

BOROUGH OF CONSHOHOCKEN BOROUGH COUNCIL  
MINUTES OF THE PUBLIC MEETING

Wednesday, September 7, 2022

PUBLIC MEETING

PRESENT: Colleen Leonard, Council President  
Tina Sokolowski, Council Vice-President  
Anita Barton, Council Member  
Stacy Ellam, Council Member  
Kathleen Kingsley, Council Member  
Adrian Serna, 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 at the Conshohocken Borough Hall, 400 Fayette Street, Conshohocken, PA. Ms. Leonard, Council President, called the meeting to order at 7:01 PM.

**COUNCIL PRESIDENT ANNOUNCEMENTS**

Ms. Leonard announced that an Executive Session was held immediately prior to the regularly scheduled public meeting on property and legal matters.

**PRESENTATIONS**

**a.) Conshohocken Fire Company No. 2 Grant Recipient Recognition**

Timothy Gunning, Fire Chief, and Calvin Perlman, Captain, presented information on the 2020 FEMA SAFER Grant and recognized Conshohocken Fire Company No. 2 as the recipient of the grant for recruitment and retention in the amount of \$347,620.00.

**LAND USE MATTERS, PUBLIC HEARINGS AND ORDINANCES**

**a.) Public Hearing on Conditional Use Applications**

**i. 1016 Maple Street: Brian and Christina Pieri, Applicant**

Mr. Peters opened the public hearing on the conditional use application for 1016 Maple Street. He explained that the applicant is seeking conditional use to permit the demolition of a single-family home which was constructed more than 50 years ago.

Brian Pieri, the applicant, discussed the history of the property and expressed his family's desire to live in the home and stay in the Borough.

Chuck Borkowski, the builder on the project, stated that the applicant had spent a year designing the project in a manner that would be acceptable to the neighborhood. He stated that the proposal is to build a home as close to (in terms of setbacks, footprint, etc.) the existing home as possible. Mr. Borkowski presented photographs showing the various issues with the existing structure. He provided renderings of the proposed single-family home.

Ms. Barton inquired about the height of the proposed single-family dwelling. Mr. Borkowski responded that the height is under 35 feet, which complies with the zoning requirement.

Ms. Sokolowski asked if the applicant has discussed the proposal with any surrounding property owners. Mr. Borkowski responded that property owners will be notified of construction if the project is approved.

Mr. Peters called for public comment.

Anna Marie Travagline, 139 West 10<sup>th</sup> Avenue, asked if the applicant is required to construct the proposed dwelling within the same footprint of the existing home. Mr. Peters responded that there is no restriction under the requirements of conditional use. Ms. Travagline also inquired about side yard setbacks. Mr. Borkowski responded that the proposal complies with dimensional zoning requirements, including setbacks.

Elizabeth Clay and Nathan Surles, 1012 Maple Street, inquired about side yard setbacks. Mr. Pieri responded that the building would be approximately 3 feet closer to their shared property line.

Mr. Peters continued the matter on the record to September 21, 2022.

**ii. 1125 Wood Street: Fred DeStolfo, Applicant**

Mr. Peters opened the public hearing on the conditional use application for 1125 Wood Street. He explained that the applicant is seeking conditional use to permit the demolition of a single-family home which was constructed more than 50 years ago.

Fred DeStolfo, the applicant, shared that he needs a home appropriate in size and condition for his growing family. He explained that the home was his grandmother's home so he would have liked to save it, however, it is not feasible to do so.

Mr. Borkowski explained that zoning relief was obtained for dimensional issues related to the project because the lot is undersized. Mr. Serna inquired about the height of the proposed dwelling. Mr. Borkowski responded that the height complies with the building height requirement for zoning. Mr. Borkowski presented photographs showing the various issues with the existing structure. He provided renderings of the proposed single-family home.

Mr. Peters called for public comment. There were no comments from the public.

Mr. Peters continued the hearing on the record to September 21, 2022.

**b.) Waiver of Land Development Application for Conshohocken Station Parking Facility Project: SEPTA, Applicant**

Mr. Peters explained the process for a waiver of land development.

