

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, June 20, 2018

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President
Jane Flanagan, Council Vice-President
Robert Stokley, Senior Council Member
Anita Barton, Council Member
Tina Sokolowski, Council Member
James Griffin, Council Member
Karen Tutino, Council Member
Yaniv Aronson, Mayor

ALSO PRESENT: Stephanie Cecco, Borough Manager
Michael E. Peters, Interim 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. Colleen Leonard, Council President, called the meeting to order at 6:57 PM.

PRAYER FOR COUNCIL

Ms. Flanagan read a Prayer for Council.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard announced that there was an Executive Session held immediately prior to the meeting regarding legal, property and personnel matters.

George Metz was sworn in as Acting Police Chief of the Borough of Conshohocken.

PRESENTATIONS

a.) Public Hearing on 139 West Eleventh Avenue Conditional Use Application

Mr. Peters opened the hearing and invited Chris Stetler, Borough Zoning Officer, to the podium to provide an overview of the application. Ms. Stetler shared that the application is to permit the construction of an addition to the rear and side of the existing single-family detached on the property and a deck at the rear of the proposed addition. She explained that the property is subject to the Zoning Ordinance's Historic Residential Conservation Overlay District regulations since the dwelling was constructed prior to 1967.

The applicants, Dirk and Lauren Pluschke were present and sworn in. Ms. Pluschke explained that they currently reside in the Borough and wish to continue living here but, in order to do so, must accommodate the needs of their growing family by purchasing a larger home. Mr. Pluschke added that the property is under agreement of sale contingent upon Borough Council's approval of their request for conditional use approval.

Mr. Peters called for public comment. There was no public comment in favor or opposition of the application.

Ms. Stokley made a motion to grant conditional use approval for 139 West Eleventh Avenue, seconded by Ms. Barton. The motion carried 7-0.

b.) Consider 139 West Eleventh Avenue Zoning Hearing Board Application

Ms. Stetler shared that the applicants are proposing to construct an addition to the rear and side of the dwelling and a portion of the addition will be used as a garage. She explained that the location of the garage would result in parking occurring between the front wall of the house and the street, which it faces, and the garage doors would be oriented to the street, which requires a variance.

Mr. Stokley made a motion to approve sending a letter of recommendation to the Zoning Hearing Board for 139 West 11th Avenue, seconded by Mr. Griffin. The motion carried 7-0.

c.) Public Hearing on 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application

Mr. Peters opened the public hearing for the 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application and announced that he had received notification from Mr. Edmund Campbell, the attorney representing the applicant, that they would like to continue the hearing scheduled for that evening. He also shared that the two parties who entered an appearance had consented to the continuance as well. Mr. Peters made a recommendation to grant continuance of the hearing.

Ms. Sokolowski made a motion to grant continuance of the hearing to a date certain being August 15, 2018 at 7:00 PM in Council Chambers at the Borough Hall, seconded by Ms. Barton. The motion carried 7-0.

d.) MS4 Pollutant Reduction Plan, Karen MacNair, Gilmore & Associates

Karen MacNair, Borough Engineer, presented the MS4 Pollutant Reduction Plan (PRP) for Plymouth Creek. She explained that the plan proposes to reduce the existing sediment loads within the Plymouth Creek by implementing an underground basin in Sutcliffe Park. She reviewed plan requirements and the process and methodology utilized to generate the plan. Ms. MacNair confirmed next steps in the process, which is to collect public comments, finalize the plan and submit the plan to the DEP by August 12, 2018.

CONSENT AGENDA

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

- a.) Approve and adopt the May 2 and May 16 Meeting Minutes**
- b.) Accept the May-ending Treasurer's Report and Accounts Payable in the amount of \$731,730.92**

Mr. Griffin made a motion to approve the consent agenda items, seconded by Ms. Flanagan. The motion carried 7-0.

UNFINISHED BUSINESS

a.) Consider adopting the Borough's Comprehensive Plan

Ms. Cecco confirmed that the Borough evaluated the review letter from Montgomery County Planning Commission. Ms. Sokolowski explained that County's review letter recommended that the Plan include specific objectives relative to County's Community Facilities and Services Plan and Transportation and Infrastructure Plan. She stated that the Borough Comprehensive Plan is not intended to be project specific and encouraged residents to visit the County's website to learn more about their various Plans.

Ms. Barton made a motion to adopt the Borough's Comprehensive Plan, seconded by Ms. Leonard. The motion carried 7-0.

NEW BUSINESS

a.) Consider approving recommended revisions to the Historic Conservation Overlay Ordinance and authorizing advertisement of Ordinance No. 04-2018 Historic Conservation Overlay

Mr. Peters reviewed the proposed Ordinance amendment. He explained that expansions and alterations of historic single-family homes would no longer require a conditional use and that demolition and/conversions would be held to more specific criteria. Mr. Peters reviewed the recommended criteria in

more detail. He also explained that if approved, the Planning Commission would evaluate the proposed revisions and then the amended Ordinance would be advertised.

