



BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR

Yaniv Aronson

BOROUGH COUNCIL

Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

NOVEMBER 17, 2025, ZONING HEARING BOARD MEETING PACKET

312 Fayette Street – amended application
151 West 10th Avenue – new application
Maple Street Development – amended application

Page 2
Page 17
Page 40



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

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Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE NOVEMBER 17, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-18

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 17, 2025 at 6:30 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Brian P. Magrann
312 Fayette Street, Conshohocken, PA 19428

PREMISES INVOLVED: 312 Fayette Street
Conshohocken, PA 19428
BC – Business Commercial District
FCO – Fayette Street Corridor Overlay District

OWNER OF RECORD: Brian P. Magrann & Michael P. Magrann
312 Fayette Street, Conshohocken, PA 19428

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1303.D to permit a four (4) foot side yard setback from the southerly side lot line for a proposed building addition on an existing nonconforming building, whereas a minimum side yard setback of ten (10) feet is required.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

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Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: November 12, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 312 Fayette Street – Zoning Determination

History of the Site:

312 Fayette Street is a 7,440 SF property that is comprised of an existing nonconforming single-family attached residential dwelling with an attached side home office that was constructed in 1900. The existing dwelling is a three (3)-story, approximately 1,365 SF, brick and stucco building with a one (1)-story, approximately 363 SF one (1)-story brick home office. The front entrances to the main dwelling and side office fronts Fayette Street. The subject dwelling was previously a mixed-use property that consisted of a residential dwelling and a lawyer's office. In addition, there is an existing approximately 896 SF detached garage off of Forrest Street located to the rear of the existing dwelling. The garage shares a common wall with the detached garage of the adjoining neighbor located at 316 Fayette Street.

The subject property is located within the BC- Borough Commercial District and Zone One of the FCO – Fayette Corridor Overlay District.

The subject property is bounded by Fayette Street (100 ft wide right-of-way) to the east and Forrest Street (50 ft wide right-of-way) to the west; and mixed-use properties in all other directions.

Current Request:

The Applicant is proposing to construct a three (3)-story, approximately 360 SF building addition (totaling 1,080 SF of gross floor area) to the southern side wall of the existing three (3)-story residential dwelling. The proposed building addition will be setback four (4) feet from the side yard property line shared with 310 Fayette Street.

The Applicant is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Section §27-1303.D to permit a four (4) feet side yard setback from the southerly side lot line for a proposed building addition on an existing nonconforming building, whereas a minimum side yard setback of ten (10) feet is required.

Zoning Determination:

The above referenced property is located within the BC- Borough Commercial District and Zone One of the FCO – Fayette Corridor Overlay District, and is subject to provisions of Part 7 of the Conshohocken

Borough Zoning Ordinance for nonconforming structures, uses, and lots. The existing single-family attached dwelling with the attached side home office use is considered an existing nonconforming use.

Per Section §27-702.A of the Conshohocken Borough Zoning Ordinance, a nonconforming use is the existing lawful use of the land and/or buildings and or structures upon the land which does not conform to any of the permitted uses of the district in which it is located. The existing building is considered nonconforming because the single-family residential use is located on the street or ground level of the subject dwelling which is not permitted in accordance with Section §27-1302.17 of the BC zoning district and Section §27-2303.2.B & C of the FCO zoning district.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements of the district in which it is located. The existing building is classified as an existing nonconforming building because the building does not conform to the following dimensional requirements of the BC zoning district:

- The side yard setback is five (5) feet from the southern side lot line (adjacent to 310 Fayette Street), which does not conform to the required ten (10) feet side yard setback of the BC zoning district per Section §27-1303.D.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building. According to the Montgomery County Property Records, the existing gross floor area of the subject property is approximately 5,278 SF. The total gross floor area of the proposed three (3)-story building addition will be approximately 1,080 SF. The total physical expansion of the nonconforming building will increase by approximately 20.46%, which is less than the maximum 25% physical expansion limit permitted in compliance with this Code Section.

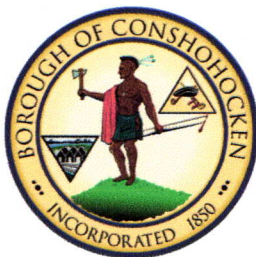
Pursuant to Sections 27-703.E.(5) & (6)(a) of the Borough Zoning Ordinance, a nonconforming building may be expanded only in compliance with § 27-703(E)(6) of the Zoning Ordinance and extension and/or expansion as permitted in § 27-703(E)(1) through (5), shall be permitted only by special exception in accordance with Part 6 [Zoning Hearing Board] of the Zoning Ordinance, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive.

Therefore, the Applicant is required to seek a Special Exception pursuant to Section §27-703.E.(6)(a) for approval by the Conshohocken Borough Zoning Hearing Board to permit the extension and expansion of the nonconforming building.

Per Section §27-1303.D, there shall be no side yard setback for buildings that share a party wall. For buildings situated on a corner, the side yard set back shall be public sidewalk or fifteen (15) feet from the curbline of the public street, whichever is greater. In all other situations the minimum set back shall be ten (10) feet.

According to the sketch provided, the Applicant is proposing to construct a three (3)-story, 360 SF building addition with a total gross floor area of 1,080 SF, which will further encroach into the side yard setback to only have a four (4) feet side yard setback from the property line adjacent to 310 Fayette Street.

Since the setback will be less than the required ten (10) feet minimum side yard setback, the Applicant will be required to seek a variance from Code Section §27-1303.D to permit the reduced side yard setback.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2025-1Y

Date Submitted: 9/12/25

Date Received: 9/12/25

1. Application is hereby made for:

☐ Special Exception ☒ Variance

☐ Appeal of the decision of the zoning officer

☐ Conditional Use approval ☐ Interpretation of the Zoning Ordinance

☐ Other _____

Special Exception pursuant to Section §27-703.E.(6)(a) to permit the extension and expansion of the nonconforming building.

2. Section of the Zoning Ordinance from which relief is requested:

~~§ 27-1103.3, Dimensional Requirements – BC District: "a side yard of not less than 10 feet.. on the unattached side."~~

Section §27-1303.D to permit a four (4) feet side yard setback from the southerly side lot line for a proposed building addition, whereas a minimum side yard setback of ten (10) feet is required.

3. Address of the property, which is the subject of the application:

312 Fayette St, Conshohocken, PA 19428

4. Applicant's Name: Brian P. Magrann

Address: 312 Fayette St, Conshohocken, PA 19428

Phone Number (daytime): 610-420-5531

E-mail Address: bmagrann@gmail.com

5. Applicant is (check one): Legal Owner ☒ Equitable Owner ☐; Tenant ☐

6. Property Owner: Brian P. Magrann & Michael P. Magrann (Co-signer on mortgage)

Address: 312 Fayette St, Conshohocken, PA 19428

Phone Number: 610-420-5531

E-mail Address: bmagrann@gmail.com

7. Lot Dimensions: 40 x 186 Zoning District: BC

8. Has there been previous zoning relief requested in connection with this Property?

Yes ☐ No ☒ If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Three-story townhouse on Fayette St including an attached home office and enclosed porch (~1,700 SF footprint); detached two-car garage (~850 SF footprint). Townhouse is attached via party wall on the northern side (adjoining 316 Fayette St). Zoning variance is being requested on the unattached side adjacent to 310 Fayette St.

10. Please describe the proposed use of the property.

No change to proposed use; primary residence with attached home office.

11. Please describe proposal and improvements to the property in detail.

The Applicant proposes an addition in order to build a modern, full-sized kitchen—an upgrade promised to my wife. The proposed addition has a building footprint of 360 square feet and a total gross floor area above grade of up to 1,080 square feet (three stories, up to 40 feet to match the ridge of the existing structure).

Addition will be extending up to four feet from the property line on the unattached side of the townhouse, closer to 310 Fayette St. This new footprint is within the ten foot side setback current zoning requires.

The existing kitchen is cramped and not well-suited for daily use or accessibility. The addition of a modern kitchen will improve the home's livability while matching the existing structure in style and materials. All other zoning requirements, including front and rear setbacks and building height, will remain in compliance. This improvement enhances the home's function and value while staying consistent with the character of the neighborhood.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

The Applicant seeks a variance to allow an expansion of their home to allow for a modern kitchen that enhances the property's value, extends its useful life, and facilitates future accessibility for elderly parents using walkers or wheelchairs. This request aligns with the character of the block, where all but one home (Moore/ Snear Funeral Home at 300 Fayette St) are attached on at least one side. The Applicant's townhouse is already attached on one side; this addition would make the spacing between homes consistent with others on the street.

The adjacent property at 310 Fayette St is only four feet from the shared side property line. The addition to the applicant's property would leave at least four feet between the applicant's proposed building footprint and that shared property line. Sufficient space would remain for access and air circulation between the two buildings.

This modest change reflects the prevailing development pattern, would not negatively impact neighboring properties, and allows for more practical use of the lot without undermining the purpose of the zoning code.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: _____
Original kitchen in this 1880s townhouse was built for servants. Kitchen has not been updated since the 1970s.

b. How the Zoning Ordinance unreasonably restricts development of the property:

The current zoning setback requirements limit the ability to make practical improvements, such as a functional kitchen, despite the fact that neighboring structures sit much closer to the property line. The ordinance imposes an unnecessary restriction given the existing character of the block, where most homes are attached or have minimal side setbacks. The neighboring property at 310 Fayette St only has a 4 foot side setback.

c. How the proposal is consistent with the character of the surrounding neighborhood.

The addition will be designed to maintain the character of the home and block, where nearly all structures are attached or have minimal space between structures, maintaining visual and functional consistency.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.

The requested relief allows just enough space for a practical kitchen with a center island and seating—standard in modern homes. Without it, the space would be too cramped for cooking, dining, or future accessibility needs like walker or wheelchair use. The addition will be designed to meet these needs without exceeding what's reasonably required.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

N/A

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

N/A

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

N/A

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

§ 27-1103.3, Dimensional Requirements - BC District): "Where a building is not attached on both sides, a side yard of not less than 10 feet shall be provided on the unattached side."

c. Please describe in detail the reasons why the requested relief should be granted.

The change fits the character of the neighborhood and maintains spacing between homes consistent with adjacent properties on the block, making this a reasonable and modest request. The home's existing kitchen is cramped and outdated. The proposed addition would allow for a modern layout improving daily function, increasing the home's value and supporting future accessibility needs.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: _____

b. Address: _____

c. Phone Number: _____

d. E-mail Address: _____

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

B. Magrann Brian P. Magrann
Applicant

B. Magrann Brian P. Magrann
Legal Owner

9/12/25
Date

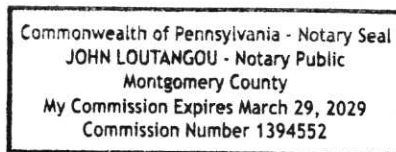
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 12th day of
September, 2025.

