	10-18-2024
10-07-2003	\$1	0	5499-00657	MORELLO RUSSELL A & ROSEMARIE &	MORELLO RUSSELL A JR & SALVATORE	03-09-2004
10-22-1987	\$0	0	4855-00605		MORELLO RUSSELL A & ROSEMARIE &	10-26-1987

Lot Information

Lot Size	21575 SF
Lot #	
Remarks	
Remarks	
Remarks	

Commercial Parcel Summary

No. of Cards	1
Land Use Code	4290
Gross Building Area (Total of all Cards)	
Total Living Units	

Commercial Parcel Summary

Use	Area	
WAREHOUSE		7,950
SUPPORT AREA		3,150

Commercial Card Summary

Card	1
Imp Name	A RUSSELL MORELLO & SONS
Structure Code	398
Structure	WAREHOUSE
Sprinkler	Y
Units	
Identical Units	1
Year Built	1992
Gross Building Area	
Elevator/Escalator	N

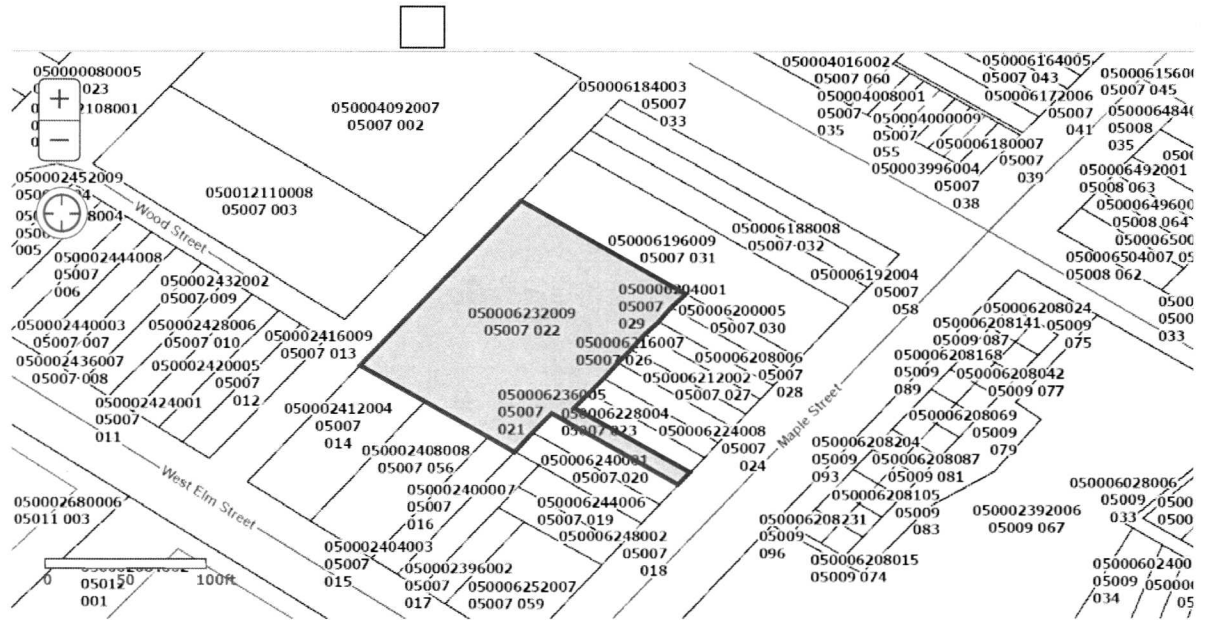
Accessory Structures

Card	Type	Type	Size	Year Built
1	RS1	FRAME UTILITY SHED	288	1992
1	TS1	TRUCK SCALES - PLATFORM	100	1992
1	PA1	PAVING ASPHALT PARKING	4000	1992

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
461,010	461,010			O	16-MAY-1997
	461,010		01-JAN-1998	REASSESSMENT	
	7,300		01-JUL-1993	ADDITION	
	4,700		01-JAN-1991	NEW COMMERCIAL/INDUSTRIAL BLDG	
	2,700		01-JAN-1987		

PARID: 050006232009
MEEKA PROPERTIES LLC



PARID: 050006196009
MEEKA PROPERTIES LLC

38 MAPLE ST

Parcel

TaxMapID	05007 031
Parid	05-00-06196-00-9
Land Use Code	2103
Land Use Description	R - RES VAC LAND 10001-20000 SQ FT
Property Location	38 MAPLE ST
Lot #	
Lot Size	10950 SF
Front Feet	50
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MEEKA PROPERTIES LLC
Name(s)	
Mailing Address	3117 HAYES RD
Care Of	
Mailing Address	
Mailing Address	EAST NORRITON PA 19403

Current Assessment

Appraised Value	Assessed Value	Restrict Code
72,660	72,660	

Estimated Taxes

County	382
Montco Community College	28
Municipality	327
School District	1,866
Total	2,603
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	24-NOV-2024
Sale Price	\$1
Tax Stamps	2208
Deed Book and Page	6385-01027
Grantor	MORELLO AMANDA MARIE & MORELLO CHRISTIE
Grantee	MEEKA PROPERTIES LLC
Date Recorded	06-DEC-2024