Ms. Sokolowski made a motion to approve recommended revisions to the Historic Conservation Overlay Ordinance and authorizing advertisement of Ordinance No. 04-2018 Historic Conservation Overlay Ordinance Amendment, seconded by Mr. Stokley. The motion carried 7-0.

b.) Consider approving the donation of a Police vehicle to the Washington Fire Company

Ms. Cecco shared that the Police Department recently added two (2) new vehicles to their fleet and retired a Chevrolet Tahoe. She explained that the Washington Fire Company has requested that the Police Department donate that patrol vehicle for emergency services. She also noted that the vehicle was in the Police Department's depreciation schedule.

Ms. Flanagan made a motion to approve the donation of a Police vehicle to the Washington Fire Company, seconded by Mr. Griffin. The motion carried 7-0.

c.) Consider approving a fee waiver request, Pitches for PKU

Ms. Cecco shared that residents of the Borough, whose child is suffering from Phenylketonuria (PKU), are requesting a fee waiver for use of Sutcliffe Park to host a wiffle ball tournament as a fundraiser. Ms. Cecco added that all funds raised would go to PKU research and development of new therapies and an eventual cure.

Ms. Barton made a motion to approve the fee waiver request for Pitches for PKU, seconded by Ms. Flanagan. The motion carried 7-0.

d.) Consider 428 West 6th Avenue Professional Services Escrow Final Release in the amount of \$146.99, less any legal, engineering and administrative fees.

Ms. Cecco asked Council to consider a request to release the professional services escrow for 428 West 6th Avenue. Ms. Cecco added that Borough Administration and the Borough Engineer support the release of the escrow.

Ms. Leonard made a motion to authorize final release of 428 West Sixth Avenue Professional Services Escrow in the amount of \$146.99, less any legal, engineering and administrative fees, seconded by Mr. Griffin. The motion carried 7-0.

e.) Consider approving the Keystone Property Group Extension of the Agreement of Sale and Development Agreement

Mr. Peters shared that Keystone Property Group, L.P. requested an extension of the Firehouse approval period. He asked Council to consider approving a Fifth Amendment to the Agreement, which would extend the Firehouse Approval Period from June 30, 2018, through June 30, 2019, and allow for the amendment of the land development plans, as part of the review and approval of the pending land development application.

Ms. Barton made a motion to approve the Keystone Property Group Extension of the Agreement of Sale and Development Agreement, seconded by Ms. Sokolowski. Mr. Stokley recused himself. The motion carried 6-0.

f.) Consider appointing Michael E. Peters of Eastburn and Gray, P.C. as Borough Solicitor at the submitted rate schedule

Mr. Cecco asked Council to consider appointing Michael Peters, Interim Borough Solicitor, as Borough Solicitor at the submitted rate schedule for the years 2018 through 2019. Ms. Cecco confirmed that there was no increase in the rate schedule.

Ms. Leonard made a motion to appoint Michael E. Peters of Eastburn and Gray, P.C. as Borough Solicitor at the submitted rate schedule, seconded by Ms. Flanagan. The motion carried 7-0.

PUBLIC COMMENT

John Costello, 431 East 10th Avenue, requested use of a Borough golf cart at the Soap Box Derby event. Ms. Cecco replied that per the Borough insurance policy, only Borough employees are permitted to use Borough vehicles. Council provided Mr. Costello with the names of several individuals and organizations that may allow him use of a vehicle.

Carolee Rounasville, 405 West 11th Avenue, stated that there is limited street parking at her residence. She asked Council to consider ways to limit the number of cars per household that are permitted to park on the street. Ms. Sokolowski agreed that limited street parking is an issue and confirmed that ways to improve parking are included in the Comprehensive Plan. Ms. Rounasville also reported overgrown trees on West 10th and 11th Streets. Ms. Cecco replied that Code Enforcement Officers could inspect the area and issue citations as applicable. Mr. Stokley confirmed that he reported the property maintenance issue with the Licenses and Inspections Department.

Deborah Stovall, 76 Poplar Street, asked for an update regarding parking in front of Aubrey Collins Park. Ms. Stovall also voiced a concern about commercial property maintenance at the 200 and 300 blocks of Elm and Poplar Street. Sergeant Michael Conner responded that the Police Department is working to address parking in front of the park. He added that the property maintenance issue is beyond the scope of the Police Department and is being handled by the Department of Licenses and Inspections.

Joe Ferrigno, 712 Old Elm Street, asked for an update on the proposed dog park at Haines & Salvati Park. Ms. Leonard responded that proposed plans have been put on hold and that the Dog Park Advisory Committee is focusing on procedures and improvements for the Riverside Dog Park.

Debbie Ellis, 141 West 4th Avenue, agreed that limited street parking is an issue that needs to be addressed.

Donald Morrison, 303 East 6th Avenue, informed Council that four (4) cars would be parked overnight at the B-Field parking lot on Saturday, June 23rd.

ADJOURNMENT

The meeting was adjourned at 7:54 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary