

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL
MINUTES OF THE PUBLIC MEETING

Wednesday, October 7, 2020

PUBLIC MEETING held via GoToMeeting video/teleconference

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

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 remotely using the GoToMeeting platform. Colleen Leonard, Council President, called the meeting to order at 7:02 PM.

COUNCIL PRESIDENT ANNOUNCEMENTS

Ms. Leonard thanked everyone for attending the virtual Council meeting. She reviewed the meeting logistics and participation instructions.

PRESENTATIONS

There were no presentations.

LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES

a.) Consider granting conditional use approval for 541 East Hector Street

Mr. Peters opened the public hearing for the conditional use application for 541 East Hector Street. He stated that the applicant is seeking conditional use approval to permit a building height of forty (40) feet in the Residential Overlay District. He read the conditions of approval related to traffic, landscaping, lighting, emergency access and facade design.

Ms. Sokolowski made a motion to approve the 541 East Hector Street conditional use application to be memorialized in a formal written decision, seconded by Ms. Tutino. The motion carried 7-0.

b.) Consider approving Resolution 2020-24 approving preliminary/final land development for 541 East Hector Street

Mr. Peters stated that the applicant proposes to construct a three (3) story multi-family building containing twelve (12) dwelling units over a ground level with twenty-five (25) parking spaces. He reviewed the requested waivers and conditions of approval per the proposed resolution.

Ms. Barton made a motion to approve Resolution 2020-24 approving preliminary/final land development for 541 East Hector Street, seconded by Ms. Tutino. The motion carried 7-0.

COUNCIL BUSINESS

a.) Consider awarding a bid for the Generator Transfer Switch Installation Project at the Community Center

Ms. Cecco stated that the project was bid through an RFP process and that a total of five (5) bids were received. She explained that the recommendation is to award the bid to Greg A. Vietri Inc. in the amount of \$42,000.00.

Ms. Sokolowski made a motion to approve the Generator Transfer Switch Installation Project at the Community Center in the amount of \$42,000.00, seconded by Ms. Tutino. The motion carried 7-0.

b.) Review Board and Commission vacancies

Ms. Cecco reviewed the Board and Commission vacancies. Council requested that applicants be interviewed over the next six (6) weeks for terms to begin in January 2021. Council confirmed that applicants who interviewed before the pandemic should be re-interviewed. Ms. Cecco shared that the Environmental Advisory Council (EAC) submitted a request to appoint applicants to the EAC and to appoint a Chair and Vice Chair to the EAC. Council agreed to consider the request of the EAC. Council decided that Board and Commission members whose terms are ending in 2020 would interview with Council to be considered for re-appointment. Ms. Cecco discussed Borough Administration taking over full operation of the Dog Park.

MANAGER MATTERS

- a.) Consider approving Resolution 2020-25 approving an extension of the local disaster emergency until November 4

Ms. Flanagan made a motion to approve Resolution 2020-25 approving an extension of the local disaster emergency until November 4, 2020, seconded by Mr. Griffin. The motion carried 7-0.

- b.) Consider approving Resolution 2020-26 extending temporary no parking areas within the Borough

Ms. Sokolowski made a motion to approve Resolution 2020-26 extending temporary no parking areas within the Borough, seconded by Mr. Griffin. The motion carried 7-0.

- c.) Consider approving the first and final professional services escrow release for Riverwalk in the amount of \$4,434.48

Mr. Griffin made a motion to approve the first and final professional services escrow release for Riverwalk in the amount of \$4,434.48, seconded by Ms. Flanagan. The motion carried 7-0.

- d.) Consider approving the first and final professional services escrow release for 239-301 West Fourth Avenue (Phase I) in the amount of \$899.78

Ms. Barton made a motion to approve the first and final professional services escrow release for 239-301 West Fourth Avenue (Phase I) in the amount of \$899.78, seconded by Mr. Griffin. The motion carried 7-0.

- e.) Consider approving the second and final professional services escrow release for 239-301 West Fourth Avenue (Phase II) in the amount of \$9,192.25

Ms. Barton made a motion to approve the second and final professional services escrow release for 239-301 West Fourth Avenue (Phase II) in the amount of \$9,192.25, seconded by Mr. Griffin. The motion carried 7-0.

- f.) Consider approving Resolution 2020-27 authorizing the execution of the Municipal Winter Services Supplemental Agreement with PennDOT

Mr. Griffin made a motion to approve Resolution 2020-27 authorizing the execution of the Municipal Winter Services Supplemental Agreement with PennDOT, seconded by Mr. Stokley. The motion carried 7-0.

- g.) Consider approving Resolution 2020-28 authorizing the execution of the Municipal Winter Services Agreement with PennDOT for years 2021 through 2025

Ms. Flanagan made a motion to approve Resolution 2020-28 authorizing the execution of the Municipal Winter Services Agreement with PennDOT for years 2021 through 2025, seconded by Ms. Barton. The motion carried 7-0.

- h.) Consider approving the CDBG Three Year Community Development Plan

Ms. Cecco stated that as part of the application for the Community Development Block Grant (CDBG) funds, grantees are required to prepare a three (3) year Community Development Plan. She provided a brief overview of the plan and asked Council to review the plan for consideration on October 21, 2020.