J. Loutangou
Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted ☐

Application Denied ☐

MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

DATE OF ORDER: _____

Proposed
Addition ^
360 SF 18ft
V
<= 20 ft =>

5ft

Conshohocken
Dental Arts

Conshohocken
Party Supply

310

312-314 Fayette

316

W. 300 block of Fayette Street, (4th Ave =>)

Warranty Deed

Exempt: Between parent child/sibling

File No: **1647344**

THIS INDENTURE Made this ____ day of _____, 20____

BETWEEN Brian P. Magrann, herein designated as the Grantor(s), parties of the first part,

AND Brian P. Magrann, single and MICHAEL PATRICK MAGRANN, MARRIED, AS JOINT TENANTS
herein designated as the Grantee(s), parties of the second part,

WITNESSETH, that the said Grantors, for and in consideration of Ten and No/100 (\$10.00), lawful money of the United States of America unto it well and truly paid by the said Grantees, at or before the sealing and delivery thereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

Per county: Deed is exempt due to adding parent and/or child

See Exhibit "A" attached hereto and made a part hereof

BEING the same premises conveyed in deed dated **2/20/2012** and recorded **3/5/2012** in the **MONTGOMERY** County Recorder's Office in Deed Book Volume **5828**, page **2946**, granted and conveyed to **Brian P. Magrann**, the Grantors herein.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, right, liberties, privileges, hereditaments and appurtenances, whatsoever and here granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the building and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever **AND** the said grantors, its successor, or assigns to covenant, promise and agree, to and with the said Grantees, their heirs and assigns by these presents, that the grantors, its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against the said grantors, its successors and assigns against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will **WARRANT GENERALLY** and forever **DEFEND**

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IN WITNESS WHEREOF: the said parties of the second part of these presents hereunder set their hands and seals

Brian P. Magrann

Michael Patrick Magrann

NOTICE; THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED OCT. 10 P.L.874, NO. 156.

Brian P. Magrann

Michael Patrick Magrann

Exhibit "A"
Legal Description

The Land referred to herein below is situated in the County of MONTGOMERY, State of PA, and is described as follows:

All that certain Lot or piece of land with the buildings and improvements thereon erected, Situate in the Borough of Conshohocken, in the County of Montgomery and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwest side of Fayette Street, at the distance of One hundred forty feet Southwesterly from Fourth Avenue; thence Northwesterly along land of Abram Crankshaw, One hundred eighty six feet to Forrest Street; thence Southwesterly along said Forrest Street, Forty feet to other land of Dr: John K. Reid; thence Southeasterly along the same, One hundred eighty six feet to Fayette Street aforesaid; thence along the same Northeasterly, Forty feet to the place of beginning.

Being the same property as conveyed from Deborah Mills Houston and Amy Phipps Magrann, Replacement Trustees under the Ollie M. Phipps Living Trust dated May 11, 1995 to Brian P. Magrann, his heirs and assigns as set forth in Deed Book 5828 Page 2945 dated 02/20/2012, recorded 03/05/2012, MONTGOMERY County, PENNSYLVANIA

05-00-02748-001



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

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Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE NOVEMBER 17, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-20

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 17, 2025 at 6:30 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Michael and Kara Lorentson
151 West 10th Avenue, Conshohocken, PA 19428

PREMISES INVOLVED: 151 West 10th Avenue
Conshohocken, PA 19428
BR-1 – Borough Residential District 1

OWNER OF RECORD: Michael and Kara Lorentson
151 West 10th Avenue, Conshohocken, PA 19428

The petitioner is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Sections §27-703.D and §1005.F to permit a proposed building addition that exceeds the maximum 25% one-time building expansion limit on an existing nonconforming building, and to permit a building coverage of 39.9%, whereas the maximum building coverage shall not exceed 35% within the BR-1 Zoning District.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

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Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: November 11, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 151 West Tenth Avenue – Zoning Determination

History of the Site:

151 W. Tenth Avenue is a 4,175 SF (4,887 SF as surveyed) parcel that is comprised of an existing nonconforming single-family detached residential dwelling. The existing dwelling is a two (2)-story, 2,274 GSF, masonry and stucco building that was constructed in 1910. The front entrance to the main dwelling faces West Tenth Avenue. The current property owners own the existing one (1)-story detached garage located on a separate parcel to the rear of the existing dwelling adjacent the unnamed alley (20 ft Right-of-Way).

The subject property is a corner property located within the BR-1 - Borough Residential District 1.

The subject property is fronted by West Tenth Avenue (80 ft Right-of-Way) to the north and Maple Street (66 ft Right-of-Way) to the west; an unnamed alley (20 ft Right-of-Way) to the south; and residential properties in nearly all other directions. The March Forward commercial office building is located across from the detached garage on Maple Street.

Current Request:

The Applicant is proposing to demolish portions of the existing single-family detached residential dwelling to construct a two (2)-story, approximately 790 SF building addition (totaling 1,445 SF of gross floor area) to the side and rear of the existing dwelling.

The Applicant is seeking a Special Exception pursuant to Section §27-703.E.(6)(a) and a Variance from Sections §27-703.D and §27-1005.F to permit a proposed building addition that exceeds the maximum 25% one-time building expansion limit on an existing nonconforming building, and to permit a building coverage of 39.9% on the lot, whereas the maximum building coverage shall not exceed 35% within the BR-1 Zoning District.

Zoning Determination:

The above referenced corner property is located within the BR-1 – Borough Residential District 1, and is subject to provisions of Part 7 of the Conshohocken Borough Zoning Ordinance for nonconforming structures, uses, and lots.

Per Section §27-702.B of the Borough Zoning Ordinance, a nonconforming building or structure is any existing lawful building or structure that does not conform to the height, location, size, bulk, or other dimensional requirements of the district in which it is located. The existing building is classified as an existing nonconforming building because the building does not conform to the following dimensional requirements of the BR-1 zoning district:

- The front yard setback of 4.7 feet from the lot line fronting Maple Street and the front yard setback of 15.4 ft from the lot line fronting West Tenth Avenue do not conform to the required twenty-five (25) feet front yard setback of the BR-1 zoning district per Section §27-1005.C.

According to the Zoning Plan and the architectural plans provided, the Applicant is proposing to construct a two (2)-story, approximately 790 SF building addition with a total gross floor area of 1,445 SF.

Per Section §27-703.D of the Borough Zoning Ordinance, physical expansion of a nonconforming building or building housing a nonconforming use shall be permitted only one time and shall be limited to 25% of the gross floor area of the existing building. According to the Zoning Plan and the architectural plans provided, the existing gross floor area of the subject property is 2,274 SF. A proposed total 1,445 gross floor area building addition will result in a total gross floor area of 3,719 SF to the existing dwelling. The total physical expansion of the nonconforming building will increase by approximately 63.54%, which is greater than the maximum 25% physical expansion limit permitted in compliance with this code provision; therefore, a variance from Section §27-703.D will be required.

Pursuant to Sections 27-703.E.(5) & (6)(a) of the Borough Zoning Ordinance, a nonconforming building may be expanded only in compliance with § 27-703(E)(6) of the Zoning Ordinance and extension and/or expansion as permitted in § 27-703(E)(1) through (5), shall be permitted only by special exception in accordance with Part 6 [Zoning Hearing Board] of the Zoning Ordinance, only to the extent that all new construction shall comply with the dimensional standards of the district in which the use is located or the district in which the use is permitted, whichever is more restrictive.

Therefore, the Applicant is required to seek a Special Exception pursuant to Section §27-703.E.(6)(a) for approval by the Conshohocken Borough Zoning Hearing Board to permit the extension and expansion of the nonconforming building.

In addition, per Section §27-1005.F of the Borough Zoning Ordinance, the maximum building coverage shall not exceed 35% of the lot area. Based on the Zoning Plan provided, the existing building coverage on the site is 1,321 SF which equates to 27.03% of the surveyed lot area. With the proposed building addition, the total new building coverage on the lot will be 1,948 SF, which equates to 39.86% of the surveyed lot area. Since the proposed building coverage will exceed the maximum 35% building coverage permitted within the BR-1 zoning district, a variance from Code Section §27-1005.F will be required.

If the Applicant plans to construct the 12' wide by 15' long (180 SF) covered patio located to the side and rear of the proposed building addition, which is shown as "optional" on the architectural plans, the proposed building coverage on the site will then total 2,128 SF which equates to 43.54% of the surveyed lot area. The Applicant should clarify if they intend to construct the "optional covered patio"; and if so, a Variance from Code Section §27-1005.F to further exceed the maximum 35% building coverage permitted within the BR-1 zoning district will be required.

According to the Zoning Plan provided, the existing impervious coverage on the site is 1,748 SF, which equates to 35.77% of the surveyed lot area, and in compliance with the maximum 60% impervious coverage permitted within the BR-1 zoning district per Code Section §27-1005.G of the Borough Zoning Ordinance. With the proposed building addition, the total new impervious coverage on the site will be 2,364 SF, which equates to 48.37% of the surveyed lot area, and will also be in compliance with the required maximum 60% impervious coverage within the BR-1 zoning district.



BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Zoning Application

Application: Z-2025-20
Date Submitted: 10/17/25
Date Received: 10/17/25

1. Application is hereby made for:

☒ Special Exception ☒ Variance

☐ Appeal of the decision of the zoning officer

☐ Conditional Use approval ☐ Interpretation of the Zoning Ordinance

☐ Other _____

2. Section of the Zoning Ordinance from which relief is requested:

§27-1005(f) - allow for 39.9% building coverage in BR1 District; §27-703(d) - one time expansion more than 25%

Special Exception - §27-703(E)(6)(a) - to permit expansion of a nonconforming building

3. Address of the property, which is the subject of the application:

151 W 10th Avenue

4. Applicant's Name: Michael and Kara Lorentson

Address: 151 W 10th Avenue, Conshohocken

Phone Number (daytime): thru counsel - 484-344-5429

E-mail Address: thru counsel - mark.danek@obermayer.com

5. Applicant is (check one): Legal Owner ☒ Equitable Owner ☐; Tenant ☐

6. Property Owner: same as applicant

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: 46'x109 Zoning District: BR1

8. Has there been previous zoning relief requested in connection with this Property?

Yes ☐ No ☒ If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Single Family Home - originally built in 1910.