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
11-24-2024	\$1	2208	6385-01027	MORELLO AMANDA MARIE & MORELLO CHRISTIE	MEEKA PROPERTIES LLC	12-06-2024
09-12-2024	\$1	0	6380-01024	MORELLO RUSSELL A JR & SALVATORE &	MORELLO AMANDA MARIE & MORELLO CHRISTIE	10-18-2024
05-01-2012	\$1	0	5837-02593	MORELLO RUSSELL & ROSEMARIE &	MORELLO RUSSELL A JR & SALVATORE &	06-11-2012
10-22-1987	\$0	0	4855-00602		MORELLO RUSSELL & ROSEMARIE &	10-26-1987

07-31-1986 \$33,000 330 -
01-25-1972 \$1 0 -

MORELLO RUSSELL A &
MATTEUCCI ANDREW J

Lot Information

Lot Size 10950 SF
Lot #
Remarks
Remarks
Remarks

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
72,660	72,660			O	16-MAY-1997
	72,660		01-JAN-1998	REASSESSMENT	
	1,200		01-JAN-1987		

PARID: 050006192004

MORELLO RUSSELL A JR & SALVATORE &

42 MAPLE ST

Parcel

TaxMapID	05007 058
Parid	05-00-06192-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	42 MAPLE ST
Lot #	
Lot Size	4644 SF
Front Feet	21
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MORELLO RUSSELL A JR & SALVATORE &
Name(s)	MORELLO JOSEPH A
Mailing Address	18 MAPLE ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
67,000	67,000	

Estimated Taxes

County	284
Montco Community College	26
Municipality	302
School District	1,634
Total	2,246
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	07-OCT-03
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5499-00651
Grantor	
Grantee	MORELLO ROSE M & RUSSELL A JR
Date Recorded	09-MAR-04

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
10-07-2003	\$1	0	5499-00651		MORELLO ROSE M & RUSSELL A JR	03-09-2004
10-01-2003	\$1	0	5499-00660	MORELLO RUSSELL A SR /RUSSELL A JR	MORELLO RUSSELL A JR & SALVATORE	03-09-2004
10-31-1991	\$72,000	720	4990-01241		MORELLO RUSSELL A SR /RUSSELL A JR	11-01-1991
05-17-1984	\$37,500	375	-		TAMMARO JOSEPH A & MARY A	



Lot Information

Lot Size	4644 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	ROW
Number of Living Units	1
Year Built	1870
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	1,376
Total Rms/Bedrms/Baths/Half Baths	6/3/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
67,000	67,000		01-JAN-99	7.1 VALIDATION	24-AUG-98
	67,000		01-JAN-99	APPEAL	
	91,420		01-JAN-98	REASSESSMENT	
	1,600		01-JAN-87		

Montgomery County

Search Criteria: Search Type: Parcel Id; Parcel Id: 05-00-06192-00-4

Displaying 1-13 of 13 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 6380 01028	MORELLO AMANDA MARIE EX 1 MORELLO SALVATORE EST	MORELLO AMANDA + MARIE 2 MORELLO CATHERINE E MORELLO CHRISTIE	Deed (QUIT CLAIM)	10/18/2024	05-00-06192-00-4	✓
SAT 1298 00548	CHASE HOME FINANCE LLC CHASE + 1 MANHATTAN MTG CORP FT MTG CO DBA MNC MTG	MORELLO RUSSELL + A JR MORELLO RUSSELL A SR + 2 A SR	Satisfaction of Mortgage	12/01/2009	05-00-06192-00-4	✓
DEED 5499 00651	MORELLO ROSE M EX 1 MORELLO RUSSELL A JR MORELLO RUSSELL A SR EST	MORELLO ROSE M + MORELLO RUSSELL A JR + 2 A JR	Deed (\$1.00)	03/09/2004	05-00-06192-00-4	✓
DEED 5499 00660	MORELLO ROSE M MORELLO RUSSELL A JR 1	MORELLO JOSEPH + A MORELLO RUSSELL A JR MORELLO SALVATORE 2 CHASE MORT CO	Deed (\$1.00)	03/09/2004	05-00-06192-00-4	✓
MTG 8801 00234 SAT 0735 00728	+ 1 FIRST HORIZON HOME LN CORP FT MORT CO + 1	2 MORELLO RUSSELL + A JR 2 MORELLO RUSSELL A SR	Mortgage (ASSIGNMENT) Satisfaction of Mortgage	10/24/2000 06/24/1999	05-00-06192-00-4 05-00-06192-00-4	✓ ✓
MTG 8398 00506	MORELLO RUSSELL A JR + 1 MORELLO RUSSELL A SR	FT MORT CO + 2 MNC MORT	Mortgage (\$51,000.00)	03/25/1999	05-00-06192-00-4	✓
DEED 5036 02105	MORELLO RUSSELL A JR MORELLO RUSSELL A SR 1	MORELLO JOSEPH + A MORELLO ROSEMARIE MORELLO RUSSELL A JR MORELLO RUSSELL A SR MORELLO SALVATORE 2 FINANCIAL MORT CORP	Deed (EASEMENT)	03/24/1993	05-00-06196-00-9+	✓
MTG 6776 01382	MORELLO RUSSELL A JR + 1 MORELLO RUSSELL A SR	2	Mortgage (\$52,000.00)	11/01/1991	05-00-06192-00-4	✓
DEED 4990 01241	TAMMARO JOSEPH A 1 TAMMARO MARY A	MORELLO RUSSELL + A JR 2 MORELLO RUSSELL A SR	Deed (\$72,000.00)	11/01/1991	05-00-06192-00-4	✓
MTG 6777 00083 DEED 4736 01109	+ 1 FINANCIAL MORT CORP FOULKE JOSEPH E 1	2 MARYLAND NAT MORT CORP TAMMARO JOSEPH + A TAMMARO MARY A 2 FOULKE JOSEPH E + FOULKE MARY R	Mortgage (ASSIGNMENT) Deed (\$37,500.00)	11/01/1991 05/17/1984	05-00-06192-00-4 05-00-06192-00-4	✓ ✓
DEED 2369 00374	1 MATTEUCCI CARMELLA	2	Deed (\$3,000.00)	05/09/1953	05-00-06192-00-4	✓