- i.) Consider approving a letter of support for the SORA West RACP Grant application

Ms. Cecco shared that Keystone Property Group is applying for a Redevelopment Assistance Capital Program (RACP) Grant for construction of the hotel and redevelopment of the historic firehouse on the SORA West site. She stated that Keystone requested a letter of support for the application.

Ms. Leonard made a motion to approve a letter of support for the SORA West RACP Grant application, seconded by Mr. Griffin. Mr. Stokley recused himself. The motion carried 6-0.

- j.) Consider approving a special event request, Colonial Democrats Walk 4 Progress

Ms. Cecco explained that the Colonial Area Democratic Committee submitted a special event application for use of Mary Wood Park for Walk 4 Progress on October 18, 2020.

Ms. Tutino made a motion to approve a special event request for the Colonial Democrats Walk 4 Progress, seconded by Ms. Barton. Mr. Stokley opposed. The motion carried 6-1.

- k.) Consider approving St. Matthew's fee waiver request for use of the A-Field for outdoor church services

Mr. Griffin made a motion to approve St. Matthew's fee waiver request for use of the A-Field for outdoor church services for October 4 and 11, seconded by Ms. Sokolowski. The motion carried 7-0.

DEPARTMENT MATTERS

- a.) Consider approving Resolution 2020-29 authorizing the sale of Borough vehicles through Municibid

Ray Sokolowski, Executive Director of Operations, reviewed the vehicles to be sold on Municibid.

Mr. Griffin made a motion to approve Resolution 2020-29 authorizing the sale of Borough vehicles through Municibid, seconded by Mr. Stokley. The motion carried 7-0.

b.) Consider approving the Emergency Action Plan for the Plymouth Creek Flood Protection Project

Mr. Sokolowski reviewed the purpose and scope of the Emergency Action Plan for the Plymouth Creek Flood Protection Project. Ms. Cecco asked Council to review the plan for consideration at the October Voting Meeting.

LEGAL MATTERS

a.) Consider authorizing advertisement of Ordinance 02-2020 accepting the dedication and opening of an area of land located within the Borough as a portion of the Borough's street system

Mr. Peters shared that a condition of land development approval for the 51 Washington Street project was the relocation of Washington Street and dedication of a portion of the property. Mr. Peters explained that the proposed ordinance accepts dedication and opening of an area of land located within the 51 Washington Street project as a portion of the Borough's street system.

Ms. Sokolowski made a motion to approve advertisement of Ordinance 02-2020 accepting the dedication and opening of an area of land located within the Borough as a portion of the Borough's street system, seconded by Ms. Tutino. The motion carried 7-0.

b.) Consider approving the First Amendment to the Temporary Public Access Easement Agreement for 51 Washington Street

Mr. Peters provided an overview of First Amendment to the Temporary Public Access Easement Agreement for 51 Washington Street, which would terminate easement of the Temporary Stone Access Drive and grant easement for vehicular and pedestrian passage in and over certain areas of the new Washington Street.

Mr. Griffin made a motion to approve the First Amendment to the Temporary Public Access Easement Agreement for 51 Washington Street, seconded by Mr. Stokley. The motion carried 7-0.

COUNCIL MEMBER AND MAYOR MATTERS

Mayor Aronson shared information about the t-shirt campaign of the Friends of Conshohocken Parks. He announced that the EAC is hosting a contactless Fall Community Cleanup on October 17, 2020.

Ms. Flanagan thanked Borough administration and professionals for working with Craft Custom Homes, developer of 541 East Hector, to establish a plan to address traffic concerns related to the proposed development.

Ms. Sokolowski encouraged residents to visit the Borough website for information about the Borough's alternative events for the remainder of 2020.

Mr. Griffin encouraged everyone to continue following CDC protocols related to COVID-19.

PUBLIC COMMENT

Brittany Rogers, Executive Assistant to the Borough Manager, stated that no public comment was received via email submission.

James Cipar, 114 East 13th Avenue, discussed concerns related to the Conshohocken Golden Bears' use of the B-Field. He mentioned specifically issues related to noise, trash and disrespectful behavior. He also mentioned that an unknown member of the organization hit his vehicle.

Elizabeth Reese, 122 East 13th Avenue, discussed concerns related to the Conshohocken Golden Bears' use of the B-Field. She described incidences of disorderly conduct, including public urination, trespassing and offensive language. Ms. Reese also mentioned issues related to parking. She asked Council to consider no longer allowing the Bears organization to utilize the field.

Ms. Cecco responded that the Borough has received complaints about the Conshohocken Bears organization. She summarized actions taken by the Borough to-date to address those complaints. Ms. Cecco explained that all complaints, concerns and police reports regarding the Bears would be compiled and shared with Council for discussion at the November 18, 2020.

Scott Langstein, 200 West Elm Street, thanked Council for returning to entirely virtual Council meetings. He inquired about a Colwell Lane Diversion Pipe Project from 2014. Mr. Sokolowski responded that he is not aware of the referenced project. He discussed recent infrastructure improvements completed along Brooke Road which has reduced flooding in the area.

ADJOURNMENT

The meeting was adjourned at 8:16 PM.

Respectfully Submitted,

Stephanie Cecco, Borough Secretary