10. Please describe the proposed use of the property.

Applicant seeks to add onto the existing home to make it livable for their expanding family.

11. Please describe proposal and improvements to the property in detail.

Applicant proposes a two story addition to the property to the side and rear of the property. The addition will provide for an enlarged master bedroom on the second floor and larger more usable family living area on the first floor.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Applicant requests this modest dimensional variance to allow them to enlarge the existing single family built in 1910 and make it more in line with current house sizes in the Borough. The property is a corner lot that is much in need of improvement. The applicant wants to raise their family in the Borough and this property gave them the opportunity to own an ever rare single family home in the Borough.

The expansion will also allow them to care for elderly parents and eventually age in place (without the need to seek different housing due to physical limitations)

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: The property is a single family home on a corner lot.

b. How the Zoning Ordinance unreasonably restricts development of the property:
Applicant seeks permission to build a much needed addition to an aging house to make it more livable for their expanding family. They seek a modest increase of 416 sq ft over the allowed building coverage. The Boro's code unreasonably restricts the development of the property since the proposed addition simply brings the house into a size that matches what is being built in the current market.

c. How the proposal is consistent with the character of the surrounding neighborhood. They seek to expand and improve an existing aging single family home built in 1910

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.
The request is the minimum required as it allows for an expanded master bedroom and family living area - things that are essential to any single family home.

The applicant cannot make the addition any smaller as would restrict the sizing and flow of the floor plans to allow for movement thru the home and the addition.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.
- a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

c. Please describe in detail the reasons why the requested relief should be granted.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Mark S. Danek, Esq.

b. Address: 1001 Conshohocken St Rd., Ste 1-210, W Conshohocken, PA 19428

c. Phone Number: 484-344-5429

d. E-mail Address: mark.danek@obermayer.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

Murphy on behalf of Owners.
Applicant

Legal Owner

October 16, 2025
Date

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 16th day of
October, 2025.

Elizabeth A Early
Notary Public

(Seal)

Commonwealth of Pennsylvania - Notary Seal Elizabeth A. Early, Notary Public Montgomery County My commission expires May 6, 2029 Commission number 1056382 Member, Pennsylvania Association of Notaries
--





BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted ☐

Application Denied ☐

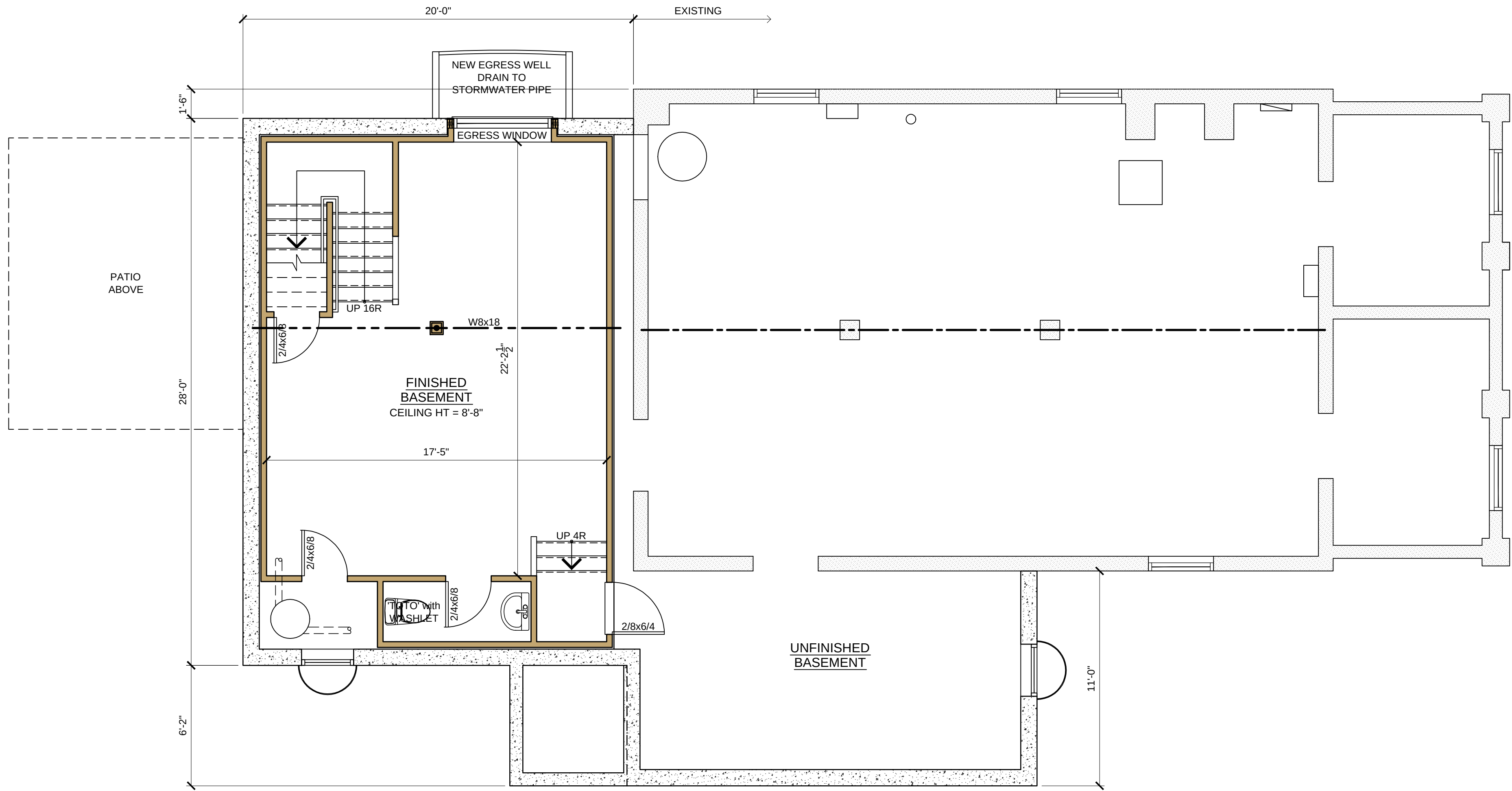
MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

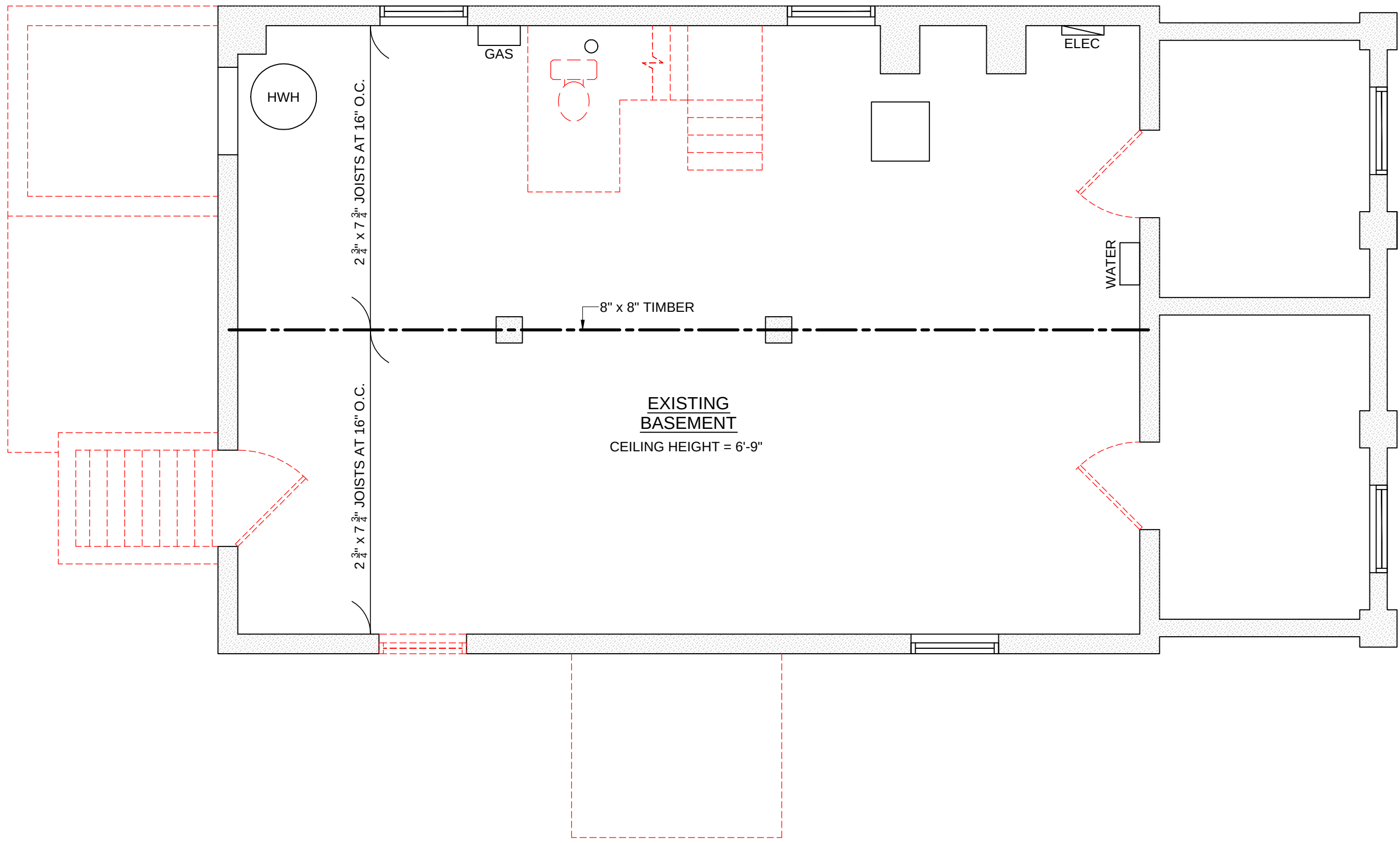
	Yes	No
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

DATE OF ORDER: _____



2 FOUNDATION / BASEMENT PLAN - PROPOSED
A-1 SCALE: 1/4"=1'-0"

1 FOUNDATION / BASEMENT PLAN - EXISTING & DEMO
A-1 SCALE: 1/4"=1'-0"



	EXISTING	NEW	TOTAL
BASEMENT	1,086	+790	1,876
*FIRST FLOOR	948	+790	*1,738
FRONT PORCH	200	0	200
BACK PATIO	0	+200	200
*SECOND FLOOR	884	+793	*1,677
*THIRD FLOOR	442	-138	*304
*TOTAL LIVABLE	2,274	+1,445	*3,719
*FINISHED BASEMENT			add *450
DETACHED GARAGE	530		

*denotes finished (livable) areas.

LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED
	NEW WALL
	OVERHEAD
	BEARING WALL

REVISIONS	
No.	DESCRIPTION

START DATE:	August 2025
SCALE:	As Noted
DRAWN BY:	CHECKED BY:
PROJECT No.:	2519

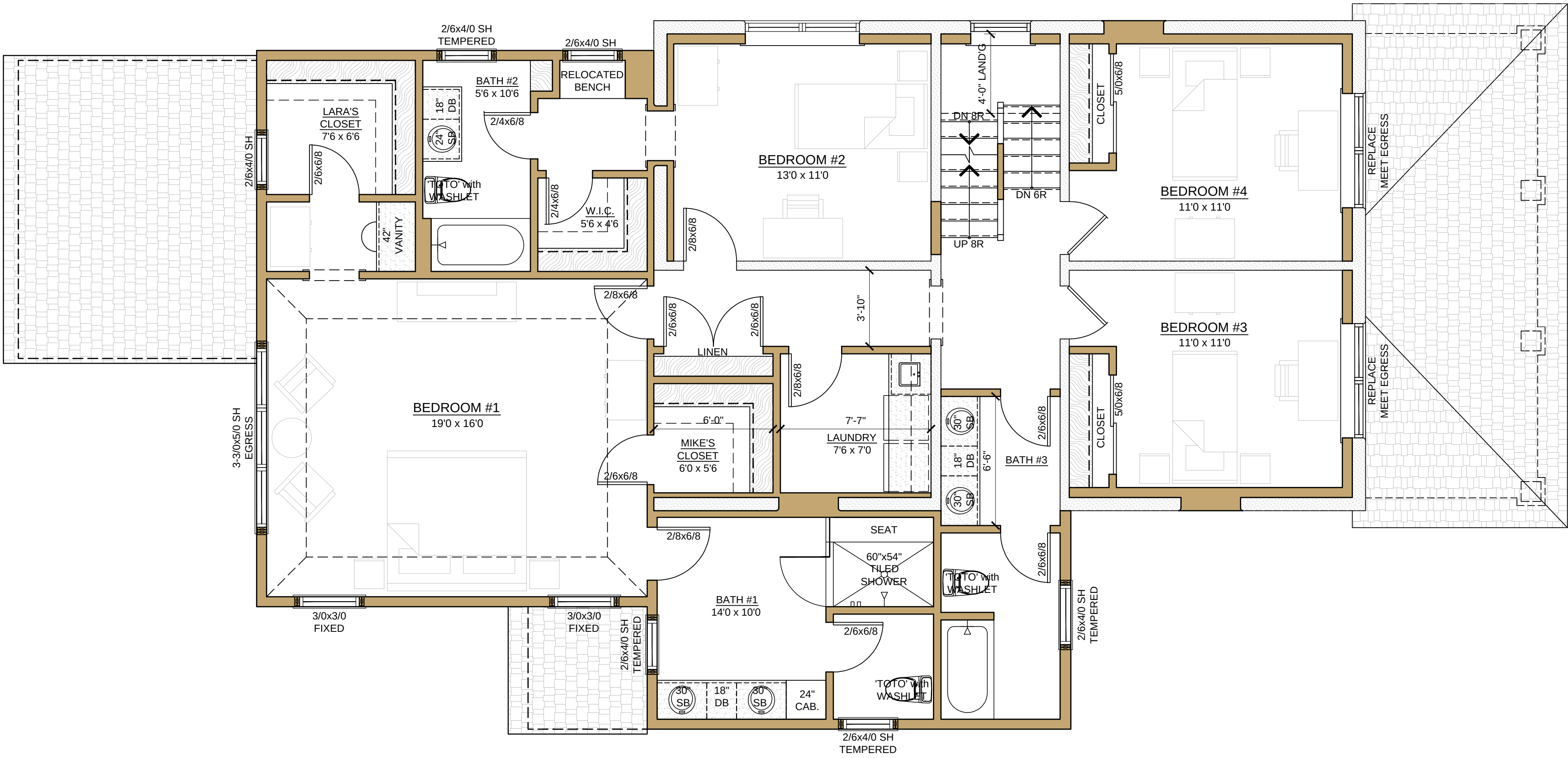
DRAWING NAME:
FOUNDATION / BASEMENT PLAN

SHEET No.:
A-1

Lorentson Residence
at 151 West 10th Ave
Conshohocken, PA 19428

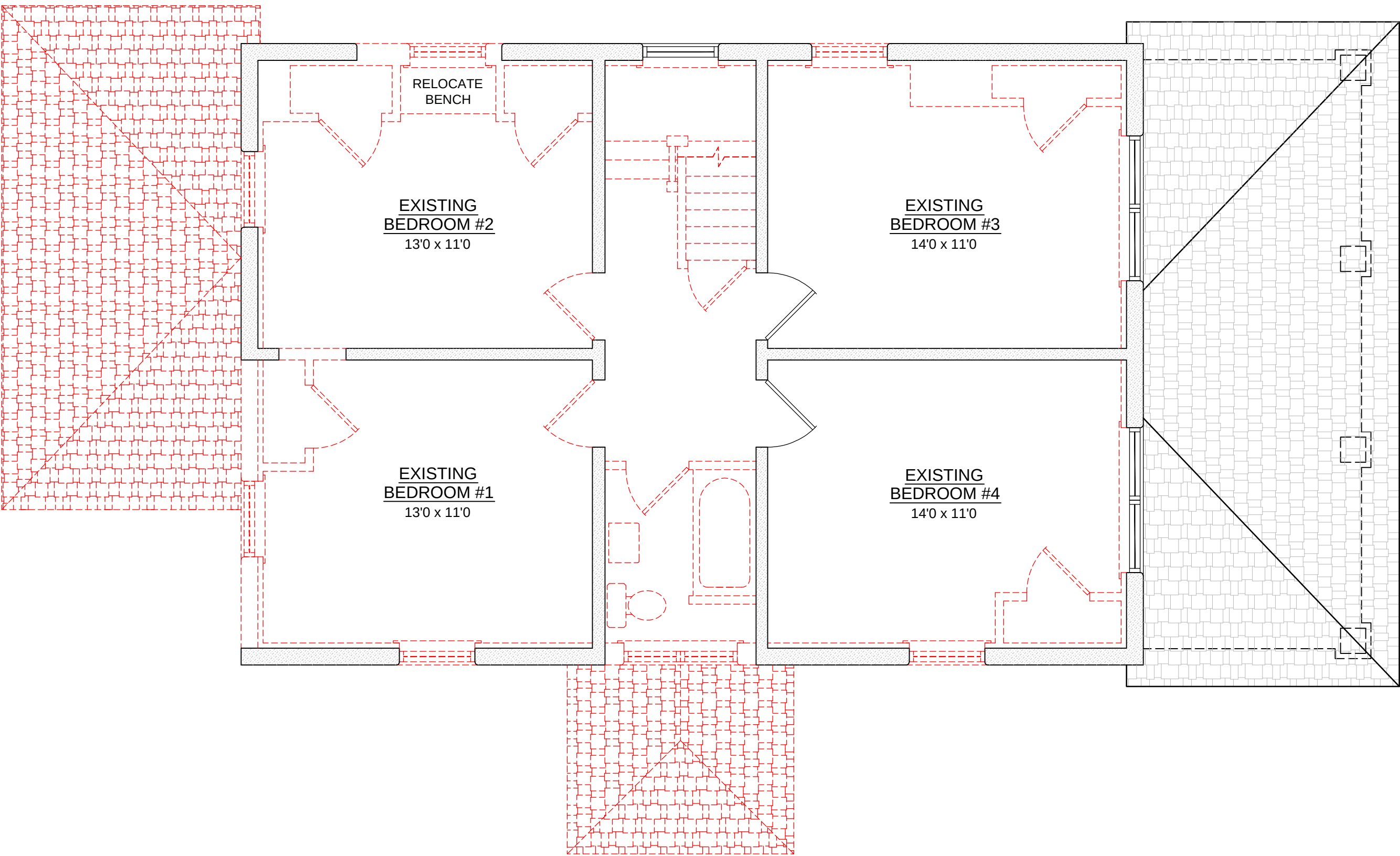
WORTHINGTON
DESIGN SERVICES, LLC
605 Center Hill Road, Upper Black Eddy, PA 18972
PHONE: 215.872.4662 FAX: 1.877.872.4142

SEAL:



2 SECOND FLOOR PLAN - PROPOSED
A-3 SCALE: 1/4"=1'-0"

1 SECOND FLOOR PLAN - EXISTING & DEMO
A-3 SCALE: 1/4"=1'-0"



	EXISTING	NEW	TOTAL
BASEMENT	1,086	+790	1,876
*FIRST FLOOR	948	+790	*1,738
FRONT PORCH	200	0	200
BACK PATIO	0	+200	200
*SECOND FLOOR	884	+793	*1,677
*THIRD FLOOR	442	-138	*304
*TOTAL LIVABLE	2,274	+1,445	3,719
*FINISHED BASEMENT			add *450
DETACHED GARAGE		530	

*denotes finished (livable) areas.