PARID: 050006188008
MORELLO RUSSELL A JR & JOSEPH A &

44 MAPLE ST

Parcel

TaxMapID	05007 032
Parid	05-00-06188-00-8
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	44 MAPLE ST
Lot #	
Lot Size	3659 SF
Front Feet	16
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MORELLO RUSSELL A JR & JOSEPH A &
Name(s)	SALVATORE
Mailing Address	18 MAPLE ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
65,000	65,000	

Estimated Taxes

County	275
Montco Community College	25
Municipality	293
School District	1,586
Total	2,179
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	07-OCT-03
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5499-00654
Grantor	MORELLO RUSSELL A JR & JOSEPH A
Grantee	MORELLO RUSSELL A JR & JOSEPH A &
Date Recorded	09-MAR-04

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
10-07-2003	\$1	0	5499-00654	MORELLO RUSSELL A JR & JOSEPH A	MORELLO RUSSELL A JR & JOSEPH A &	03-09-2004
06-21-1995	\$90,000		5117-2470			
01-01-1900	\$0	0	-		MANZI JOSEPH J & CLARA B	

Lot Size	3659 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	ROW
Number of Living Units	1
Year Built	1870
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	1,411
Total Rms/Bedrms/Baths/Half Baths	6/3/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Permits

Permit Date	13-JUN-2022
Permit Number	22-00488
Amount	
Purpose	ROOF/SHINGLES
Notes	ROOF REPLACEMENT
Notes	
Notes	
Status	OPEN

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
65,000	65,000		01-JAN-99	7.1 VALIDATION	24-AUG-98
	65,000		01-JAN-99	APPEAL	
	86,920		01-JAN-98	REASSESSMENT	
	1,600		01-JAN-87		

Montgomery County

Search Criteria: Search Type: Parcel Id; Parcel Id: 05-00-06188-00-8

Displaying 1-7 of 7 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 6380 01032	MORELLO AMANDA MARIE EX 1 MORELLO SALVATORE EST	MORELLO AMANDA + MARIE 2 MORELLO CATHERINE E MORELLO CHRISTIE	Deed (QUIT CLAIM)	10/18/2024	05-00-06188-00-8	✓
SAT 1298 00969	BANK OF NEW YORK TRUST COMPANY N A TR BANK ONE + 1 FIRST NATIONAL BANK OF CHICAGO JP MORGAN CHASE BK NA SUMMIT BANK	MORELLO JOSEPH + A MORELLO RUSSELL A JR + 2	Satisfaction of Mortgage	12/02/2009	05-00-06188-00-8	✓
DEED 5499 00654	MORELLO JOSEPH A 1 MORELLO RUSSELL A JR	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Deed (\$1.00)	03/09/2004	05-00-06188-00-8	✓
MTG 7838 01332	+ 1 SUMMIT BK	2 FIRST NAT BK CHICAGO TR	Mortgage (ASSIGNMENT)	10/17/1996	05-00-06188-00-8	✓
DEED 5117 02470	MANZI CLARA D EST MANZI CLARINDA 1 D EST MAZI CLARA D EST PRIMAVERA MARY EX	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR	Deed (\$90,000.00)	07/11/1995	05-00-06188-00-8	✓
MTG 7604 00567	+ 1 MORELLO JOSEPH A MORELLO RUSSELL + A JR	SUMMIT BK 2	Mortgage (\$67,500.00)	07/11/1995	05-00-06188-00-8	✓
DEED 1753 00244	MATTEUCCI ASSUNTA GUARD MATTEUCCI 1 CARMELLA MATTEUCCI + PASQUALE GUARD RYAN ASSUNTA M GUARD	MANZI CLARA D MANZI JOSEPH J 2	Deed (\$4,700.00)	07/19/1946	05-00-06188-00-8	✓

PARID: 050006184003
MORELLO RUSSELL A JR & JOSEPH A &

46 MAPLE ST

Parcel

TaxMapID	05007 033
Parid	05-00-06184-00-3
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	46 MAPLE ST
Lot #	
Lot Size	3659 SF
Front Feet	16
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MORELLO RUSSELL A JR & JOSEPH A &
Name(s)	SALVATORE
Mailing Address	18 MAPLE ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
70,000	70,000	

Estimated Taxes

County	297
Montco Community College	27
Municipality	315
School District	1,708
Total	2,347
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	30-AUG-91
Sale Price	\$95,000
Tax Stamps	950
Deed Book and Page	4985-01863
Grantor	
Grantee	MORELLO RUSSELL A JR & JOSEPH A &
Date Recorded	05-SEP-91