Michael Gill, attorney for the applicant, shared that the proposal is the second phase of the Conshohocken Train Station development project. He explained that Phase II addresses parking improvements associated with the new station including a surface parking lot and a parking structure. Mr. Gill explained that the project received zoning relief from the Zoning Hearing Board and a recommendation of approval from the Planning Commission. Mr. Gill asked Borough Council to consider approving a waiver of land development for the project at their meeting on September 21, 2022.

**c.) Discuss and consider authorizing advertisement of a Local Tax Collection Law Ordinance amendment**

Mr. Peters stated that, Act 57 of 2022, which was signed into law by Governor Wolf, amends the local tax collection law. He shared that the amendment allows for the tax collector to automatically waive penalties for taxpayers who have purchased a home within twelve (12) months and have not received their tax bill in the mail. He explained that the Borough is required, as a local taxing agency, to adopt an ordinance which is consistent with the new legislation. Mr. Peters briefly reviewed the proposed ordinance amendment and asked Council to consider authorizing its advertisement.

**Ms. Barton made a motion to authorizing advertisement of a Local Tax Collection Law Ordinance amendment, seconded by Mr. Serna. The motion carried 7-0.**

**COUNCIL BUSINESS**

There was no Council business.

**MANAGER MATTERS**

**a.) Consider approving 204 East Eighth Avenue maintenance bond release in the amount of \$14,822.53**

**Mr. Serna made a motion to approve 204 East Eighth Avenue maintenance bond release in the amount of \$14,822.53, seconded by Ms. Kingsley. The motion carried 7-0.**

**b.) Consider approving 400 West Elm Street financial security escrow release no. 2 in the amount of \$161,522.32**

**Ms. Ellam made a motion to approve 400 West Elm Street financial security escrow release no. 2 in the amount of \$161,522.32, seconded by Ms. Barton. The motion carried 7-0.**

**c.) Consider approving the first and final professional services escrow release for Millennium Conshohocken in the amount of \$3,011.85**

**Ms. Kingsley made a motion to approve the first and final professional services escrow release for Millennium Conshohocken in the amount of \$3,011.85, seconded by Ms. Sokolowski. The motion carried 7-0.**

**d.) Consider accepting the resignation of a Human Relations Commission member**

Ms. Cecco shared that Jason Fortenberry has moved out of the Borough and can no longer serve as a member of the Human Relations Commission.

**Ms. Barton made a motion to accept the resignation of Jason Fortenberry from the Human Relations Commission, seconded by Ms. Ellam. The motion carried 7-0.**

**e.) Consider approving Resolution 2022-22 Fair Housing Resolution**

Ms. Cecco stated that, as a recipient of federal funds, the Borough is required to pass a resolution annually in support of the Fair Housing Act of 1968 as amended and the Pennsylvania Human Relations Commission. She explained that the resolution identifies protected classes and indicates the Borough's willingness to assist individuals who believe that they have experienced discrimination.

**Ms. Sokolowski made a motion to approve Resolution 2022-22 adopting a Fair Housing Resolution supporting the Fair Housing Act of 1968 as amended and the Pennsylvania Human Relations Commission, seconded by Ms. Kingsley. The motion carried 7-0.**

**f.) Consider approving an amended fee schedule to include fees associated with the stormwater management plan application**

Ms. Cecco shared that Borough Council adopted a new stormwater management ordinance, which matches the model ordinance issued by the DEP. She explained that the ordinance establishes a new stormwater management regulation process which requires the submission of a stormwater management plan application, as well as fees associated with the review of the plan. She discussed the fees associated with new stormwater management plan. Ms. Cecco asked Council to consider approving an amended fee schedule to include fees associated with the stormwater management plan application.

