

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, August 5, 2026

PUBLIC MEETING

PRESENT: Tina Sokolowski, Council President  
Kathleen Kingsley, Council Vice-President  
David Bria, Council Member  
Alan Chmielewski, Council Member  
Ralph Frey, Council Member  
Adrian Serna, Council Member

ALSO PRESENT: Stephanie Cecco, Borough Manager  
Michael E. Peters, Borough Solicitor

CALL TO ORDER

The Public Meeting of the Conshohocken Borough Council duly advertised, was held at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Ms. Sokolowski called the meeting to order at 7:09 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Sokolowski announced that Borough Council held an Executive Session prior to the public meeting on property, personnel and legal matters. Ms. Cecco shared that the Borough received one (1) public comment following the July 15<sup>th</sup> Council meeting. Ms. Cecco read the comment from Alyssa Kelly, 239 East 9<sup>th</sup> Avenue. Ms. Kelly asked for Council to consider budgeting for a splash pad. Ms. Sokolowski stated that Borough Administration did not receive any public comments regarding the August 5<sup>th</sup> public meeting agenda.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

- a.) **Presentation on the preliminary/final major subdivision and land development application for the Maple Street Development Project (18, 38, 42, 44, 46 Maple Street), MECKA Properties, LLC, Applicant**

Susan Rice, the applicant's Engineer, and Ed Hughes, attorney for the applicant, presented the project, which included replacing three townhomes, constructing a new single-family home, and replacing the existing recycling facility with twelve (12) townhomes. Ms. Rice reviewed traffic, parking, pedestrian safety, stormwater, and requested waivers. Mr. Chmielewski raised concerns about flooding on Wood Street. Ms. Rice stated the project would meet stormwater requirements. She also reviewed emergency access, which was approved by the Fire Marshal, and noted that some existing trees would be removed, with about 26 new trees planted along the rear property lines.

PRESENTATIONS

- a.) **Discussion on bids received for the Community Shuttle Service Renewal RFP, Kaitlin Valliere, GVF**

Kaitlin Valliere with GVF was present to review the bids received for the community shuttle service RFP renewal. She stated that two (2) proposals were received from Transnet and Krapf Transportation. She shared that both proposals included 14-passenger, ADA-compliant vehicles with bike racks, Wi-Fi, and tracking software. She added that Transnet proposed a propane-powered vehicle, while Krapf Transportation proposed a gasoline-powered vehicle. Ms. Valliere stated that the proposed contract would be for two years, with three optional one-year renewals. She reviewed the bid tabulation and explained that Transnet's first-year cost was approximately \$261,000, which is a 4% increase over the current contract, and that Krapf Transportation's proposal was approximately \$322,000. Ms. Valliere also reviewed the additional costs for tracking, Wi-Fi, and vehicle branding.

- b.) **Discussion on the Second Avenue Pedestrian Safety Improvements Project, Brian Keaveney, Borough Traffic Engineer**

Brian Keaveney, the Borough's Traffic Engineer, provided an update on the Second Avenue Pedestrian Safety Improvement Project, which is being funded through the Automated Red Light Enforcement Transportation Enhancements Grant Program (ARLE Funding Program). He discussed the proposed improvements, including high-visibility crosswalks, pedestrian signage, overhead and side-mounted rapid-flashing beacons, and pedestrian push buttons. He provided an update on PennDOT's review of the plans and the next steps.

- c.) **Consider approving the purchase of 680 Colwell Lane Owned by RTI Colwell LLC Parcel ID 49-00-02707-00-7 and consider approving Resolution 2026-11 authorizing the purchase/transfer of ownership of real property**

Ray Sokolowski, Executive Director of Operations and Frank Perry, Director of Public Services, were present to discuss a proposal to purchase the property located at 680 Colwell Lane for use by the Public Services Department. Mr. Sokolowski explained that the Borough's existing Public Services facilities are undersized and present ongoing safety, storage, and operational challenges. He noted that the proposed 45,000-square-

foot facility would provide substantially more space, improved access and storage, and room for future growth. Mr. Perry described the department's current space constraints, including limited work areas, inadequate locker and office space, and equipment stored outdoors. He stated that the proposed facility would significantly improve working conditions and efficiency. Mr. Sokolowski also discussed potential future uses for the Borough's existing properties, including possible recreational uses and opportunities for the Sewer Authority. Council discussed the need for the facility and the challenges of finding suitable alternatives. Mr. Peters reviewed the proposed resolution authorizing the purchase and approving the proposed agreement of sale. He noted that zoning approval from Plymouth Township would be required before closing. Ms. Cecco stated that the purchase price is \$5,975,000 million plus closing costs, with funding proposed from the General Fund, Capital Fund, and anticipated 2027 bond proceeds.

**Mr. Bria made a motion to approve Resolution 2026-11 authorizing the purchase/transfer of ownership of real property at 680 Colwell Lane, tax parcel no. 49-00-02707-00-7, in the amount of \$5,975,000 plus associated closing costs, seconded by Mr. Frey. The motion carried 6-0. (Ellam absent)**

## **COUNCIL BUSINESS**

There was no Council business.

## **MANAGER MATTERS**

### **a.) Discussion on the Park and Recreation Commission**

Ms. Cecco reviewed the new Park and Recreation Commission composition and discussed a proposed timeline for interviews and appointments, with meetings scheduled to begin in 2027. Mr. Frey expressed his interest in serving on the Commission. Council decided to appoint one (1) Council Member to serve on the Commission and advertise for four (4) additional positions.

