

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, March 14, 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 7:02 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard announced that there was an Executive Session held immediately prior to the meeting regarding a property matter.

PRESENTATIONS

a.) Consider preliminary major subdivision and land development approval for SORA West: Keystone Property Group, Applicant

Mr. Peters provided an overview of the land development project. He explained that the developer proposes a 2-phase Unified Development, which would include a parking garage, an office/retail building and parking garage, a hotel and retail building, a brew pub and a public green space in Phase 1 and an office building and parking garage in Phase 2. Then, Mr. Peters reviewed the conditions of approval per the resolution and the list of waivers requested by the applicant.

Mr. Peters introduced the applicant's attorney, Jennifer Wunder, who was present to answer any questions from Council. Ms. Leonard asked why a significant number of conditions, set forth in the Conditional Use approval, were being deferred as part of the final plan approval. Ms. Wunder explained that more time is needed in order to address those conditions. Mr. Aronson inquired about the traffic improvements at Fayette Street and Elm Street. Ms. Wunder confirmed that there will be traffic improvements to the intersection. She added that the applicant would be working with Borough staff and PennDOT to determine the specific improvements. Mr. Aronson also inquired about pedestrian accessibility, specifically ADA compliant walkways to the SEPTA train station. Carl St. Pierre, the applicant's Engineer, explained that a condition of Highway Occupancy Permit (HOP) approval would be to improve all of the ADA curb ramps from the project site to the SEPTA train station. Ms. Sokolowski stressed the importance of pedestrian accessibility.

Ms. Cecco asked the applicant to provide direction to Borough Administration should they receive questions or complaints from current tenants. Michael Brookshier of Keystone Property Group confirmed that tenants have been notified to vacate the existing buildings and directed all tenants with concerns or questions to contact him directly.

Ms. Barton made a motion to grant preliminary major subdivision and land development approval for SORA West, seconded by Ms. Sokolowski. Mr. Stokley recused himself. The motion carried 6-0.

b.) Consider 219 Fayette Street Zoning Hearing Board Application

Ms. Cecco introduced Paul Mazzochetti who was present on behalf of St. Matthew's Church. Mr. Mazzochetti explained that the Church is requesting a variance to permit an animated sign on Fayette Street. He added that the animated sign would be available to the Borough and other community organizations for purposes of displaying community events and messages. Ms. Sokolowski inquired about the illumination of the sign and Mr. Mazzochetti stated that the scrolling portion of the sign would be illuminated at all times. After some discussion, Ms. Sokolowski suggested that Council look into updating the current zoning ordinance relative to signs.

Ms. Tutino made a motion to send a letter of support for the 219 Fayette Street Zoning Hearing Board Application, seconded by Mr. Stokley. The motion carried 7-0.

c.) Preliminary Insurance Renewal Options, Paul Pugielli, Brown and Brown

Ms. Cecco introduced Paul Pugielli who was present to provide Council with an interim status report relative to insurance renewal options. Mr. Pugielli shared that the 2018-2019 quote from Travelers is approximately \$50,000 dollars less than the Borough's existing coverage with Travelers. He also shared another potential option, in which one company would insure workers' compensation and another company would insure property and liability. Mr. Pugielli confirmed that the Borough would be receiving the same level of coverage in all categories. Ms. Cecco shared that Mr. Pugielli would be present at the March Voting Session to present final insurance renewal packages and make a recommendation to Council.

d.) Project Status Update on Mary Wood Park House and Community Center Facility Assessments, Seiler + Drury Architecture

Doug Seiler, Principal in Charge, provided an overview of the project scope for the Mary Wood Park House. Mr. Seiler identified proposed improvements to the exterior of the building, which included restoring the title roof, repairing damaged woodwork and trim and replacing windows and doors to match the house's period. He shared interior improvements, such as upgrades to life safety systems and ADA accessibility and provided restoration objectives to preserve the original character of the house. Mr. Seiler also discussed space planning alternatives for potential use and reuse strategies to improve functionality. Lastly, he provided an architectural rendering of the proposed exterior porch restoration.

Rich Powers, Project Manager, was present to provide a facility assessment update on the Community Center. Mr. Powers identified potential space planning improvements to create more usable and flexible space for improved functionality. Mr. Powers shared several proposed interior renovations, such as relocating the existing cardio/weight room, updating the existing lobby, improving the restrooms and locker room areas. Mr. Powers also discussed building exterior repairs and provided recommendations on building system improvements to enhance environmental and safety conditions. Council discussed seating for events in the gymnasium and determined what type of kitchen is appropriate.