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
08-30-1991	\$95,000	950	4985-01863		MORELLO RUSSELL A JR & JOSEPH A &	09-05-1991
11-18-1987	\$78,650	786	4857-02034		FOX GEORGE G & SHARON M	11-19-1987
11-26-1984	\$49,500	495	-		MAKOWSKI ZIGMUND & FRANCES	

Lot Information

Lot Size	3659 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	ROW
Number of Living Units	1
Year Built	1870
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	1,584
Total Rms/Bedrms/Baths/Half Baths	6/3/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Assessment History

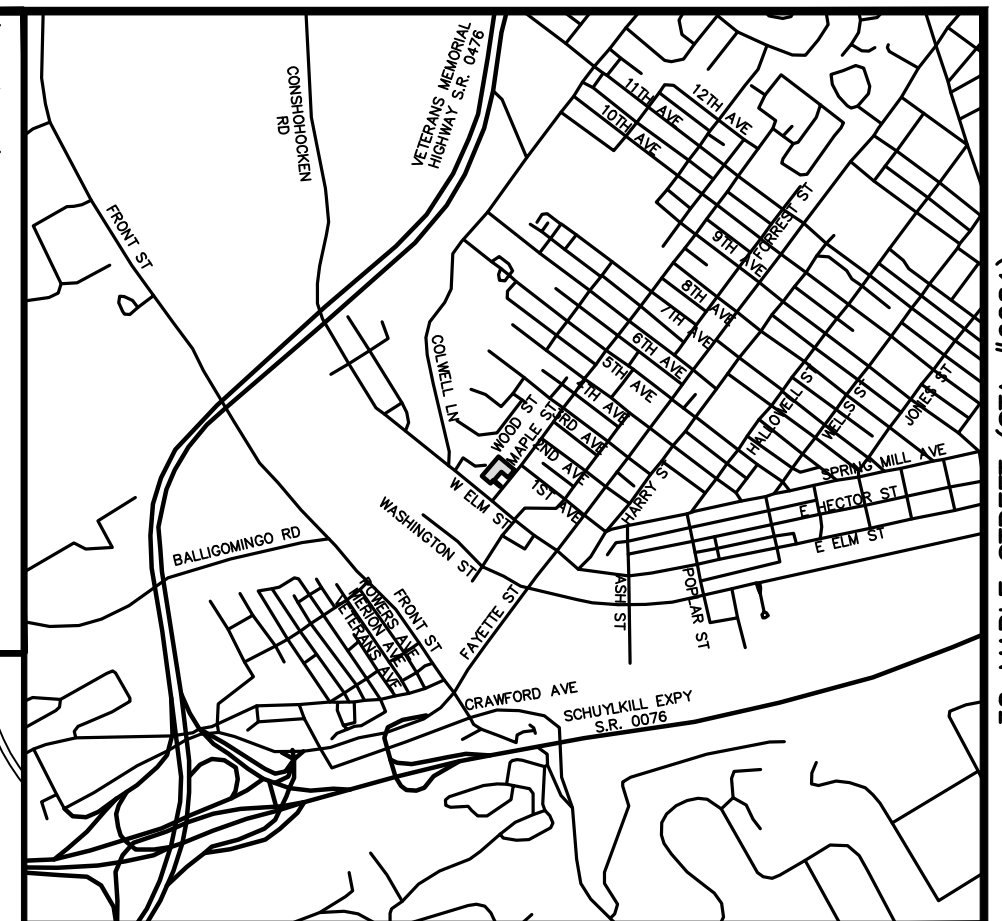
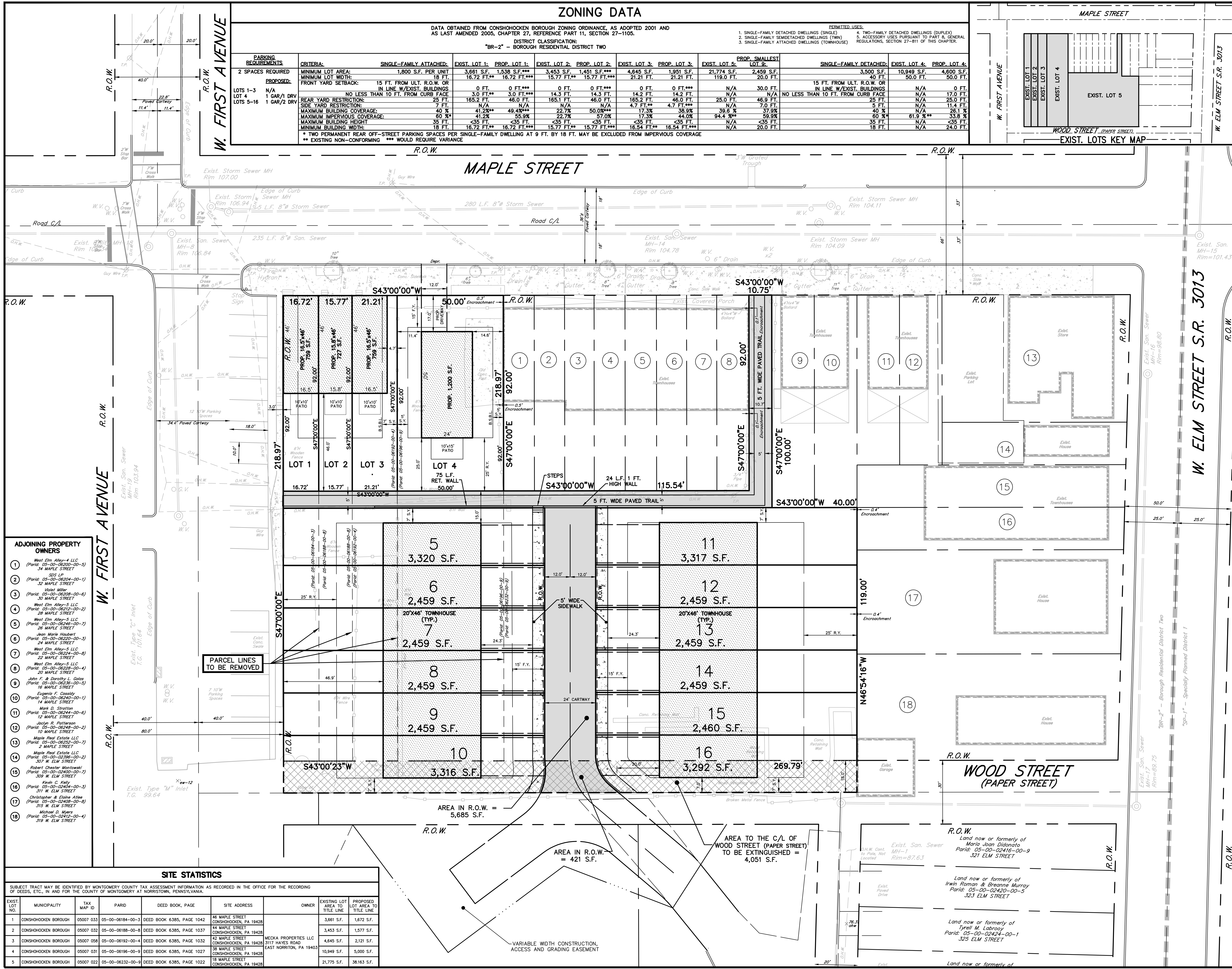
Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
70,000	70,000		01-JAN-99	7.1 VALIDATION	24-AUG-98
	70,000		01-JAN-99	APPEAL	
	88,040		01-JAN-98	REASSESSMENT	
	1,800		01-JAN-87		

