

CONSHOHOCKEN BOROUGH PLANNING COMMISSION
MEETING MINUTES/REPORT TO CONSHOHOCKEN BOROUGH COUNCIL

MEETING DATE: May 12, 2022

AGENDA ITEM #1 – CONDITIONAL USE APPLICATION

APPLICANT: Emily and John Crabtree
PROPERTY: 150 West 9th Avenue

COMMISSION ACTION: Recommendation for approval of conditional use application as presented.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. conditional use application with addendum
2. boundary and topographic survey prepared by Ruggiero Plante Land Design, dated November 15, 2021, no revisions
3. plan showing building footprint, undated
4. structural report prepared by SE2 Engineering, LLC, dated March 25, 2022
5. presentation for conditional use application, 10 slides
6. zoning determination from Borough Zoning Officer, dated May 5, 2022

MEETING SUMMARY:

The applicant proposes to demolish the existing single-family detached dwelling on the property and construct a new single-family detached dwelling in its place. Because the existing dwelling is more than 50 years old, a conditional use is required. The existing single-family detached dwelling is approximately 1,139 square feet. The proposed single-family detached dwelling is approximately 3,175 square feet.

The following members of the Planning Commission were present: Elizabeth MacNeal, Chair, Daniel Swartley McArdle, Vice Chair, David Swedkowski, and Judy Smith-Kressley. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, Geoffrey Attanasio from the Borough Engineer's office, Borough Zoning Officer, Eric Johnson, P.E., and the Executive Assistant to the Borough Manager, Brittany Rogers.

Present for the applicant were Emily and Jon Crabtree.

Jon Crabtree presented a Powerpoint presentation outlining the proposal. Mr. Crabtree explained that there is currently a bungalow on the property. The property next door previously contained a single-family detached dwelling, which was demolished and

two single-family detached dwellings constructed in its place in approximately late 2019. The existing bungalow was constructed in the 1920s, necessitating the relief.

Mr. Crabtree explained that the home was designed to stay within the dimensional requirements of the zoning code, including the required setbacks. The curb cut on Maple Street is proposed to remain, and the garage for the home will continue to be accessed at that point. The home is proposed to be a 2-story home, with building coverage slightly higher than current.

Mr. Crabtree explained that they had investigated keeping existing aspects of the home to avoid the conditional use process, but that trying to do so resulted in higher interest rates and a worse design.

The massing, height, footprint, and general color scheme of the home will match what was presented in the Powerpoint presentation. Final material choices are ongoing.

The applicants explained that they intended to live in the new home with their family.

Member Smith-Kressley asked the applicants whether the lot size and coverage requirements under the zoning ordinance would be met, and the applicants replied in the affirmative. The Borough Zoning Officer explained that the setbacks as proposed are permitted because the property contains two "front yards", and the setback at those front yards is permitted to match the established setback line on each street.

Member Smith-Kressley asked the applicants whether they would comply with the Borough's stormwater requirements, and the applicants replied in the affirmative.

Member MacNeal had no questions.

Member Swedkowski explained that his concerns had been addressed during the presentation, and that he was supportive of the project.

Chair MacNeal asked the Borough Solicitor to confirm that the only item before the Planning Commission was the conditional use required due to the age of the home. The Borough Solicitor confirmed that the conditional use was the only aspect of the project before the Planning Commission.

Chair MacNeal called for public comment. Diane Piccone from 821 Harry Street provided comment. Ms. Piccone stated that she is a member of the Borough's Environmental Advisory Council ("EAC") and that the EAC is working on an initiative to encourage native plantings. Ms. Piccone explained the myriad benefits of native plantings. The applicants stated that they would be interested in exploring native plantings for the project, and would touch base with Ms. Piccone and consider any literature the EAC may issue.

Member Smith-Kressley made a motion to recommend approval of the conditional use as presented. Member MacNeal seconded the motion, and the motion was passed unanimously.

**AGENDA ITEM #2—SALDO AMENDMENT REGARDING STORMWATER
MANAGEMENT/STORMWATER MANAGEMENT ORDINANCE**

COMMISSION ACTION: Recommendation of adoption of ordinances with the recommendation that the Borough investigate incentives/education to encourage stormwater management for projects 600 square feet and smaller.

MATERIALS REVIEWED:

1. ordinance amending SALDO § 410 *Drainage*
2. ordinance adopting new Stormwater Management Ordinance (Chapter 19 of Borough's Code of Ordinances)

MEETING SUMMARY:

Two ordinances are being considered by Borough Council. One is an entirely new stormwater management ordinance, matching the model ordinance issued by the Pennsylvania Department of Environmental Protection ("DEP") in connection with the MS4 program. The other is an amendment to the Borough's Subdivision and Land Development Ordinance's section on drainage.

The following members of the Planning Commission were present: Elizabeth MacNeal, Chair, Daniel Swartley McArdle, Vice Chair, David Swedkowski, and Judy Smith-Kressley. Also present for the Borough were Borough Solicitor, Michael Peters, Esquire, Geoffrey Attanasio from the Borough Engineer's office, Borough Zoning Officer, Eric Johnson, P.E., and the Executive Assistant to the Borough Manager, Brittany Rogers.

Mr. Attanasio, from the Borough Engineer's office, presented both ordinances to the Planning Commission.

With respect to the stormwater management ordinance, Mr. Attanasio explained that the ordinance before the Planning Commission was written to comply with the model ordinance issued by DEP in connection with the Borough's participation in the NPDES/MS4 program. The ordinance as presented was prepared by the Borough Engineer's office, and reviewed by the Borough Solicitor and Borough administration.

Mr. Attanasio explained that the Borough is obligated to remain compliant with the MS4 requirements, and as such adoption of the new ordinance was required. Mr. Attanasio explained that the vast majority of the new ordinance addressed larger land development projects.

The new ordinance exempts projects under 600 square feet, and for projects between 601 square feet and 1000 square feet, the ordinance provides a process for small stormwater projects with examples that can be followed by homeowners.

Member Smith-Kressley asked where the small project information was located, and Mr. Attanasio explained that the information is provided at appendix "B" of the ordinance.

Member MacNeal had no questions.

Member Swedkowski asked about the existing requirements for small projects. Mr. Attanasio, the Borough Solicitor, and the Borough Zoning Officer explained how the Borough currently handles small projects, and that the new ordinance will make the process more uniform and creates clear expectations for homeowners.

Chair MacNeal suggested that the Borough explore potential incentives for persons to perform stormwater management for projects 600 square feet and under. Mr. Attanasio did explain that part of the MS4 program was the requirement for public education.

Member Swedkowski had the same concern regarding projects under 600 square feet, and agreed that incentive/education should be encouraged.

Mr. Attanasio explained that the second ordinance under consideration was the amendment to the drainage section of the SALDO, which was designed to coincide with the new stormwater management ordinance. The Planning Commission did not have specific questions regarding the SALDO amendment.

Chair MacNeal made a motion to recommend adoption of both ordinances, with the recommendation that the Borough investigate additional incentives/education to encourage stormwater management for projects 600 square feet and smaller. Member Smith-Kressley seconded the motion, which was approved unanimously.