

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

MEETING DATE: December 12, 2024

AGENDA ITEM #1: **101 WASHINGTON STREET**
 SEPTA TEMPORARY PARKING LOT
 WAIVER OF LAND DEVELOPMENT

COMMISSION ACTION: Recommendation for approval of waiver of land development, subject to compliance with Borough staff and consultant review letters, including specifically the granting of waivers from the following sections of the Subdivision and Land Development Ordinance (“SALDO”):

- waiver from SALDO §22-404.3.F(6) to permit a parking stall size of 8.5’ x 18’ rather than the minimum required 9’ x 18’ size;
- waiver from SALDO §22-405.1.C to provide less than the minimum required 15 foot sidewalk width; and
- waiver from SALDO §22-804 to excuse the requirement for the dedication of land or the payment of a fee-in-lieu thereof for park and recreational use.

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

- application for waiver of land development;
- deed for property;
- aerial photograph and six photographs of existing site conditions;
- notice of ZHB decision, dated October 23, 2024;
- land development plan set, prepared by McCormick Taylor, 81 sheets, dated November 1, 2024;
- plan set, prepared by McCormick Taylor, 4 sheets, sheets 1 through 3 dated June 7, 2024; sheet 4 dated March 1, 2024;
- stormwater management calculations, prepared by McCormick Taylor, dated November 2024;
- queue-cutter signal analysis, prepared by McCormick Taylor, dated January 2, 2024;
- review letter of Borough engineer, dated November 20, 2024;
- review letter of Borough fire marshal and commercial building inspector, dated November 5, 2024;

- review letter of Montgomery County Planning Commission, dated December 5, 2024;
- review letter of Borough traffic engineer, dated December 4, 2024;
- review letter of Borough zoning officer, dated December 4, 2024; and
- response of applicant to Borough review letters.

MEETING SUMMARY:

The following members of the Planning Commission were present: Daniel Swartley McArdle, Vice Chair, Judy Smith-Kressley, and David Swedkowski. Also present for the Borough were Mark Eastburn, Esquire from the Borough Solicitor's office, Tyler Williams, PE, Borough Engineer for the project, Allison Lee, PE, Borough Zoning Officer, and Brittany Rogers, Executive Assistant to the Borough Manager. Applicant was represented by attorney Carl Weiner, Esquire and Kris Bellotti, PE, applicant's engineer.

Mr. Bellotti provided an overview of the project, and Mr. Weiner summarized applicant's responses to the Borough staff/consultant review letters, most of which were "will comply". With respect to the zoning review letter, the applicant was willing to install ornamental shrubs/plantings in the parking lot planting islands.

Member Smith-Kressley asked the applicant why there was only one entrance and one exit to the parking area. Applicant's engineer explained that they were hindered by the site because it is located between the river and the rail tracks. In order to install another exit, an entirely new roadway would need to be built. Member Smith-Kressley also asked whether applicant would be installing electric charging stations, to which applicant responded that such stations would be in the permanent garage, but not the temporary surface lot.

With respect to the three waivers, the Borough's zoning officer explained that the parking stall size being requested by the applicant is permitted under the zoning ordinance. With respect to the sidewalk width, due to the multi-use trail and to maximize the parking area, the sidewalks proposed are the maximum applicant can propose. With respect to the recreation fees, in addition to any amenities being proposed in connection with the temporary parking lot, SEPTA is a public agency.

Member Swedkowski made a motion to recommend approval of the waiver of land development, including the three specific waivers requested. Member Smith-Kressley seconded the motion. The motion was passed unanimously.