Montgomery County

Search Criteria: Search Type: Parcel Id; Parcel Id: 05-00-06184-00-3

Displaying 1-16 of 16 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 6380 01036	MORELLO AMANDA MARIE EX 1 MORELLO SALVATORE EST	MORELLO AMANDA + MARIE 2 MORELLO CATHERINE E MORELLO CHRISTIE	Deed (QUIT CLAIM)	10/18/2024	05-00-06184-00-3	✓
SAT 1300 01874	HOMESIDE LENDING INC JPMORGAN CHASE + 1 BANK NATIONAL ASSOCIATION WASHINGTON MUT BK FA	MORELLO JOSEPH + ANGELO 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Satisfaction of Mortgage	12/22/2009	05-00-06184-00-3	✓
SAT 0725 00354	HOMESIDE LENDING INC + 1	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR	Satisfaction of Mortgage	04/29/1999	05-00-06184-00-3	✓
MTG 8422 00684	MORELLO JOSEPH A + 1 MORELLO RUSSELL A JR MORELLO SAL MORELLO SALVATORE	HOMESIDE LENDING INC + 2	Mortgage (\$62,300.00)	04/26/1999	05-00-06184-00-3	✓
MTG 8397 00083	MORELLO JOSEPH A ATTY 1 MORELLO RUSSELL A JR-ATT	HOMESIDE LENDING INC + 2	Mortgage (\$62,300.00)	03/24/1999	05-00-06184-00-3	✓
MTG 6912 00712	MARYLAND NAT MORT CORP + 1	BANCBOSTON MORT CORP 2	Mortgage (ASSIGNMENT)	06/18/1992	05-00-06184-00-3	✓
SAT 0398 00448	MERITOR MORT CORP-EAST + 1	FOX GEORGE G 2 FOX SHARON M	Satisfaction of Mortgage	12/26/1991	05-00-06184-00-3	✓
MTG 6754 01047	FINANCIAL MORT CORP + 1	MARYLAND NAT MORT CORP 2	Mortgage (ASSIGNMENT)	09/05/1991	05-00-06184-00-3	✓
DEED 4985 01863	FOX GEORGE G FOX SHARON M 1	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Deed (\$95,000.00)	09/05/1991	05-00-06184-00-3	✓
MTG 6754 00594	MORELLO JOSEPH A + 1 MORELLO RUSSELL A JR	FINANCIAL MORT CORP + 2	Mortgage (\$65,000.00)	09/05/1991	05-00-06184-00-3	✓
MTG 6266 00659	FIDELITY BOND & MORT CO + 1	MERITOR MORT CORP-EAST 2	Mortgage (ASSIGNMENT)	03/15/1988	05-00-06184-00-3	✓
DEED 4857 02034	MAKOWSKI FRANCES 1 MAKOWSKI ZIGMUND	FOX GEORGE G 2 FOX SHARON M	Deed (\$78,650.00)	11/19/1987	05-00-06184-00-3	✓
MTG 6227 00875	FOX GEORGE G FOX SHARON M + 1	FIDELITY BOND & MORT CO 2 MAKOWSKI	Mortgage (\$78,650.00)	11/19/1987	05-00-06184-00-3	✓
DEED 4753 01890	BOCKRATH JOANNE EX 1 RODENBAUGH HELEN M EST	MAKOWSKI FRANCES 2 MAKOWSKI ZIGMUND	Deed (\$49,500.00)	11/29/1984	05-00-06184-00-3	✓
DEED 4184 00066	RODENBAUGH HELEN M 1 RODENBAUGH PERCY R	REDEVELOPMENT AUTH MONTG CO + 2	Deed (CONSHOHOCKEN)	03/07/1977	05-00-06184-00-3	✓
DEED 2406 00218	TOMCZAK LORRETA 1 TOMCZAK STANLEY C	RODENBAUGH HELEN M 2 RODENBAUGH PERCY R	Deed (\$9,000.00)	09/17/1953	05-00-06184-00-3	✓



