

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, February 1, 2017

PUBLIC MEETING

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

ALSO PRESENT: Richard J. Manfredi, Borough Manager
Michael J. Savona, 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. Mr. James Griffin, Council President, called the meeting to order at 7:00 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

There were no Council President announcements.

PRESENTATIONS

a.) Consider 315 East 10th Avenue plans for minor subdivision and land development: Mr. Tom Jones, Applicant.

Mr. Ed Hughes, the applicant's attorney, provided an overview of the project in which the applicant proposes to subdivide the existing lot and construct a new single-family dwelling and associated improvements on Lot 1 and retain the existing single-family dwelling and associated improvements on Lot 2. Mr. Hughes also shared that the developer would eliminate a curb cut on the property off of East 10th Avenue and extend the alleyway behind the houses and provide two parking spaces for each lot by access from the alley. He added that the project had received a variance from the Zoning Hearing Board and that they would be able to comply with all of the conditions of the Borough Engineer's review letter. Council and Mr. Manfredi asked additional questions about the project and the approvals it received. Mr. Manfredi then explained that Mr. Savona would prepare a resolution that would be included on the consent agenda at the next meeting.

b.) Philadelphia Freedom Valley YMCA: Mr. Shaun Elliot, President & CEO, is attending to introduce himself and answer any questions that Council may have.

Mr. Manfredi shared that this presentation was moved to the back room earlier and moved on to the next matter.

COUNCIL BUSINESS

a.) Consider 3 Colwell Lane Zoning Hearing Board Application.

Mr. Manfredi shared that it is a new practice that applications that are pending before the Zoning Hearing Board be reviewed by the Borough Council at their work session for discussion by Council and for Council to make a determination on whether they would like to take a position. Mr. Ed Hughes, the applicant's attorney, provided a history of the application and discussed the associated floodplain issues. Mr. Stokley commented about the floodplain issues and Mr. Paul Hughes, Director of Engineering, Licenses and Inspections, was asked to approach the podium to explain his Borough Engineer review letter and Zoning Officer findings. Mr. Savona commented that the applicant would need a technical variance as a result of changes to the driveways as a result of changes to the flood plain ordinance and flood maps; he shared that it was his recommendation for Council to not take opposition to the application. Following discussion, Mr. Manfredi explained that because Council was not inclined to take a position, the application would not be included on the next agenda.

b.) HOME Program Presentation: Ms. Chris Stetler, Community Development & Zoning Officer.

Mr. Manfredi introduced the matter and requested that Mr. Paul Hughes, the Director of Engineering, Licenses and Inspections, approach the podium to explain the purpose of the evening's presentation. Mr. Hughes shared that Ms. Stetler has been administrating the program for several years and that she was present to share information about the operation of the program, history of the program, and where it is headed. He also shared that program consultants are solicited by Requests for Proposals and explained that Ms. Stetler's presentation would explain that process and how Council is involved.

Ms. Stetler introduced Ms. Nancy Nugent who had been working with the program for thirty years and Mr. Carl Royer who is the Housing Rehabilitation Specialist who has over thirty years experience with the program. Ms. Stetler also shared that there is a third consultant that is involved and that performs lead-based paint testing. Ms. Stetler shared her presentation and Council asked several questions about the program. Mr. Manfredi shared that Ms. Stetler could move forward with soliciting the RFPs for the program consultants and asked for an approximate timeline. Ms. Stetler expressed that it is her goal to have the new contracts in place near the time of the prior contracts' expiration in March.

MANAGER MATTERS

a.) Consider the Dog Park Advisory Committee Scope and Duties scheduled for February 15, 2017.

Mr. Manfredi introduced the items and highlighted some of the features of the Dog Park Advisory Committee Scope and Duties. Mr. Manfredi shared that the Public Services Director would be the primary Borough point of contact for operational needs of the park and suggested that RecDesk could be utilized to assist with the committee as well. Ms. Sokolowski requested that a budget be created based upon the dues that the members had already paid.

Mr. Manfredi also reviewed the items scheduled for consideration at the next Council meeting that included proclamations for Flocco's and for PA One Call, a resolution and plaque to dedicate the Council Chambers to Former Council Member Gerry McTamney, as well as accepting Mr. Aaron Weems' resignation from the Planning Commission.

LEGAL MATTERS

a.) Consider Brian Scott Kennedy's petition for abatement of interest for 2009-2014 business privilege and mercantile taxes.

Mr. Savona explained that the Act 511 tax appeal was recently filed and that the filer is seeking abatement of \$115.02 in penalties and interest for unpaid business privilege tax for returns that

were not filed for a five-year period. Mr. Savona shared that his firm recommends denial and that he had provided Council with a memo on the matter.

Mr. Savona shared that he would be in attendance at the next Borough Planning Commission meeting and that the Planning Commission would be reviewing the historic conservation overlay district ordinance. Mr. Savona added that if they approve the proposed ordinance amendment, it would be listed for a hearing to in March.

Mr. Savona also shared that the state legislature had adopted a new statute to permit medical marijuana uses in areas of the state where they had previously not been permitted. Mr. Savona explained that technically, under the Borough's existing zoning ordinance, the two types of uses could be permitted in any retail area unless the Borough considers possibly making an amendment to the zoning ordinance to specify where the uses should be located and to also address how the Borough would like to regulate the facilities. Following discussion, Mr. Savona received consent from Council for his office to draft a proposed version of a medical marijuana ordinance amendment for Council discussion as early as March.

COUNCIL MEMBER AND MAYOR MATTERS

Mr. Stokley requested an update on the status of the LED Streetlight conversion project. Mr. Paul Hughes, Director of Engineering, Licenses and Inspections, reported that the install is approximately one-third complete. Mr. Stokley then shared that there are areas with lights out that should be addressed prior to new installations. Following further discussion, Mr. Manfredi suggested that Council adopt a procedure that, if public safety is an issue, they would therefore allow the Police Department to make an assessment and, in those cases, lights should be installed as soon as possible; Council consented to adopt the recommendation as a standard procedure. Sergeant Michael Connor shared that he and his platoon conduct quarterly reviews of outages and gaps and that they would share the report that they compile from their findings with Council.

During the LED Streetlight discussion, Council also discussed that the light at CVS is blocked by tree limbs and so it is dangerous for pedestrians to cross at the intersection located there. Because the area is private property, the Borough is limited in how it can address the hazard and Ms. Flanagan made a suggestion to send a letter to CVS making a request that they trim the tree to correct the issue. Mr. Manfredi agreed to do so.

PUBLIC COMMENT

Mr. Matthew Breidenstein of 204 East 9th Avenue shared that he is a member of the Conshohocken Plymouth Whitemarsh Rotary and the group would be holding a panel style town hall in Norristown on February 21st to address the opiate epidemic. He shared details of the event and asked that Council share the information and flyer that he would provide.

ADJOURNMENT

The meeting was adjourned at 8:02 PM.

Respectfully Submitted,

Richard J. Manfredi,
Borough Secretary