REVISIONS		DESCRIPTION
No.	DATE	

START DATE: August 2025
SCALE: As Noted
DRAWN BY: CHECKED BY:
PROJECT No.: 2519

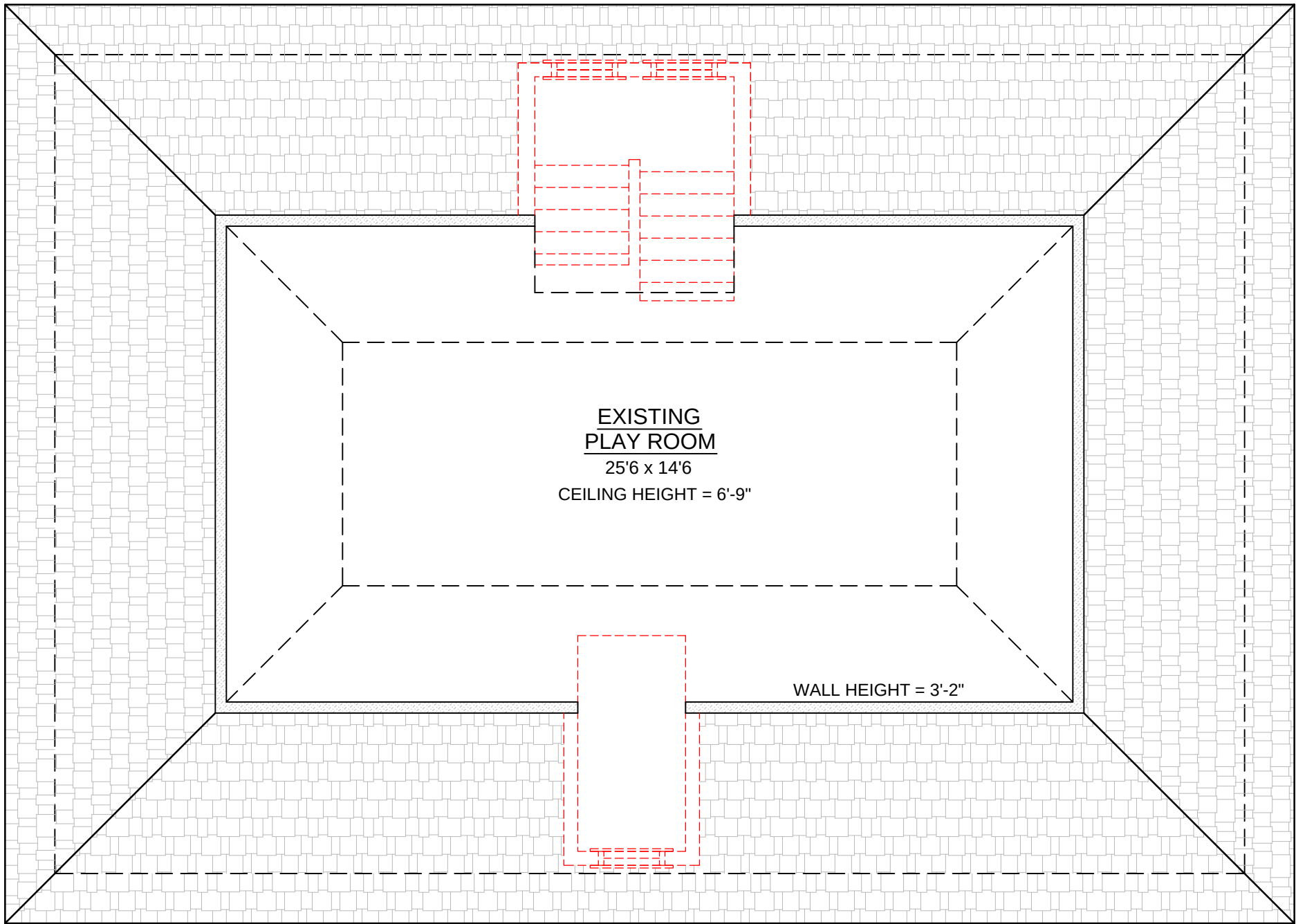
DRAWING NAME:
SECOND FLOOR PLANS

SHEET No.:
A-3

Lorentson Residence
at 151 West 10th Ave
Conshohocken, PA 19428

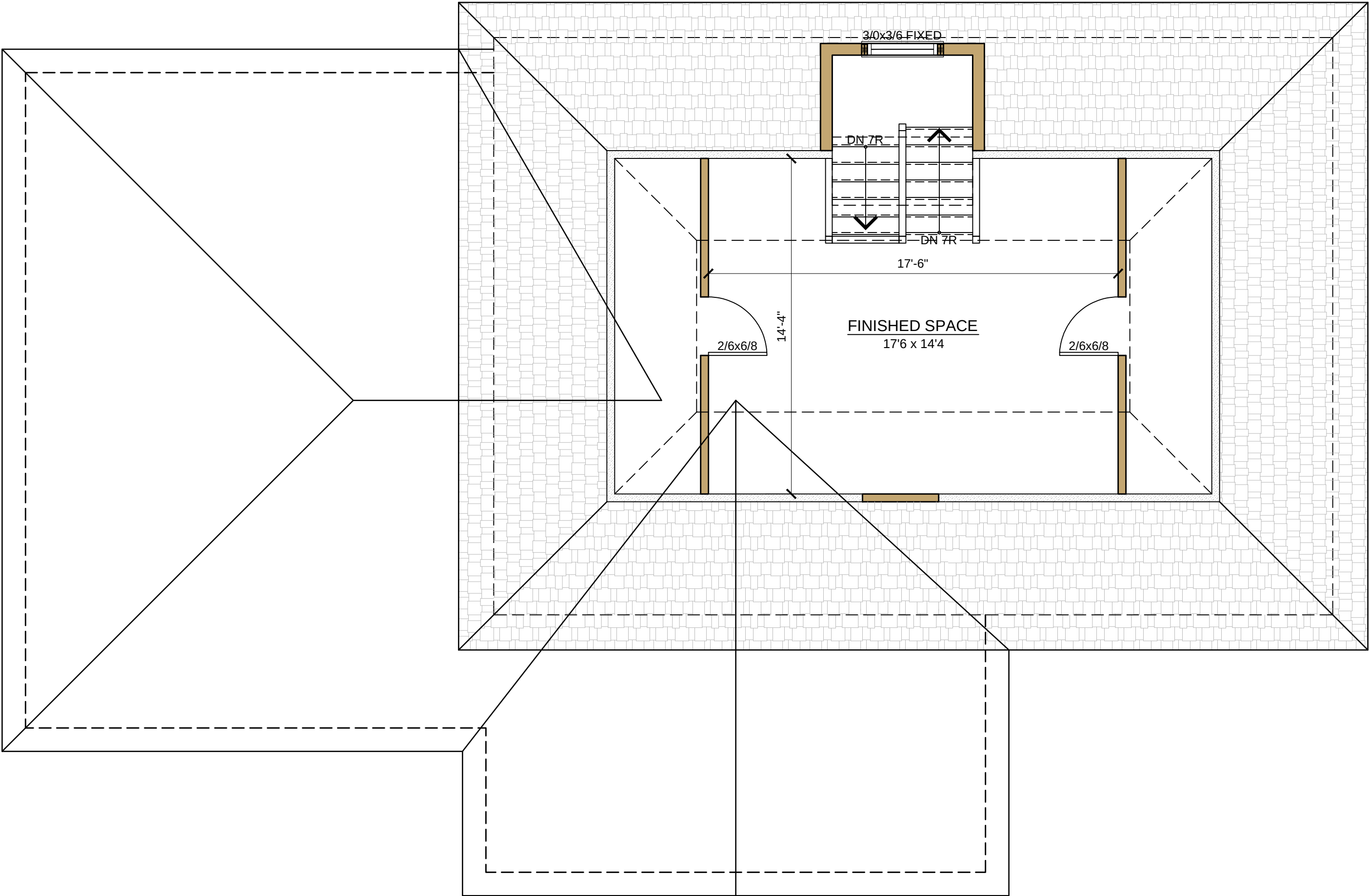
WORTHINGTON
DESIGN SERVICES, LLC
605 Center Hill Road, Upper Black Eddy, PA 18972
PHONE: 215.872.4662 FAX: 1.877.872.4142

SEAL:



LEGEND	
	EXISTING TO REMAIN
	TO BE REMOVED
	NEW WALL
	OVERHEAD
	BEARING WALL

1
A-4
THIRD FLOOR PLAN - EXISTING & DEMO
SCALE: 1/4"=1'-0"



	EXISTING	NEW	TOTAL
BASEMENT	1,086	+790	1,876
*FIRST FLOOR	948	+790	*1,738
FRONT PORCH	200	0	200
BACK PATIO	0	+200	200
*SECOND FLOOR	884	+793	*1,677
*THIRD FLOOR	442	-138	*304
*TOTAL LIVABLE	2,274	+1,445	*3,719
*FINISHED BASEMENT			add *450
DETACHED GARAGE		530	

*denotes finished (livable) areas.

2
A-4
THIRD FLOOR PLAN - PROPOSED
SCALE: 1/4"=1'-0"

WORTHINGTON
DESIGN SERVICES, LLC
605 Center Hill Road, Upper Black Eddy, PA 18972
PHONE: 215.872.4662 FAX: 1.877.872.4142

SEAL:

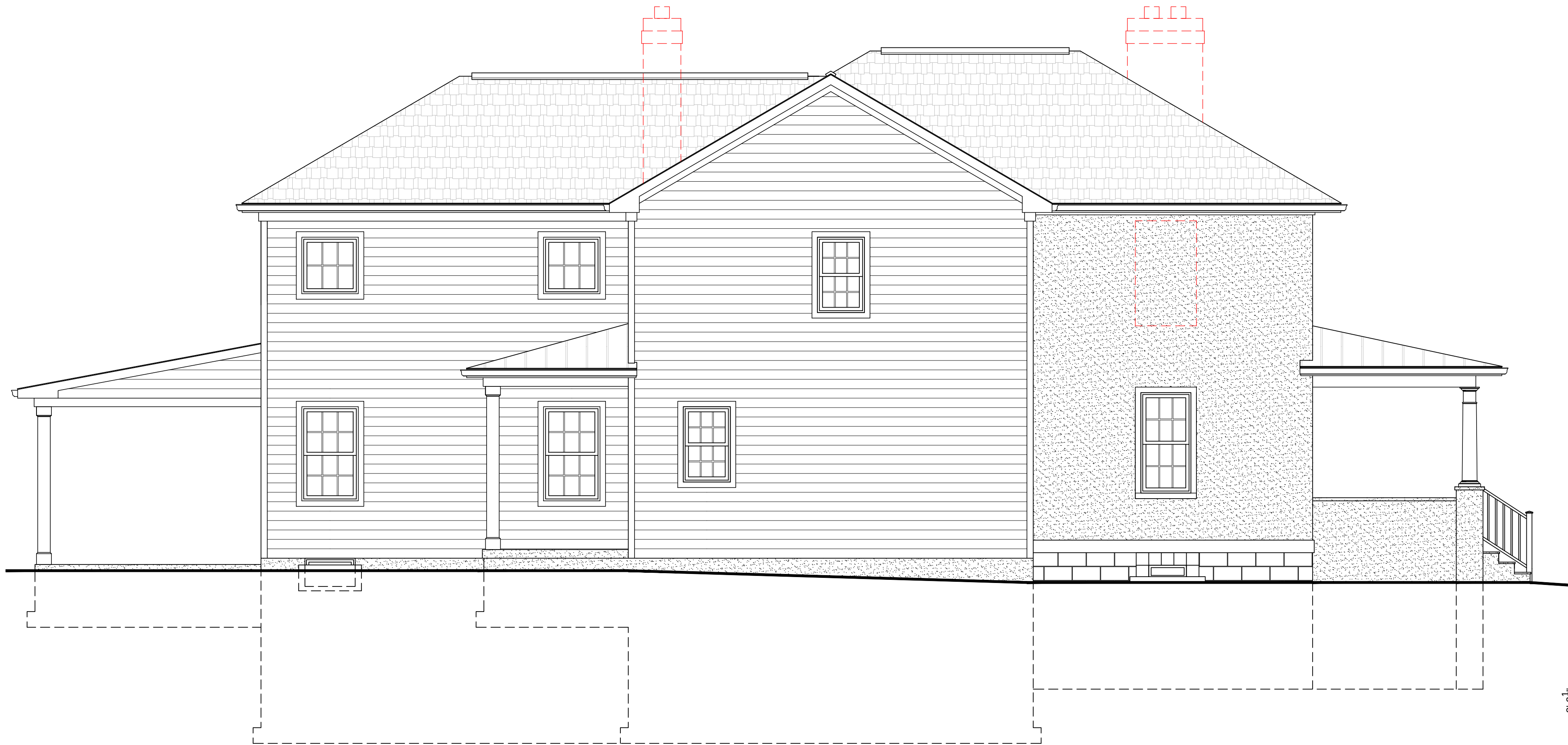
Lorentson Residence
at 151 West 10th Ave
Conshohocken, PA 19428