SITE LOCATION MAP 1"=2000'

- ### NOTES
- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN OCTOBER 2024.
 - HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA. SOUTH ZONE US. FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAVD 88.
 - CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM(NAVD 88).
BENCHMARK ELEVATION: 105.92
BENCHMARK DESCRIPTION: CENTERLINE OF ROAD ALONG LEFT SIDE OF 38 MAPLE STREET.
 - TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2024.
 - NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 358 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C03586, EFFECTIVE MARCH 2, 2016.
 - ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.

ACT 50 UTILITY NOTE

811

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

LEGEND

- PROPOSED BUILDING
- AREA OF WOOD STREET TO BE EXTINGUISHED AND GRANTED TO APPLICANT
- HOA AREA

GRAPHIC SCALE

20 0 20 40 60

1"=20'

PLAN FOR ZONING PURPOSES

FOR THE

MAPLE STREET PROPERTIES

PREPARED FOR

MECKA PROPERTIES LLC

SITE SITUATE IN

CONSHOHOCKEN BOROUGH

MONTGOMERY COUNTY, PENNSYLVANIA

S T A

Engineering, Inc.

Civil Engineers • Land Surveyors

2499 KNIGHT ROAD, PENNSBURG, PA 18073

PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	S.A.R.	
1"=20'	PROJECT NUMBER	DRAWING FILE NUMBER	1 OF 2
	6281	6281ZON	

ZONING DATA

DATA OBTAINED FROM CONSHOHOCKEN BOROUGH ZONING ORDINANCE, AS ADOPTED 2001 AND AS LAST AMENDED 2005, CHAPTER 27, REFERENCE PART 11, SECTION 27-1105.

DISTRICT CLASSIFICATION:
"BR-2" - BOROUGH RESIDENTIAL DISTRICT TWO

PERMITTED USES:

- SINGLE-FAMILY DETACHED DWELLINGS (SINGLE)
- SINGLE-FAMILY SEMIDETACHED DWELLINGS (TWIN)
- SINGLE-FAMILY ATTACHED DWELLINGS (TOWNHOUSE)
- TWO-FAMILY DETACHED DWELLINGS (DUPLEX)
- ACCESSORY USES PURSUANT TO PART 8, GENERAL REGULATIONS, SECTION 27-811 OF THIS CHAPTER.

CRITERIA:

	SINGLE-FAMILY DETACHED:	SINGLE-FAMILY SEMIDETACHED:	SINGLE-FAMILY ATTACHED:	TWO-FAMILY DETACHED:
MINIMUM LOT AREA:	3,500 S.F.	2,500 S.F. PER UNIT	1,800 S.F. PER UNIT	5,000 S.F.
MINIMUM LOT WIDTH:	40 FT.	25 FT.	18 FT.	50 FT.
FRONT YARD SETBACK:	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE	15 FT. FROM ULT. R.O.W. 10 FT. FROM CURB FACE
REAR YARD RESTRICTION:	25 FT.	25 FT.	25 FT.	25 FT.
SIDE YARD RESTRICTION:	5 FT.	5 FT. FOR NON-SHARED WALL	7 FT.	7 FT.
MAXIMUM BUILDING COVERAGE:	40 %	40 %	40 %	40 %
MAXIMUM IMPERVIOUS COVERAGE:	60 %	60 %	60 %	60 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.	35 FT.	35 FT.
MINIMUM BUILDING WIDTH:	18 FT.	18 FT.	18 FT.	18 FT.

* TWO PERMANENT REAR OFF-STREET PARKING SPACES PER SINGLE-FAMILY DWELLING AT 9 FT. BY 18 FT. MAY BE EXCLUDED FROM IMPERVIOUS COVERAGE

SITE STATISTICS

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.

EXIST. LOT NO.	MUNICIPALITY	TAX MAP ID	PARID	DEED BOOK, PAGE	SITE ADDRESS	OWNER	EXISTING LOT AREA TO TITLE LINE
1	CONSHOHOCKEN BOROUGH	05007 033	05-00-06184-00-3	DEED BOOK 6385, PAGE 1042	46 MAPLE STREET CONSHOHOCKEN, PA 19428	MECKA PROPERTIES LLC 3117 HAYES ROAD, EAST NORRITON, PA 19403	3,661 S.F.
2	CONSHOHOCKEN BOROUGH	05007 032	05-00-06188-00-8	DEED BOOK 6385, PAGE 1037	44 MAPLE STREET CONSHOHOCKEN, PA 19428		3,453 S.F.
3	CONSHOHOCKEN BOROUGH	05007 058	05-00-06192-00-4	DEED BOOK 6385, PAGE 1032	42 MAPLE STREET CONSHOHOCKEN, PA 19428		4,644 S.F.
4	CONSHOHOCKEN BOROUGH	05007 031	05-00-06196-00-9	DEED BOOK 6385, PAGE 1027	38 MAPLE STREET CONSHOHOCKEN, PA 19428		10,949 S.F.
5	CONSHOHOCKEN BOROUGH	05007 022	05-00-06232-00-9	DEED BOOK 6385, PAGE 1022	18 MAPLE STREET CONSHOHOCKEN, PA 19428		21,774 S.F.