**Ms. Kingsley made a motion to amend the Fiscal Year 2022 fee schedule to include fees associated with the stormwater management plan application per the adoption of the new stormwater management ordinance, which matches the model ordinance issued by the DEP, seconded by Ms. Barton. The motion carried 7-0.**

**g.) Discuss a resolution to establish temporary to-go parking spaces**

Ms. Cecco shared that Borough Administration received a request from the Deli on 4<sup>th</sup> for the installation of 15-minute "to-go" parking spaces in front of the deli on West 4<sup>th</sup> Avenue. Ms. Cecco recommended that Council consider approving two (2) temporary 15-minute parking spaces on West 4<sup>th</sup> Avenue between Fayette Street and Forrest Street for a period of 90 days. She explained that Council would consider making the parking regulations permanent at the completion of the trial period.

Ms. Kingsley asked if the 15-minute "to-go" parking spaces would be limited to certain hours of the day. Ms. Cecco responded that all 15-minute parking spaces in the Borough are 24 hours a day.

**h.) Discuss the Borough's 2023 Minimum Municipal Obligations (MMO)**

Ms. Cecco explained that the Borough is required to annually satisfy Minimum Municipal Obligations (MMO) for its pension plans. She reviewed the financial requirement for Police, Fire and Non-Uniform pension plans. She stated that the MMO values will be included in the FY2023 budget.

**i.) Discuss a Main Street Overlay Task Force**

Ms. Cecco shared that in May 2022 Borough Council held a Main Street Overlay Ordinance Public Forum to appropriately address and discuss the future of the Fayette Street corridor. She explained that the next step in the process is to create a Main Street Overlay Task Force. She shared Borough Administration's recommendations for the size and composition of the Task Force and reviewed next steps in establishing a Task Force.

## DEPARTMENT MATTERS

**a.) Discuss Second Avenue Pocket Park and Raymond Ludwig Weinmann Sr. Memorial Park, Ray Sokolowski, Executive Director of Operations**

Ray Sokolowski, Executive Director of Operations, presented concept renderings for two (2) new proposed parks, specifically a pocket park at the Veterans Memorial at West 2<sup>nd</sup> Avenue and Fayette Street, and a park on the property surrounding the Outbound Station located at 2 Harry Street. He explained that these proposed parks are in the early stages of development and will not be budgeted for in fiscal year 2023.

## LEGAL MATTERS

**a.) Discuss License Agreements with Fritz Lodge and Santander Bank for pocket parks**

Mr. Peters reviewed the draft license agreements with the Fritz Lodge and Santander Bank for pocket parks.

**b.) Consider approving Resolution 2022-23 for emergency work on the Aubrey Collins Park retaining wall**

Mr. Peters shared that the Borough's staff and professionals have identified structural compromises to a retaining wall at Aubrey Collins Park that require immediate repair to protect against potential collapse. He asked Council to consider authorizing the emergency expenditure of funds for purposes of repairs to the retaining wall in the amount of \$70,000.00 from the Borough's capital reserve fund.

**Mr. Serna made a motion to approve Resolution 2022-23 for emergency work on the Aubrey Collins Park retaining wall in the amount of \$70,000.00, seconded by Ms. Barton. The motion carried 7-0.**

#### **COUNCIL MEMBER AND MAYOR MATTERS**

Mark Weinmann, 853 Hilldale Road in West Chester, thanked Borough Council for naming the newly proposed park after his late father, Raymond Weinmann Sr. He discussed how important Conshohocken was to his father.

#### **PUBLIC COMMENT**

Mayor Aronson announced that the Friends of Conshohocken Parks is hosting an Eagles ticket raffle fundraiser. He shared photos from Conshohocken Destination's Conshy Strong Bingo, which supports local restaurants. Mayor Aronson also shared that he participated in an ice cream battle with elected officials from Conshohocken, Bridgeport, West Conshohocken, and Norristown. He announced that there would be a 9/11 Memorial Ceremony in West Conshohocken on September 11, 2022.

Ms. Barton reminded drivers to drive safe as children return to school.

Ms. Tutino reminded everyone that the 2022 Conshohocken Restaurant Rally, presented by the Conshohocken AMBUCS, is scheduled for September 18, 2022.

#### **ADJOURNMENT**

The meeting was adjourned at 8:33 PM.

Respectfully Submitted,

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Stephanie Cecco,  
Borough Secretary