REVISIONS	
No.	DESCRIPTION

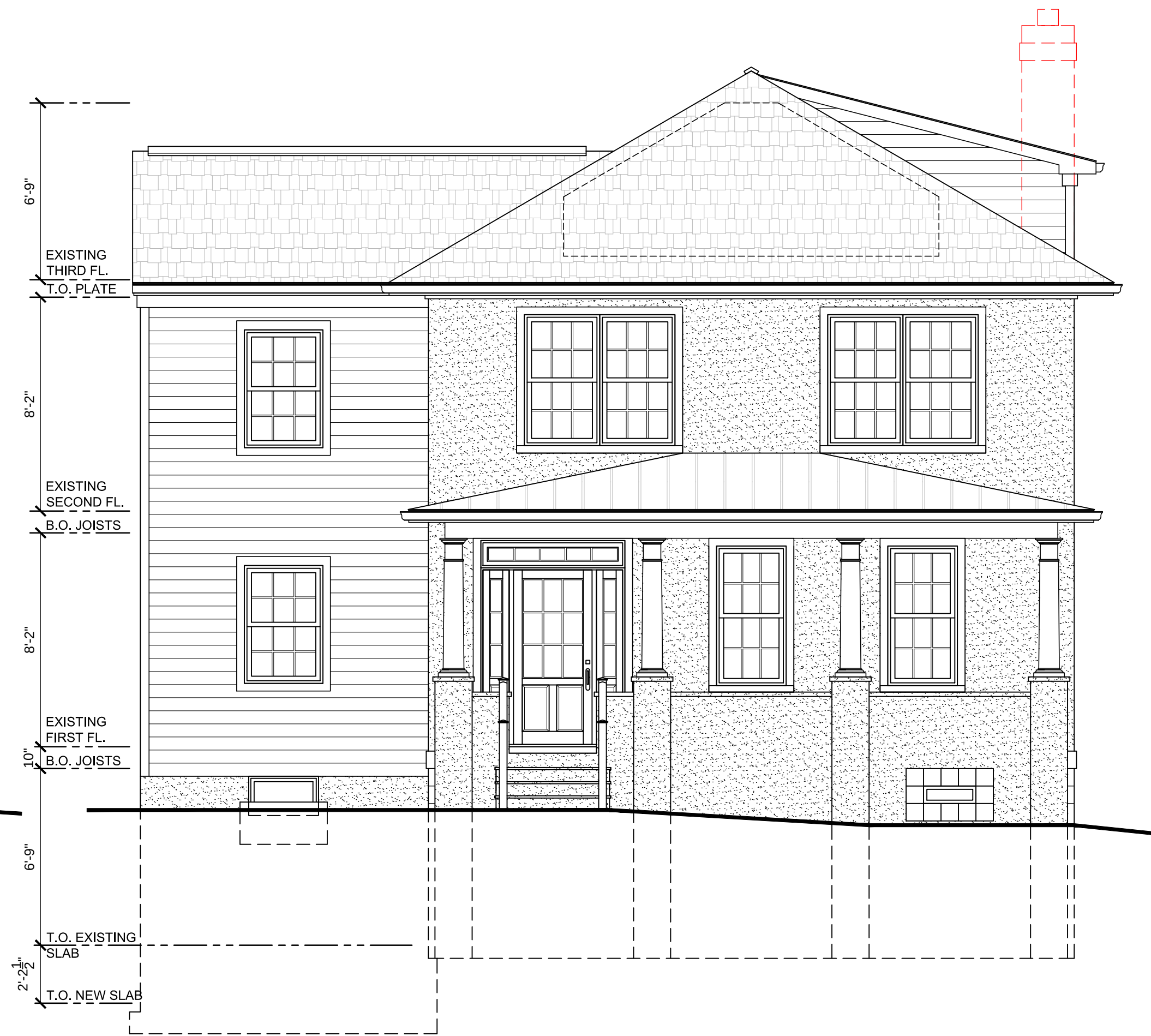
START DATE:	August 2025
SCALE:	As Noted
DRAWN BY:	CHECKED BY:
PROJECT No.:	2519

DRAWING NAME:
THIRD FLOOR PLANS

SHEET No.:
A-4



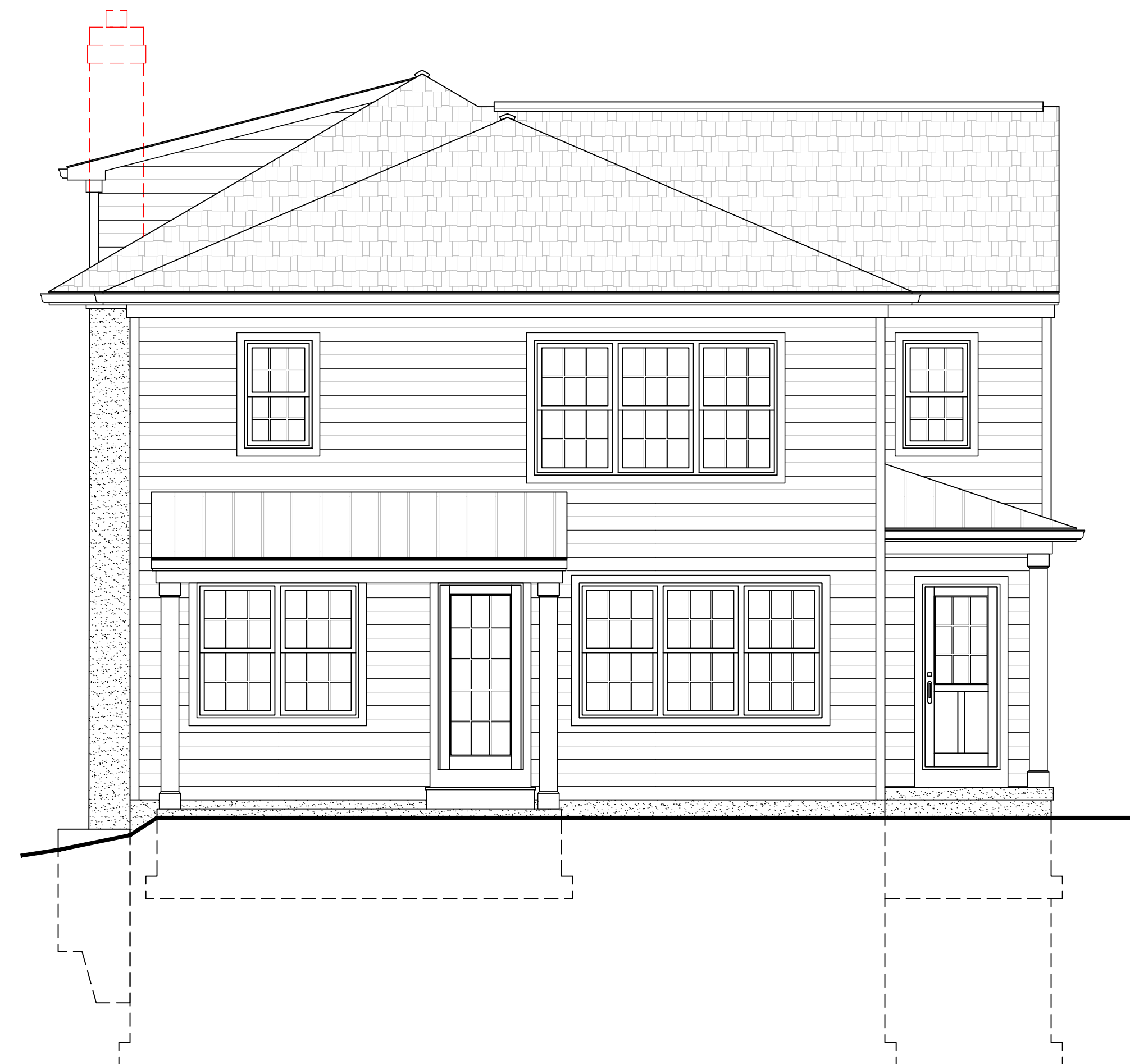
1 LEFT SIDE ELEVATION
A-6 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION (VIEW FROM 10TH STREET)
A-6 SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION (VIEW FROM MAPLE STREET)
A-6 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION (VIEW FROM BACK YARD)
A-6 SCALE: 1/4" = 1'-0"

WORTHINGTON
DESIGN SERVICES, LLC
605 Center Hill Road, Upper Black Eddy, PA 18972
PHONE: 215.872.4662 FAX: 1.877.872.4142

SEAL:

Lorentson Residence
at 151 West 10th Ave
Conshohocken, PA 19428

REVISIONS	DESCRIPTION
No.	DATE

START DATE:	August 2025
SCALE:	As Noted
DRAWN BY:	CHECKED BY:
PROJECT No.:	2519

DRAWING NAME:
EXTERIOR ELEVATIONS

SHEET No.:
A-6

Prepared by/Record and Return to:
Spire Abstract LLC
30 Washington Avenue
Suite B-3
Haddonfield, NJ 08033
info@spireabstract.com
File No SPA-300511

Commonly known as:
151 West 10th Avenue & Maple Street (rear of 151 West 10th Ave)
Conshohocken, PA 19428
Tax Parcel:
05-00-10824-00-7 (A); & 05-00-06548-00-8 (B);

This Indenture, made the June 27, 2025 and delivered on _____
Between

Denise C. Smith, Executrix of The Estate of Alfred C. Cardamone
(hereinafter called the Grantor), of the one part, and

Michael Lorentson, and Kara Lorentson, a married person
(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **SIX HUNDRED TEN THOUSAND AND 00/100 (\$610,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Premises A:

ALL THAT CERTAIN messuage and lot of land known as No. 151 West Tenth Avenue, Situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner formed by the intersection of the Southwesterly side of West Tenth Avenue (eighty feet wide) and the Southeasterly side of Maple Street (sixty-six feet wide); thence from said beginning point along the Southwesterly side of Tenth Avenue, South fifty degrees East, forty-six feet to a point, a corner; thence along lands of Oscar C. Freas, Jr. South forty degrees West, sixty-seven feet to a point, a corner; thence along Parcel No. 3 on said Plan, South fifty-four degrees, thirty-eight minutes West, eighteen and sixty one-hundredths feet to a point, a corner; thence along the same, South forty degrees West, Twenty-four and sixty-seven one-hundredths feet to a point, a corner; thence along Parcel No. 2 of which this was a part, North fifty degrees West, forty-one and thirty one-hundredths feet to a point, a corner on the Southeasterly side of Maple Street aforesaid; thence along the same North forty degrees East, one hundred nine and sixty-seven one-hundredths feet to the first mentioned point and place of beginning.

