

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

MEETING DATE: October 9, 2024

AGENDA ITEM #1 – 127 EAST ELM STREET,
PRELIMINARY/FINAL LAND DEVELOPMENT

COMMISSION ACTION: Recommendation for approval of preliminary/final land development application and waivers with following conditions:

- compliance with review letters;
- consideration of sound dampening measures for the pickleball courts;
- consideration of establishing public hours for access by Borough residents without cost;
- review of ADA accessibility and compliance; and
- review of connection of sidewalk to trail by Borough.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

- application for land development;
- zoning variance application;
- floodplain development permit application;
- photographs of existing site conditions, 4 sheets;
- site plan prepared by RHC Design, LLC, dated June 14, 2024, no revision date;
- architectural renderings, 15 sheets;
- preliminary and final land development plan set, prepared by Schock Group, dated August 2, 2024, 11 sheets;
- post construction stormwater management report, prepared by Schock Group LLC, dated August 2, 2024;
- sale and purchase agreement, dated April 18, 2024;
- review letter of Borough engineer, dated September 20, 2024;
- review letter of Borough fire marshal, dated September 17, 2024;
- review letter of Montgomery County Planning Commission, dated August 30, 2024;
- review letter of Borough traffic engineer, dated September 17, 2024; and
- review letter of Borough zoning officer, dated September 5, 2024.

MEETING SUMMARY: Following a brief presentation of the amendment draft, the Planning Commission recommended adoption of the draft as presented.

The following members of the Planning Commission were present: Elizabeth MacNeal, Chair, Daniel Swartley McArdle, Vice Chair, Judy Smith-Kressley, and David Swedkowski. Also present for the Borough were Zachary Sivertsen, Esquire from the Borough Solicitor's office, Karen MacNair, PE, Borough Engineer, Allison Lee, PE, Borough Zoning Officer, Brittany Rogers, Executive Assistant to the Borough Manager, and Stephanie Cecco, Borough Manager. Applicant was represented by attorney Mark Danek, Esquire and by a representative of applicant, Christina Pieri.

Mr. Danek provided a brief overview of the project, including the fact that most of the property is in the floodway fringe. The project is comprised of an outdoor wine garden, restaurant, pickleball courts, an area for food trucks, etc. Mr. Danek represented that sound deadening pickleball paddles would be used, and that outdoor music would be shut off by 10 PM. Mr. Danek reviewed the architectural renderings for the project. A separate gated entrance is proposed for the pickleball courts.

The Planning Commission reviewed the Borough's Engineer's review letter, including review of the waivers being requested and how applicant intended to address the review letter.

The applicant explained that it planned to get a LOMR from FEMA to adjust the floodway fringe designation.

The planning commission discussed potential conditions, set forth hereinabove.

Julian Miraglia commented on the application, and explained that the Greater Conshohocken Economic Development Corp was a lending partner for the project and was in favor of the project.

The Board recommended approval of preliminary and final land development for the project, with conditions, as set forth above in a 4 to 0 vote.

AGENDA ITEM #2 – GROUP HOME ZONING AMENDMENT

COMMISSION ACTION: Recommendation for adoption of ordinance as presented.

MATERIALS REVIEWED: The Planning Commission reviewed a draft of the zoning ordinance amendment.

MEETING SUMMARY: Following a brief presentation of the amendment draft, the Planning Commission recommended adoption of the draft as presented.