Mr. Seiler and Mr. Powers categorized each project scope into groupings for pricing and presented these categories to Council. Ms. Cecco explained that Mr. Seiler and Mr. Powers would be back in front of Council in May to provide itemized cost estimates for each grouping.

COUNCIL BUSINESS

There were no items for Council Business.

MANAGER MATTERS

a.) Consider approving a supplemental appropriation for Storm Sewer Televising

Ms. Cecco invited Karen MacNair, Borough Engineer, to the podium. Ms. Cecco shared that a part of the Borough Infrastructure Plan is the completion of storm water televising. Ms. MacNair explained that televising is a non-destructive way to determine the condition of the existing storm sewer pipes and will inform us how much and where pipe replacement needs to be included within the scope of the Infrastructure plan. She shared that it is better to address any issues below the road before repairing and/or paving a road. Ms. MacNair explained that Gilmore & Associates received two (2) bids from

companies on COSTARS and recommended that the Borough move forward with Trenchless Pipe Solutions. She estimated that the contract would consist of approximately 35 days of storm sewer televising. Ms. Cecco added that televising would focus on the east side of the Borough and continue to other areas of the Borough if time permits. Ms. MacNair explained that difference between this work and the televising that the Sewer Authority would have completed and confirmed that Gilmore & Associates would utilize any existing storm sewer pipe tapes. Since this is not a budgeted item, Ms. Cecco asked Council to consider approving a supplemental appropriation to the FY18 annual budget at the March Voting Meeting.

DEPARTMENT MATTERS

There were no department matters.

LEGAL MATTERS

- a.) **Consider approving a fire radio equipment lease with the United Firemen's Relief Association of the Borough of Conshohocken**

Mr. Peters reviewed the terms and conditions of the lease.

Ms. Barton made a motion to approve a fire radio equipment lease with the United Firemen's Relief Association of the Borough of Conshohocken, seconded by Mr. Griffin. The motion carried 7-0.

COUNCIL MEMBER AND MAYOR MATTERS

- a.) **Comprehensive Plan Task Force Update (Council Member Sokolowski)**

Ms. Sokolowski asked Council to review the final draft of the Comprehensive Plan. She asked that they specifically take a look at the prioritized objectives and associated action items within each section of the plan. Ms. Cecco provided a timeline regarding the adoption of the Comprehensive Plan.

- b.) **Discuss Borough Truck Routes (Council Member Barton)**

Ms. Barton shared that residents have voiced concerns about trucks utilizing non-designated truck routes. Ms. Cecco provided an update on administrative processes to date. Lieutenant George Metz approached the podium and reviewed the existing truck routes per Borough Ordinance. Council and Lt. Metz discussed strategies for addressing this issue, such as identifying areas on the designated truck routes without signage and reaching out to trucking companies.

- c.) **Consider approving Environmental Advisory Committee Budget Requests (Council Member Tutino)**

Ms. Tutino shared that the Environmental Advisory Committee (EAC) is requesting funds for several community projects and educational workshops, specifically the Green Stormwater Infrastructure Project, the EAC Kids Club, and marketing materials. Council discussed reallocating funds to support some of the Committees educational initiatives for FY2018. Ms. Sokolowski suggested that Council consider creating line items for our Boards and Committees for FY2019 budget.

PUBLIC COMMENT

Teresa Parris, 125 East 3rd Avenue, asked if the Borough has a line item for community engagement. Ms. Cecco responded that the Borough has an itemized budget for community events.

Mayor Aronson thanked the local organizations for their support with Irish Week. He also invited Council and the public to attend a Beef and Beer on St. Patrick's Day to support the restoration and renovation of St. Matthew's Church.

Mr. Stokley suggested that Council consider authorizing the solicitor to prepare an amendment to the Borough Ordinance to require house numbers on both the front and rear of houses with alley access. He added that house numbers would be beneficial to emergency services personnel more rapid recognition of issues and incidents at properties when viewed from alleys. Mr. Stokley also asked Council to consider selling the small Borough-owned lot at located at Harry Street and Spring Mill Avenue.

Ms. Barton inquired about the Conshohocken Easter Egg Hunt. Lauren Irizarry, Director of Recreation, shared details of the event.

Ms. Leonard thanked Borough staff for their hard work and participation with the St. Patrick's Day Parade.

ADJOURNMENT

The meeting was adjourned at 9:22 PM.

Respectfully Submitted,

Stephanie Cecco,
Borough Secretary