Premises B:

ALL THAT CERTAIN following described land with the buildings thereon erected, situate in the Borough of Conshohocken, County of. Montgomery and State of Pennsylvania:

BEGINNING at a point a corner on the Southeastwardly side of Maple Street (66.0 feet wide) said point being at a distance of 109.67' measured South forty degrees no minutes West along said side of said Street from a point of intersection with the Southwestwardly side of Tenth Avenue (80.0' wide); thence along parcel No. 1 on said plan of which this was a part South 50 degrees no minutes East 41.30' to a point a corner of parcel No. 3 on

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first

said plan: thence along said Parcel No. 3 South 40 degrees no minutes West 40.33' to a point a corner in the centerline of an alley (20.0' wide) thence along the centerline of said alley North 50 degrees no minutes West 41.30' to a point a corner on the Southeastwardly side of Maple Street aforesaid; thence along the same North 40 degrees no minutes East 40.33' to the first mentioned point and place of beginning.

As to Premises A:

Being the same premises which Alfred C. Cardamone and Barbara F. Cardamone, his wife, by Deed dated 6/26/1985 and recorded 7/3/1985 in Montgomery County in Deed Book 4771 Page 151 conveyed unto Alfred C. Cardamone, in fee.

As to Premises B:

Being the same premises which Raymond L. Freas aka Raymond L. Freas, Sr., by his Attorney-in-Fact, Raymond L. Freas, Jr. and Elizabeth Q. Freas aka Elizabeth K. Q. Freas, his wife, by Deed dated 6/28/1982 and recorded 7/12/1982 in Montgomery County in Deed Book 4688 Page 54 conveyed unto Alfred C. Cardamone, in fee.

And the said Alfred C. Cardamone died on 4/13/2025 leaving a Will probated and registered at Montgomery County as Will No. 2025-X2142, wherein he appointed Denise C. Smith as Executrix, to whom Letters Testamentary were granted on 5/19/2025.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against them, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered
IN THE PRESENCE OF US:**

The Estate of Alfred C. Cardamone

By: Denise C. Smith, Executrix
Denise C. Smith, Executrix

COMMONWEALTH OF PA
COUNTY OF Montgomery

This record was acknowledged before me on 27th day of June, 2025 by Denise C. Smith, Executrix of The Estate of Alfred C. Cardamone.

[Signature]
Signature of notarial officer
Stamp

Notary
Title of office

My commission expires: 8/2/26

Commonwealth of Pennsylvania - Notary Seal
DIANE GASBARRA - Notary Public
Bucks County
My Commission Expires August 2, 2026
Commission Number 1056503

The precise residence and the complete post office address of the above-named Grantee is:

151 West 10th Ave.
Conshohocken, PA 19428

[Signature]
Signature on behalf of the Grantee



PARID: 050010824007
LORENTSON MICHAEL & KARA

151 W TENTH AVE

Parcel

TaxMapID	05044 001
Parid	05-00-10824-00-7
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	151 W TENTH AVE
Lot #	
Lot Size	4175 SF
Front Feet	46
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	LORENTSON MICHAEL & KARA
Name(s)	
Mailing Address	151 W TENTH AVE
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
119,050	119,050	

Estimated Taxes

County	625
Montco Community College	46
Municipality	536
School District	3,154
Total	4,361
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	27-JUN-2025
Sale Price	\$610,000
Tax Stamps	6100
Deed Book and Page	6407-00870
Grantor	CARDAMONE ALFRED C
Grantee	LORENTSON MICHAEL & KARA
Date Recorded	15-JUL-2025

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
06-27-2025	\$610,000	6100	6407-00870	CARDAMONE ALFRED C	LORENTSON MICHAEL & KARA	07-15-2025
06-26-1985	\$1	0	-		CARDAMONE ALFRED C	
06-26-1975	\$40,000	0	-		CARDAMONE ALFRED C & BARBARA F	

Lot Information

Lot Size	4175 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

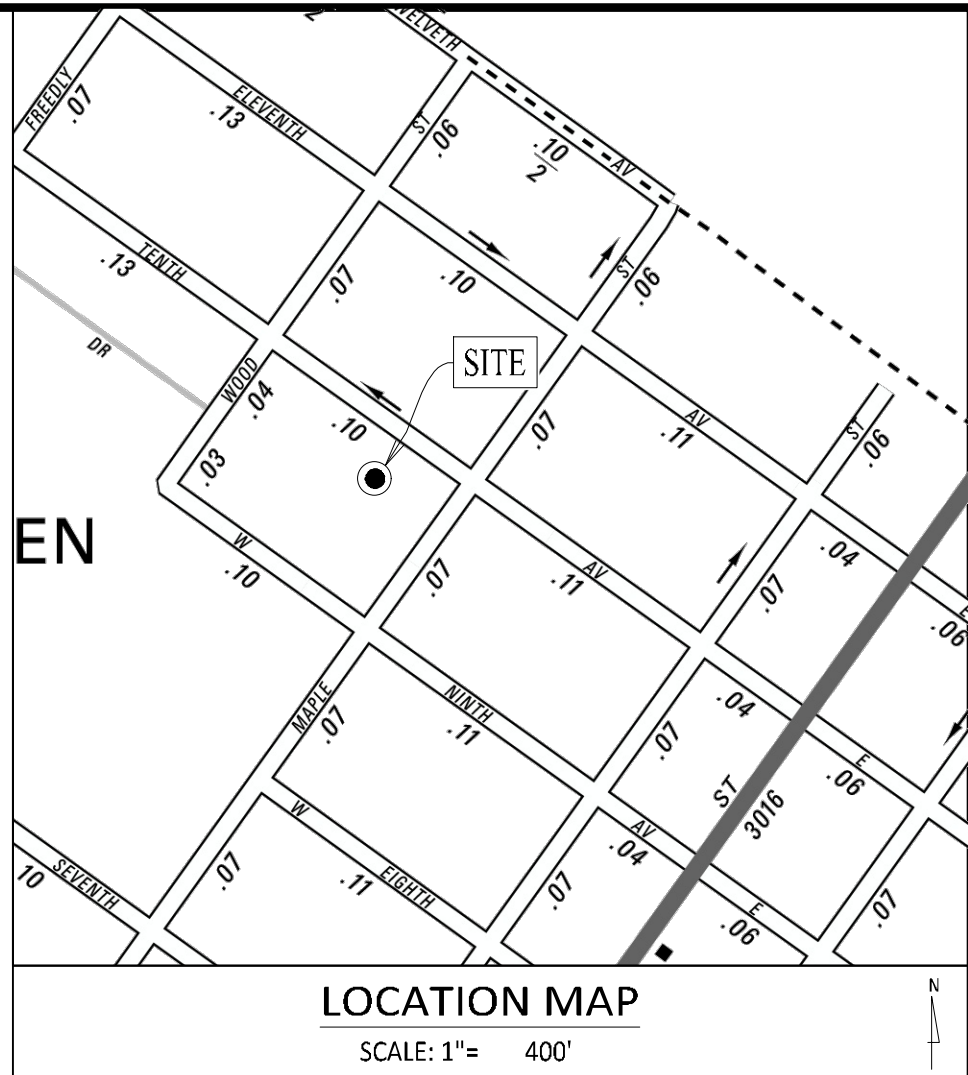
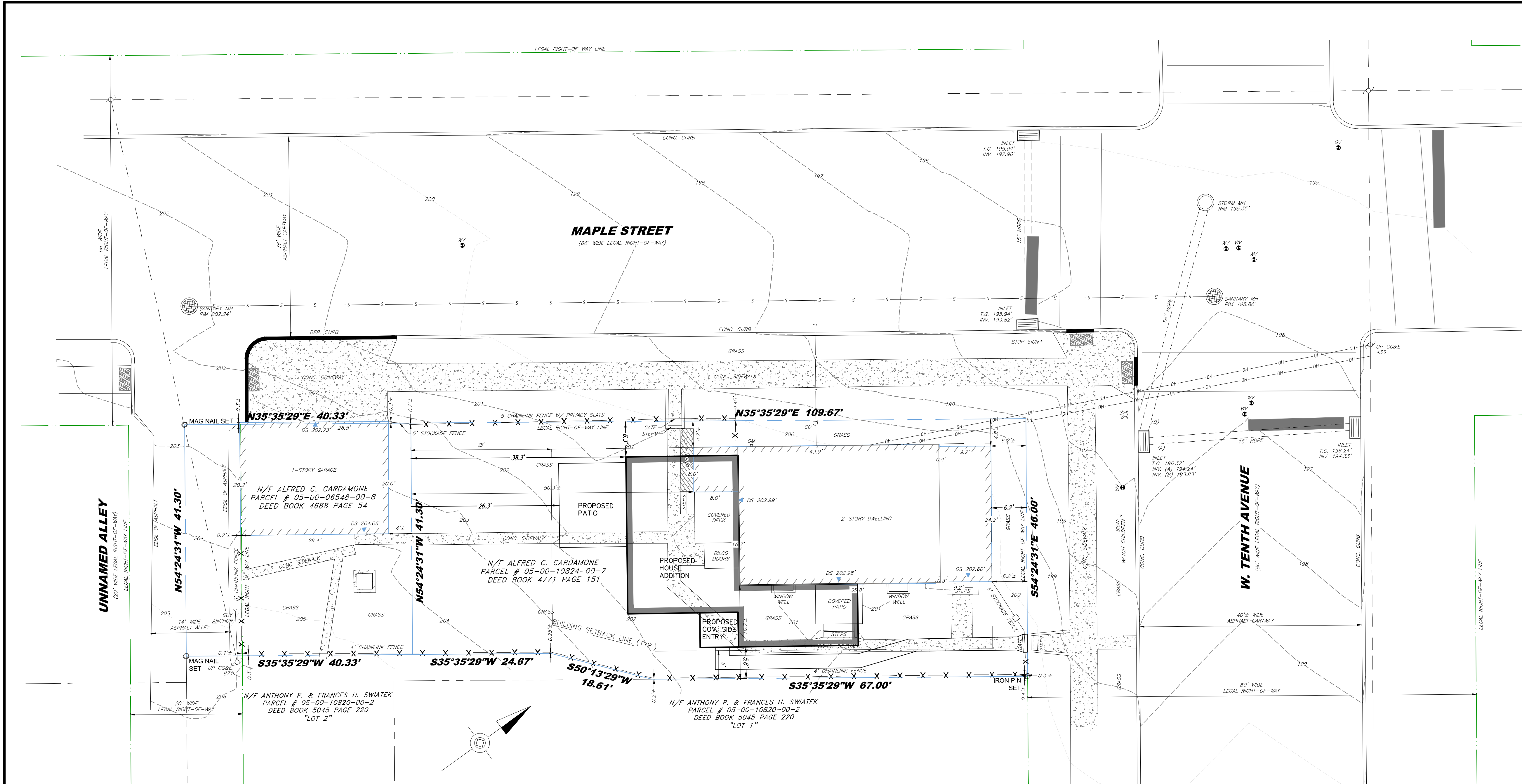
Card	1
Land Use Code	1101
Building Style	OLD COLONIAL
Number of Living Units	1
Year Built	1910
Year Remodeled	
Exterior Wall Material	FRAME
Number of Stories	2
Square Feet of Living Area	1,792
Total Rms/Bedrms/Baths/Half Baths	7/4/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	1
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Permits