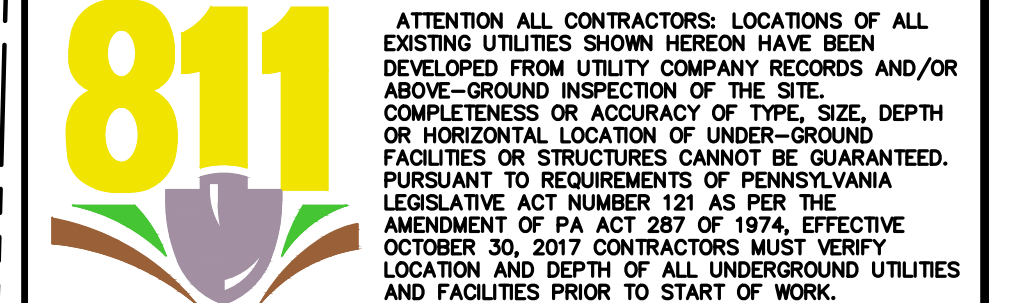


SITE LOCATION MAP 1"=2000'

NOTES

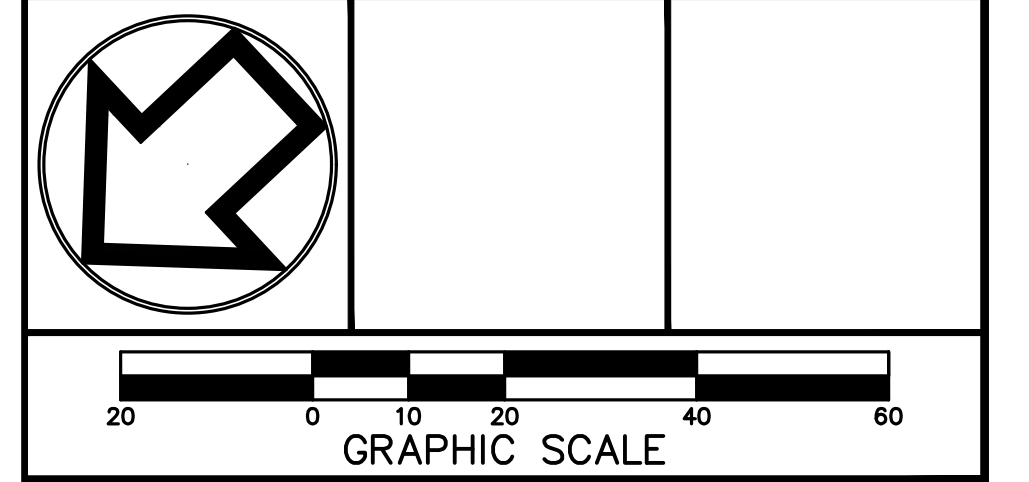
- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN OCTOBER 2024.
- HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA, SOUTH ZONE US FEET (NAD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAD83.
- CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM(NAD83).
BENCHMARK ELEVATION: 105.92
BENCHMARK DESCRIPTION: CENTERLINE OF ROAD ALONG LEFT SIDE OF 38 MAPLE STREET.
- TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2024.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 358 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C03586, EFFECTIVE MARCH 2, 2016.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.

ACT 50 UTILITY NOTE



SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.
Usud - URBAN LAND-UPDEORTMENTS, SCHIST AND GNEISS COMPLEX. 8 TO 25 PERCENT SLOPES.

