

**CONSHOHOCKEN BOROUGH PLANNING COMMISSION**  
**MEETING MINUTES/REPORT TO CONSHOHOCKEN BOROUGH COUNCIL**

**MEETING DATE:** November 13, 2025

Vice-Chair David Swedkowski called the meeting to order. The following members of the Planning Commission were present: David Swedkowski, Vice-Chair, Rob Martin, and Stephen Michalczyk. Vice-Chair Swedkowski welcomed Member Michalczyk to the Commission, as it was his first meeting since being appointed. Also present for the Borough were the Borough Solicitor, Michael E. Peters, Esquire, Borough Engineer Karen M. MacNair, P.E., Borough Zoning Officer Allison A. Lee, P.E., and the Executive Assistant to the Borough Manager, Brittany Rogers.

Vice-Chair Swedkowski noted that the Millennium IV conditional use application was removed from the agenda at the request of the applicant.

**110 EAST 7TH AVENUE—MINOR SUBDIVISION APPLICATION**

**APPLICANT:** HPA Tax Sale 2024, LLC  
**PROPERTY:** 110 East 7th Avenue

**COMMISSION ACTION:** Recommendation for approval of minor subdivision plan, subject to compliance with all review letters.

**MATERIALS REVIEWED:** The Planning Commission reviewed the following materials:

1. Minor subdivision plan prepared by OTM LLC, dated August 24, 2025
2. Borough Engineer review letter dated October 31, 2025
3. Borough Zoning Officer review letter dated October 30, 2025
4. Borough Fire Marshal and Director of Licenses and Inspections review letter dated October 6, 2025
5. Borough Traffic Engineer review letter dated November 3, 2025
6. Montgomery County Planning Commission review letter dated October 14, 2025

**MEETING SUMMARY:**

The subject property, Tax Map Parcel number 05-00-07712-00-5, is situated in the BR-1 Borough Residential One Zoning District on the northeast side of East 7th Avenue near Harry Street. The property currently contains one 970 square foot single-family semi-detached dwelling, a concrete driveway apron from East 7th Avenue, and two retaining walls.

The applicant is proposing to subdivide the property into two parcels. Lot 1 would contain 4,089 square feet, the concrete driveway apron, and one retaining wall, and is proposed for future development as a single-family detached dwelling. Lot 1 would contain 2,844 square feet, the existing 970 square foot single-family semi-detached dwelling, and one retaining wall. The plan shows all existing features to remain and no proposed improvements.

Meredith Ferleger, Esquire, attorney for the applicant, and Elisa Lanzutti, architect for the applicant, presented the application to the Commission. Attorney Ferleger explained the nature of the project and that the application had received certain variances from the zoning hearing board. The applicant will comply with all review letters received.

Vice-Chair Swedkowski questioned whether any of the Borough professionals had any comments/concerns regarding the project. The Borough Engineer and Zoning Officer confirmed that they had no specific concerns and that their review letters addressed all issues, which the applicant had agreed to comply with. Solicitor Peters explained that there was nothing to highlight from the review letters of the Borough Fire Marshal, Borough Director of Licenses and Inspections, or Montgomery County Planning Commission.

Member Martin asked whether there would be additional landscaping installed on the property. Architect Lanzutti explained what was proposed and what could potentially be added, including to add privacy along the commercial building abutting the property. She noted that the project engineer was working through the stormwater management design, which would affect where landscaping could be placed.

Vice-Chair Swedkowski questioned the number of bedrooms that would be in the new home. Architect Lanzutti explained that it was expected to be a 4 bedroom house.

Member Michalczyk confirmed the zoning relief that had been granted.

Vice-Chair Swedkowski made a motion to recommend approval of the plan subject to compliance with all review letters, which motion was seconded by Member Martin and unanimously passed by all in attendance (3-0).

The meeting was thereafter adjourned, there being no other business before the Commission.