

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, July 19, 2017

PUBLIC MEETING

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

ALSO PRESENT: Stephanie Cecco, Interim 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.

**PRAYER FOR COUNCIL**

Ms. Jane Flanagan read a Prayer for Council.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Mr. Griffin announced that Council had held an Executive Session prior to the meeting and that the order of business would be modified to move item b.) of new business to the first matter of business that evening. He then requested that Mr. Savona conduct the public hearing.

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

Mr. Savona conducted the public hearing for the 200 Block of Washington Street, Millennium Block A, Millennium IV Conditional Use Application. Several parties were given status in the proceeding conditioned upon their proving the requested documentation to the Borough Solicitor. Mr. Savona stated that the applicant requested a continuance and it was his recommendation to grant one.

**Ms. Sokolowski made a motion to continue the hearing until August 16, 2017 at 7:00 PM in the Borough Hall meeting room, seconded by Ms. Barton. The motion carried 6-0.**

**PRESENTATIONS**

**a.) Consider 331 West 7<sup>th</sup> Avenue Zoning Hearing Board Application.**

Mr. John Di Pietro shared that he was present on behalf of his client David Brosso, sole owner of DJB Properties LLC. Mr. Brosso submitted a drawing and zoning application to construct two sets of twins on a lot that is 11, 200 square feet. Mr. DiPietro explained that the zoning ordinance permits the two sets of twins on the size of the lot that the properties would sit on and his client does not believe a variance is needed for the twins. Mr. DiPietro also mentioned that the neighborhood consists of rowhomes already and these homes would fit in with the appearance of the block. Mr. DiPietro then invited his client, Mr. Brosso, to elaborate on the plans. Mr. Brosso shared an image of the drawing and explained how the properties would connect to 7<sup>th</sup> and to an alleyway and discussed the garage that sits across the street. Council asked several questions about the frontage of the properties, how much yard area would be left and shared their concerns about the density that it would add to the Borough. Following discussion, Mr. Savona commented that

Council's concerns are due to the odd configuration of the houses and added that the general consensus of Council is not to change the orientation of the street frontage on 7<sup>th</sup> Avenue to accommodate additional housing. Mr. Savona asked Mr. DiPietro if he intended to, as a result of Council's discussion, continue the hearing on August 7<sup>th</sup> that was scheduled for the Zoning Hearing Board to review the application; if the hearing would take place as scheduled, Mr. Savona would issue a letter expressing Council's opposition. Mr. DiPietro replied that he would be in touch with Mr. Savona and the Zoning Officer about the matter.

**b.) Consider 100-102 Forrest Street plans for subdivision and land development: Mr. Thomas Jones, Applicant**

Mr. George Ozorowski was present to represent ACL Development LLC. He explained that the plans that he was there to discuss had not yet been reviewed by the Planning Commission and Mr. Savona requested that he only provide a brief overview for this meeting as Council has not yet had access to the Planning Commission review. Mr. Ozorowski then shared that the subject property is currently a parking lot in the BR-2 district and his client intends to divide the area into three lots to build three single family attached dwellings. Mr. Joe Estock then reviewed details of the plan and shared a drawing with Council before the presentation was concluded.

**c.) Quarter 2 Financial Review and Audit Update, Julie Davis, Dunlap and Associates**

Ms. Cecco invited Ms. Davis to the podium to share her review. Ms. Davis explained that a draft of the audit has been prepared and the e2016 numbers are final and entered and the 17 numbers are rolled forward. A final draft would be shared with Council once it is prepared. Ms. Davis explained that the June Treasurer's Report shows that the cash position remains strong in governmental funds and that now that the Borough is halfway through the year, the Borough is at 80% of general fund revenues that were budgeted 34% of expenses. Ms. Davis commented that there were still transfers to be made but the Borough would remain under 50%. She added that the other funds are also in line with expectations. Ms. Davis shared on other projects as well and mentioned that the Edmunds financial software transition is complete, that a capital assets listing has been started, and that adoption of a capitalization policy is still needed but Council has taken steps to accomplish the task. Following Ms. Davis' presentation, Ms. Cecco thanked her and Ms. Angela Orr, Accountant, for their diligence in these projects.

**CONSENT AGENDA**

Mr. Griffin expressed concern over including items f.) and g.) in the consent agenda and requested that they be pulled for further discussion by Council. Ms. Cecco then read and reviewed the remaining matters included on the consent agenda.