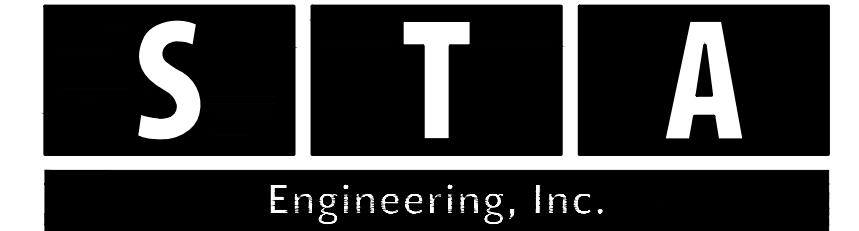


EXISTING FEATURES PLAN

FOR THE
MAPLE STREET PROPERTIES

PREPARED FOR
MECKA PROPERTIES LLC

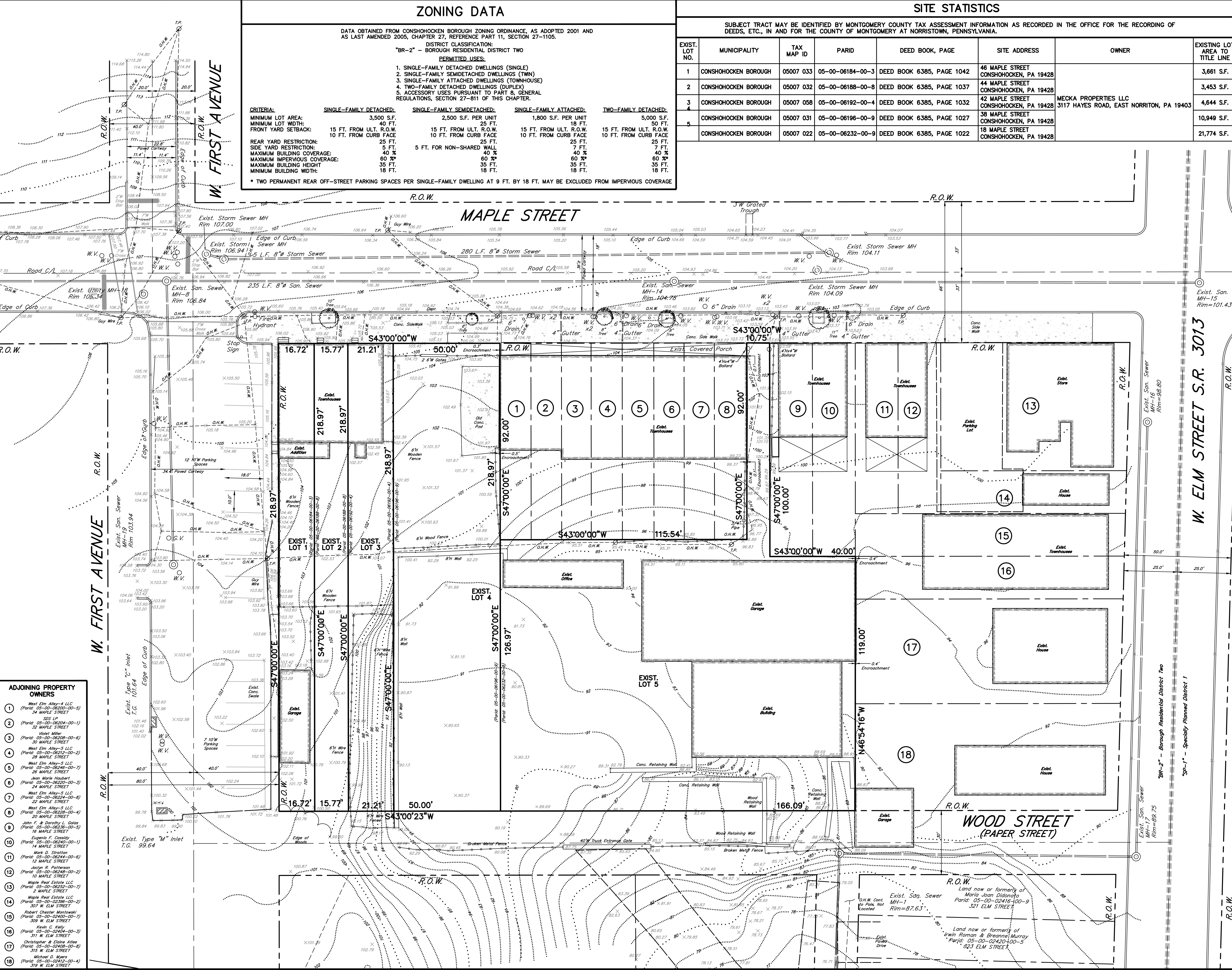
SITE SITUATE IN
CONSHOHOCKEN BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA



Civil Engineers • Land Surveyors

2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	M.E.T.	
1"=20'	PROJECT NUMBER 6281	DRAWING FILE NUMBER 6281EF	2 OF 2



ADJOINING PROPERTY OWNERS
1 West Elm Alley-4 LLC (Parcel: 05-00-06200-00-5) 34 MAPLE STREET
2 West Elm Alley-4 LLC (Parcel: 05-00-06204-00-1) 32 MAPLE STREET
3 West Elm Alley-4 LLC (Parcel: 05-00-06208-00-6) 30 MAPLE STREET
4 West Elm Alley-4 LLC (Parcel: 05-00-06212-00-2) 28 MAPLE STREET
5 West Elm Alley-4 LLC (Parcel: 05-00-06216-00-7) 26 MAPLE STREET
6 West Elm Alley-4 LLC (Parcel: 05-00-06220-00-3) 24 MAPLE STREET
7 West Elm Alley-4 LLC (Parcel: 05-00-06224-00-8) 22 MAPLE STREET
8 West Elm Alley-4 LLC (Parcel: 05-00-06228-00-4) 20 MAPLE STREET
9 John F. & Dorothy L. Galan (Parcel: 05-00-06232-00-1) 18 MAPLE STREET
10 Eupenia F. Cassidy (Parcel: 05-00-06236-00-1) 16 MAPLE STREET
11 Mark O. Strickland (Parcel: 05-00-06240-00-6) 14 MAPLE STREET
12 Jaclyn R. Patterson (Parcel: 05-00-06244-00-2) 12 MAPLE STREET
13 Maple Real Estate LLC (Parcel: 05-00-06248-00-7) 10 MAPLE STREET
14 Maple Real Estate LLC (Parcel: 05-00-06252-00-2) 8 MAPLE STREET
15 Robert Chester Montkowski (Parcel: 05-00-06256-00-7) 6 MAPLE STREET
16 Kevin C. Kelly (Parcel: 05-00-06260-00-3) 4 MAPLE STREET
17 Christopher & Diane Allee (Parcel: 05-00-06264-00-8) 2 MAPLE STREET
18 Michael D. Wynn (Parcel: 05-00-06268-00-4) 318 W. ELM STREET