### **b.) Consider awarding a bid for construction services for the Hallowell Street Road Reconstruction Project**

**Mr. Frey made a motion to award the base bid, alternate bid no. 1 and alternate bid no. 2 to T. Schiefer Contractors Inc. in the total amount of \$832,585, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

### **c.) Consider approving Resolution 2026-12 approving a supplemental appropriation for the Hallowell Street Road Reconstruction Project**

**Ms. Kingsley made a motion to approve Resolution 2026-12 approving a supplemental appropriation for the Hallowell Street Road reconstruction project in the amount of \$832,585 from Capital Fund Balance to Capital Fund Engineering, seconded by Mr. Serna. The motion carried 6-0. (Ellam absent)**

### **d.) Discussion on reappointing Bee, Bergvall & Co., P.C. to conduct the Borough's annual financial audit for the fiscal years ending 2027, 2028 and 2029**

Ms. Cecco recommended that Borough Council consider reappointing Bee, Bergvall & Co., P.C. as the Borough's auditor for the next three (3) years to cover the FY27, FY28, and FY29 audits. She reviewed the proposal, which maintains the same audit scope and services, with a total fee increase of \$1,500 over the three-year period. Ms. Cecco also discussed the strong working relationship between the Borough and Bee, Bergvall & Co., P.C., as well as the financial accomplishments achieved since working with this firm.

### **e.) Consider approving 140 East Sixth Avenue (LD-2025-04) financial security escrow release no. 1 (final) in the amount of \$39,809.00**

**Ms. Kingsley made a motion to approve 140 East 6<sup>th</sup> Avenue financial security release no. 1 (final) in the amount of \$39,809 contingent upon the receipt of recorded agreements with MJ Acquisitions, LLC., seconded by Mr. Serna. The motion carried 6-0. (Ellam absent)**

### **f.) Consider approving 140 East Sixth Avenue (LD-2025-04) professional services escrow release no. 1 (final) in the amount of \$3,257.66 plus interest**

**Ms. Kingsley made a motion to approve 140 East 6<sup>th</sup> Avenue professional services escrow release no. 1 (final) in the amount of \$3,257.66 plus interest contingent upon the receipt of recorded agreements with MJ Acquisitions, LLC., seconded by Mr. Serna. The motion carried 6-0. (Ellam absent)**

### **g.) Consider approving a tuition reimbursement for Sergeant Walter for the 2026 fall semester**

**Mr. Serna made a motion to approve a tuition reimbursement for Sergeant Walter for the 2026 fall semester in the amount of \$7,766.88 plus the cost of books per the CBA, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

## **DEPARTMENT MATTERS**

a.) **Discussion on the results of the trial period for the temporary residential permit parking on the 200-300 blocks of East Elm Street and overnight residential permit parking at 400 West Elm Street**

Chief Lennon explained that, in May 2026, Council implemented temporary residential permit parking on the 200 and 300 blocks of East Elm Street and overnight residential permit parking at 400 West Elm Street. He reviewed the parking data results from the trial period.

For East Elm Street, Chief Lennon reported that parking occupancy did not consistently reach 85%, which indicated that parking remained available. He noted that the 200 block had 52 spaces and the 300 block had 69 spaces. Based on the data, he recommended ending the temporary residential permit parking program rather than making it permanent.

For West Elm Street, Chief Lennon reported high compliance and positive feedback from residents. He recommended making overnight residential permit parking at 400 West Elm Street permanent.

**LEGAL MATTERS**

a.) **Consider authorizing the Borough Solicitor to seek party status on behalf of the Borough in the Zoning Hearing Board proceedings regarding the proposed data center in Plymouth Township**

**Mr. Chmielewski made a motion to authorize the Borough Solicitor to seek party status on behalf of the Borough in the zoning hearing board proceedings regarding the proposed data center in Plymouth Township, seconded by Ms. Kingsley. The motion carried 6-0. (Ellam absent)**

**COUNCIL MEMBER AND MAYOR MATTERS**

Mr. Frey recognized Conshohocken Theater in the Parks for its strong turnout and excellent performances.

Mr. Serna thanked the Fire Department, Police Department, and Public Services for their participation in National Night Out and Sprinkler Night in the Park. He noted that the events were well attended.

Ms. Sokolowski shared that residents have requested more children's music events and provided an update on Conshohocken Theater in the Parks.

**PUBLIC COMMENT**

Tim Beckel, 333 West Elm Street, expressed support for the Maple Street Development Project. He raised concerns about removing mature trees and the potential impact on the area's existing flooding and stormwater issues.

Ed Zale, 200 West Elm Street, thanked the Borough for the improvements to Weinmann Park and praised Chief Lennon for quickly addressing a flashing-light issue on West Elm Street. Mr. Zale raised concerns about inconsistent parking regulations and suggested implementing consistent, free two-hour parking.

Marlowe Doman, 19 East 11<sup>th</sup> Avenue, thanked Borough Council for seeking party status regarding the Plymouth Township data center application. Mr. Doman encouraged Council to strongly oppose the application and expressed concerns about potential impacts on nearby residents, including noise, air quality, and property values.

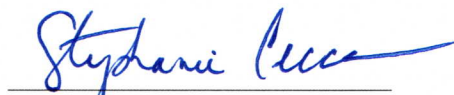
Chester Davis, a resident on West 6th Avenue, asked about the Borough's purchase of the property next to the future Public Safety Services Facility. Mr. Chmielewski and Mr. Serna explained that the property will become part of the Public Safety Services Facility to improve firetruck access and turnaround.

Jennifer Fields, a property owner on the 200 block of East Elm Street, commented on the recent parking study. Ms. Fields said the findings reflected her experience and suggested that a residential parking permit program may not be needed at this time. She raised concerns about impacts on visitors, contractors, and family members and noted that parking is generally manageable. She supported waiting to implement a program until a need arises.

**ADJOURNMENT**

The meeting was adjourned at 8:03 PM.

Respectfully Submitted,



Stephanie Cecco,  
Borough Secretary