

**Borough of Conshohocken  
Montgomery County,  
Pennsylvania**

**ORDINANCE No. \_\_\_\_\_**

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**AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA, VACATING AND ABANDONING A CERTAIN PAPER STREET IN THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, PENNSYLVANIA.**

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**WHEREAS**, there exists a certain paper street (the “Paper Street”) in the Borough of Conshohocken, shown on the plan prepared by First Order, LLC, titled “EXHIBIT SHOWING A PROPOSED ALLEY VACATION”, DATED March 6, 2025, last revised May 1, 2025 (the “Plan”), attached hereto as exhibit “A”, and described on the legal description attached hereto as exhibit “B”;

**WHEREAS**, the owner of the property on either side of the Paper Street has requested that the Borough vacate the Paper Street, in connection with certain approvals the owner has received to change the lot lines of parcels in the vicinity of the Paper Street;

**WHEREAS**, the Borough Council of the Borough of Conshohocken believes it to be in the best interest of the Borough to vacate the Paper Street and, hereinbelow, vacates the Paper Street pursuant to the Pennsylvania Borough Code; Borough Council has provided notice of the intent to vacate the Paper Street as required by applicable law.

**NOW, THEREFORE**, be it, by the Borough Council of the Borough of Conshohocken, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**SECTION 1**

The Borough of Conshohocken, Montgomery County, Pennsylvania, does hereby vacate and abandon the Paper Street, comprising approximately 178 square feet as shown on the Plan and as described in the legal description, attached hereto as exhibit “A” and exhibit “B” respectively, which exhibits are incorporated herein.

**SECTION 2**

Upon the vacation and abandonment of the aforesaid Paper Street, title to the Paper Street shall revert to the owner of the abutting properties pursuant to applicable law.

**SECTION 3**

The President of Borough Council and the Secretary of the Borough are hereby authorized and empowered to execute any quitclaim deeds or releases which may be necessary or desirable in the opinion of the Borough to clarify and establish title to the aforesaid abutting owner of the Paper Street vacated and abandoned by this Ordinance.

**SECTION 4**

In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of Borough Council that the remainder of the Ordinance shall be and shall remain in full force and effect.

**SECTION 5**

This Ordinance shall take effect and be in force from and after its enactment as provided by law.

**ORDAINED** and **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the Borough Council of the Borough of Conshohocken, Montgomery County, Pennsylvania.

ATTEST:

\_\_\_\_\_  
Stephanie Cecco  
Borough Manager and Secretary

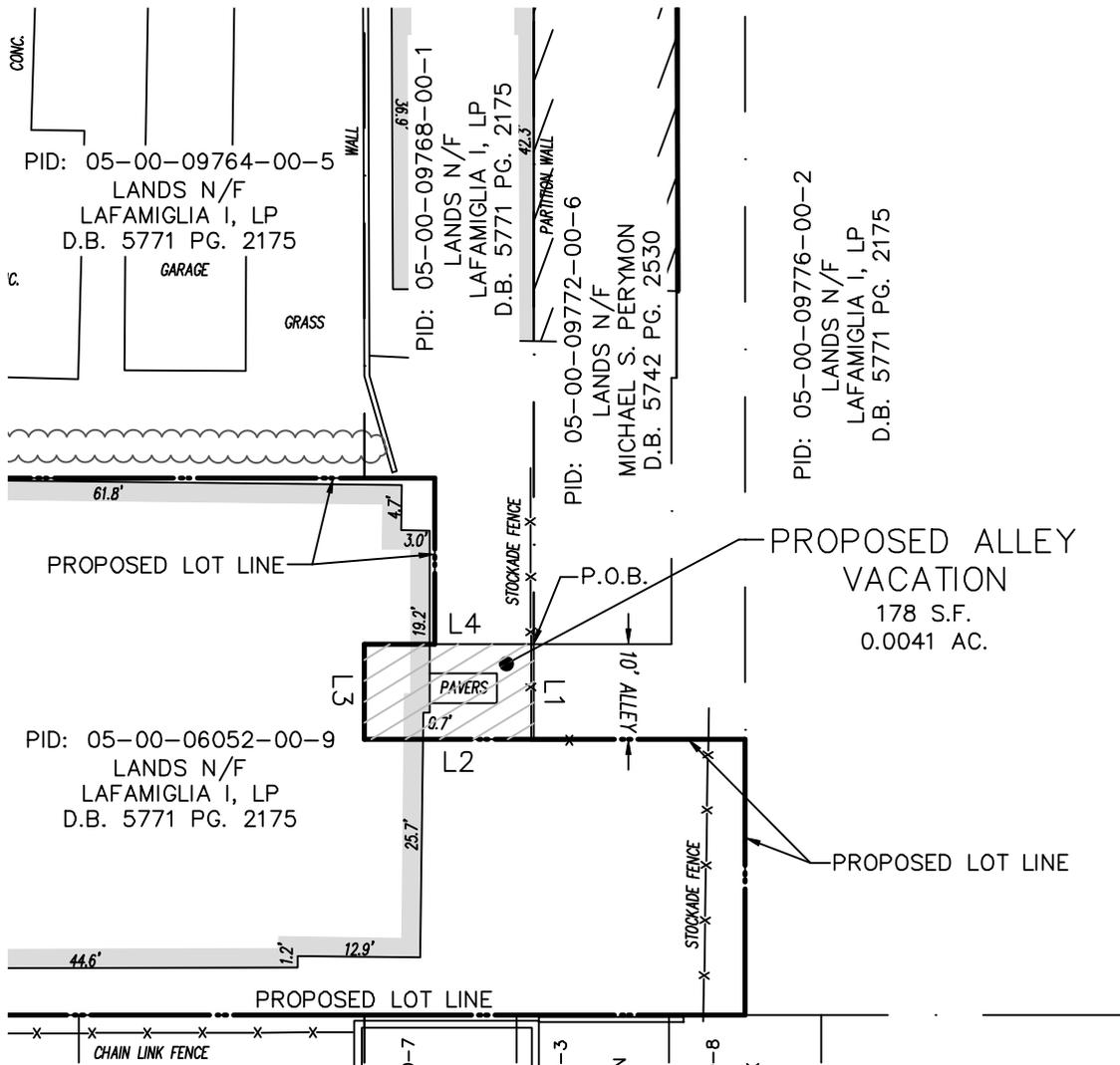
\_\_\_\_\_  
Tina Sokolowski  
President of Borough Council