- a.) Approve and adopt the June 7 and June 21 Meeting Minutes.**
- b.) Accept the June-ending Treasurer's Report and Accounts Payable.**
- c.) Approve use of the A-Field by Chestnut Hill College Department of Athletics.**
- d.) Approve Resolution 2017-05 Circuit Trails.**
- e.) Adopt a Statement of Policy: Capitalization, Useful Lives and Depreciation.**
- f.) Award the A-Field Fence Project bid.**
- g.) Reject the Hector Street Streetscape Improvement bid.**
- h.) Approve the education reimbursement for Officer Sean Gregory.**

**Ms. Flanagan made a motion to adopt all consent agenda items as read except for items f.) and g.), seconded by Ms. Barton. The motion carried 6-0.**

Ms. Cecco then continued the discussion on item f.) and asked Mr. Paul Hughes, Director of Engineering, Licenses and Inspections, to approach the podium.

Mr. Hughes reviewed the scope of work of the base bid to clarify what the Borough was hoping to accomplish. Following his review, he commented that the Borough could award the base bid with the substitute product within budget though it is his recommendation to award the base bid plus the alternate bid which included gates even though it would put the Borough over budget by approximately \$5,000.00. He explained his rationale for the recommendation and Ms. Cecco clarified that the necessary additional funds are available within the capital budget.

**After further discussion, Ms. Tutino made a motion to award the A-Field Fence Project bid to Olivieri & Associates, Inc. for both the base bid and option 1 in the amount of \$239,217.00, seconded by Ms. Leonard. The motion carried 6-0.**

Ms. Cecco then continued the discussion on item g.).

Ms. Cecco explained that Patty Guttenplan of Bergmann Associates was there to discuss the bids. Ms. Cecco added that the first bid was not viable and the second would cost \$97,800.00, which greatly exceeded the \$40,000.00 that had been budgeted for the project. Ms. Cecco mentioned that Ms. Guttenplan had met with Borough staff and reviewed alternative options to move forward. Ms. Guttenplan then approached the podium and Ms. Sokolowski expressed her disappointment in the bid results and her commitment to re-green the area for residents.

**Ms. Leonard made a motion to reject the Hector Street Streetscape Improvement bid, seconded by Ms. Tutino. The motion carried 6-0.**

#### **UNFINISHED BUSINESS**

**a.) Consider appointing Dog Park Advisory Committee Members (Council Member Tutino)**

Ms. Tutino explained the purpose of the Dog Park Advisory Committee and that the group would be responsible for working in concert with the Borough on matters related to the existing dog park at the riverfront and also the one to be constructed at Haines and Salvati Park. Ms. Tutino then made a request that Council consider appointing the following individuals to the committee: Kelly Cottingham, Allison Dale, Marissa Buck, David Rhodes, Luke Smith, Jessica Sandhu, Justin Eisenhart, Kaitlin Rosen, and Mackenzie Breinlinger.

**Ms. Barton made a motion to appoint the Dog Park Advisory Committee Members as Ms. Tutino recommended, seconded by Ms. Sokolowski. The motion carried 6-0.**

Ms. Cecco announced that action would be taken to remove play equipment at Haines and Salvati and that notice would be shared when it is scheduled.

#### **NEW BUSINESS**

**a.) Consider authorizing Borough staff to generate an RFP for architectural plans for Mary H. Wood Park House and the Community Center at the Fellowship House (Council Member Flanagan).**

Ms. Flanagan provided an update on the progress that the Mary Wood Park Commission has made to improve the park and surrounding areas. She also shared that the park would be 100 years old in July of 2020 and that renovations would be made to celebrate the milestone.

**Ms. Tutino made a motion to authorize Borough staff to generate an RFP for architectural plans for Mary H. Wood Park House and the Community Center at the Fellowship House, seconded by Ms. Barton. The motion carried 6-0.**

#### **PUBLIC COMMENT**

Mr. Joe Forino of 412 Old Elm Street shared a concern of Grande residents that the trucks going down West Elm Street make an unbearable amount of noise. He inquired if there were restrictions that could be placed on trucks during morning hours or if the road could be repaved. Mr. Savona explained that it is a state road and there is not much that the Borough can do; he suggested lodging a complaint with PennDOT District 6 and Mr. Forino mentioned that he would also attempt to circulate a petition on the matter. Mr. Forino also mentioned that construction behind the Grande is starting early and asked if the Borough could do anything to prevent the work occurring before 7:00 am. Ms. Cecco commented that Licenses and Inspections could consider the matter and so could police.

Mr. Tony DeFazio inquired about the conversation going on about the settlement concerning the "Super Wawa." Ms. Cecco replied that Council is not able to discuss the matter since no application had been filed and there is pending litigation. Mr. DeFazio asked other related questions and stated his concern that retailers would not be able to weigh in on the matter that they oppose. Mr. Savona responded to Mr. DeFazio's comments as well.

Mr. Luke Smith stated that he had grown up in Conshohocken and that he is very concerned about the present amount of traffic.

Mr. Griffin commented that Torrey Smith of the Eagles held a camp that weekend that was very well attended.

**ADJOURNMENT**

The meeting was adjourned at 8:22 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Interim Borough Secretary