Approved this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Yaniv Aronson  
Mayor

Exhibit "A"

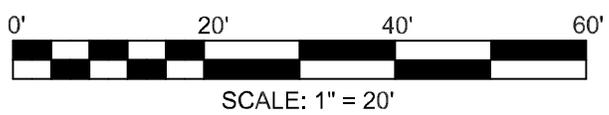
Plan



LINE	BEARING	DISTANCE
L1	S05°00'00"E	10.00'
L2	S85°00'00"W	17.77'
L3	N05°00'00"W	10.00'
L4	N85°00'00"E	17.77'

**GENERAL NOTES**

1. DEED REFERENCE: DEED BOOK 5771 PAGE 2175.
2. MAP REFERENCE: MAP ENTITLED "CONSHOHOCKEN ITALIAN BAKERY MINOR SUBDIVISION AND LOT CONSOLIDATION PLAN," DATED MARCH 6, 2025, LAST REVISED MAY 12, 2025 AND PREPARED BY FIRST ORDER LLC.



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

**PRELIMINARY**

**Gregory C. Noll**  
 Professional Land Surveyor SU075048  
 In the Commonwealth of Pennsylvania  
 Email: gnoll@valleylandservices.com

DATE

**EXHIBIT SHOWING A PROPOSED ALLEY VACATION**  
 BOROUGH OF CONSHOHOCKEN TO LANDS OF LAFAMIGLIA I, LP  
 LOCATED IN THE BOROUGH OF CONSHOHOCKEN,  
 MONTGOMERY COUNTY, PENNSYLVANIA

CLIENT: LAFAMIGLIA I, LP		
JOB NO: F240434		
DATE: MARCH 6, 2025		
REVISIONS:		
No.	DATE	DESCRIPTION
1	05/01/25	REVIEW COMMENTS
2	05/12/25	REVIEW COMMENTS



**FIRST ORDER, LLC**  
 4383 HECKTOWN ROAD  
 BETHLEHEM, PA 18020  
 Phone (610) 365-2907 Fax (610) 365-2958

Exhibit "B"  
Legal Description

# FIRST ORDER, LLC

4383 Hecktown Road, Suite B  
Bethlehem, PA 18020  
(610) 365-2907 \* fax (610) 365-2958

Description of a Proposed Alley Vacation  
Through the Lands of Lafamiglia I, L.P.  
Borough of Conshohocken  
Montgomery County, Commonwealth of Pennsylvania

All that certain tract or parcel of land situate in the Borough of Conshohocken, Montgomery County, Commonwealth of Pennsylvania as shown on a plat entitled "Exhibit Showing a Proposed Alley Vacation," dated March 6, 2025, last revised May 12, 2025 and prepared by First Order LLC and being more particularly described as follows:

Beginning at a point at the intersection of the northwesterly line of an existing 10 foot wide alley and the southwesterly corner of PID: 05-00-09772-00-6, lands n/f Michael S. Perrymon. Running thence,

1. Through the bed of said alley, South 05°00'00" East a distance of 10.00 feet to a point in the northerly line of PID: 05-00-06052-00-9, lands n/f LaFamiglia I, LP. Thence,

Along and through the lands of LaFamiglia I, LP the following 3 courses:

2. South 85°00'00" West a distance of 17.77 feet to a point. Thence,
3. North 05°00'00" West a distance of 10.00 feet to a point. Thence,
4. North 85°00'00" East a distance of 17.77 feet to the point or place of beginning.

Containing 178 square feet or 0.0041 acres of land.

Gregory C. Noll  
Pennsylvania Professional Land Surveyor SU075048