Permit Date	25-SEP-2014
Permit Number	B-000386
Amount	8000
Purpose	ROOF/SHINGLES
Notes	
Notes	
Notes	
Status	CLOSED

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
119,050	119,050			O	16-MAY-1997
	119,050		01-JAN-1998	REASSESSMENT	
	5,400		01-JAN-1987		



SITE DATA:

REPUTED OWNER: ALFRED C. CARDAMONE
151 W. 10TH STREET
CONSHOHOCKEN, PA 19428

SITE ADDRESS: 151 W. 10TH STREET
CONSHOHOCKEN, PA 19428

PARCEL ID: 05-00-10824-00-7
RECORD LOCATION: DEED BOOK 4771 PAGE 151
SOURCE OF TITLE: BEING THE SAME PREMISES WHICH HORACE A. LONG AND MARYANNE C. LONG, HIS WIFE, BY INDENTURE DATE THE 26TH DAY OF JUNE A.D. 1975, AND ALSO RAYMOND L. FREAS AND ELIZABETH O. FREAS, HIS WIFE, OSCAR C. FREAS, JR. AND FLORENCE R. FREAS, HIS WIFE, AND MYRTLE L. HOYER AND ARNOLD Z. HOYER, HER HUSBAND, BY DEED DATED MAY 20, 1966 AND RECORDED IN MONTGOMERY COUNTY RECORDS AT MORRISTOWN, PA IN DEED BOOK 3439, PAGE 680 &c., GRANTED AND CONVEYED UNTO ALFRED C. CARDAMONE AND BARBARA F. CARDAMONE, HIS WIFE, IN FEE.

TOTAL TRACT AREA (GROSS): 0.122 ACRES (4,887 S.F.)
TOTAL TRACT AREA (NET): 0.122 ACRES (4,887 S.F.)
FOR INFORMATION ONLY:

PARCEL ID: 05-00-06548-00-8
RECORD LOCATION: DEED BOOK 4688 PAGE 54
SOURCE OF TITLE: BEING THE SAME PREMISES WHICH RAYMOND L. FREAS, OSCAR C. FREAS/AND MYRTLE L. HOYER, EXECUTORS UNDER THE WILL OF EVA M. FREAS, AND ALSO RAYMOND L. FREAS AND ELIZABETH O. FREAS, HIS WIFE, OSCAR C. FREAS, JR. AND FLORENCE R. FREAS, HIS WIFE, AND MYRTLE L. HOYER AND ARNOLD Z. HOYER, HER HUSBAND, BY DEED DATED MAY 20, 1966 AND RECORDED IN MONTGOMERY COUNTY RECORDS AT MORRISTOWN, PA IN DEED BOOK 3439, PAGE 680 &c., GRANTED AND CONVEYED UNTO RAYMOND L. FREAS AND ELIZABETH K. O. FREAS, HIS WIFE.

TOTAL TRACT AREA (GROSS): 0.038 ACRES (1,666 S.F.)
TOTAL TRACT AREA (NET): 0.029 ACRES (1,253 S.F.)
SOURCE OF HORIZONTAL DATUM: NAD83 BASED ON RTK GPS OBSERVATION
SOURCE OF VERTICAL DATUM: NAVD88 BASED ON RTK GPS OBSERVATION

- NOTES:**
- IF THIS DOCUMENT DOES NOT CONTAIN A RED INK OR RAISED IMPRESSION SEAL OF THE PENNSYLVANIA PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP PANEL NO. 42091C03586, WITH AN EFFECTIVE DATE OF MARCH 2, 2016.
 - THE LOCATION OF ALL UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND MAPS OR PLANS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MARKING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, STRUCTURES OR HOUSE CONNECTIONS. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATIONS, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PENNSYLVANIA ONE CALL, INC.) (800-242-1776 OR DIAL 8-1-1).
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (JULY 2025) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY.
 - THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD TITLE AND FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP, BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IT IS FOR THE JUDICIARY TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS AND INTEREST OF THE SURVEYED PREMISES.
 - THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
 - THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATIONS OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT NO WETLANDS OR CONTAMINATION IS SHOWN.
 - NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.
 - THE BASIS OF THE BEARINGS OF THIS SURVEY ARE PER THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

REFERENCE PLANS UTILIZED TO PREPARE PLAN:

- PLAN "DIVISION OF PROPERTY OF EVA M. FREAS, ETAL", DATED JANUARY 26, 1966, PREPARED BY DONALD H. SCHURR AND RECORDED IN PLAN BOOK C-5 PAGE 70.

CATANIA ENGINEERING ASSOCIATES, INC.
520 WEST MacDADE BLVD.
MILMONT PARK, PA. 19033
TEL. (610) 532-2884
FAX. (610) 532-2923
EMAIL: office10@cataniaengineering.com

ZONING PLAN

151 W 10TH AVENUE

MICHAEL LORENTSON

CAUTION: TO INSURE VALIDITY OF PLAN REPRODUCTION SEAL MUST BE IN RED INK.

OWN. BY	W.A.L.	DESC. BY	FIELD BOOK/PAGE	SCALE	DRAWING NO.
CKD. BY	M.J.C.		W.A.L.	1" = 10'	86592
			DATE	10/10/2025	SHEET 1 OF 1 SHEETS

BOROUGH OF CONSHOHOCKEN

MONTGOMERY COUNTY, PA

ZONING REQUIREMENTS		
ZONE BR - BOROUGH RESIDENTIAL DISTRICT ONE AREA AND BULK REGULATIONS		EXISTING PARCEL 00-7
MIN. LOT AREA/SIZE	4,000 SF	4,887 SF
MIN. LOT WIDTH	40 FT	46 FT
BUILDING SETBACKS		
MIN. FRONT YARD	25' FT OR MATCH BLOCK	4.7' MATCH ON MAPLE 6.2' MATCH ON 10TH
MIN. SIDE YARD	5 FT	16.7 FT
MIN. REAR YARD	25 FT	50.3 FT
MAX. BUILDING COVERAGE	35%	24.1%
MAX. LOT IMPERVIOUS COVERAGE	60%	35.8%
MAX. BUILDING HEIGHT	35 FT	<35 FT
MIN BUILDING WIDTH	20 FT	24.2 FT
** EXISTING NON CONFORMING		

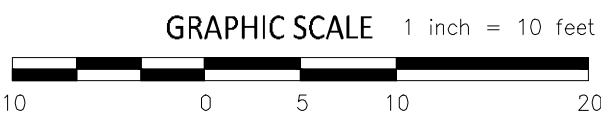
PA ONE CALL No. 20251841871
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL 8-1-1

Pennsylvania One Call System, Inc.
1-800-242-1776
8-1-1 (WITHIN PA.)

THE LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA ONE-CALL AT 811 AT LEAST 3-DAYS BEFORE PROCEEDING WITH ANY EXCAVATION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND AND AERIAL UTILITIES FROM BOTH THE UTILITY COMPANIES AND/OR BY TEST PITS PRIOR TO BEGINNING WORK. ALL UTILITY SERVICES WITHIN THE LIMITS OF WORK MUST ALSO BE FIELD LOCATED PRIOR TO EXCAVATION WORK. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE MEASURES TO PROTECT THE LINES IN ACCORDANCE WITH THE PA ONE CALL ACT.

IMPERVIOUS CALCULATIONS:

	EXIST IMP	PROPOSED IMP	BLDG COV
House	1177 SF	1906 SF	1906 SF
Walk	373 SF	210 SF	
Cov Deck	72 SF		
Bilco Doors	28 SF		
Cov Patio	72 SF		
Brick Walk	26 SF		
Cov side entry		14 SF	42 SF
Rear Patio		42 SF	
New Front Steps		180 SF	
		12 SF	
TOTAL IMPERV.	1748 SF	2364 SF	1948 SF
PERCENT COV	35.8%	48.4%	39.9% > 35% MAX - VARIANCE REQUIRED
0.3**			
4 FT **			
21.5 FT **			
31.8% GROSS			
37.5% GROSS			
N/A			
26.5 FT			





BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

ZONING NOTICE NOVEMBER 17, 2025 ZONING HEARING BOARD MEETING

ZONING HEARING Z-2025-15

NOTICE IS HEREBY GIVEN that the Conshohocken Zoning Hearing Board will conduct a public hearing on November 17, 2025 at 6:30 p.m. prevailing time. The meeting will be held at Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428. At this time, the Conshohocken Zoning Hearing Board will hear testimony and accept evidence on the following petition:

PETITIONER: Mecka Properties, LLC
18 Maple Street, Conshohocken, PA 19428

PREMISES INVOLVED: 18 Maple Street (05-00-06232-00-9); 38 Maple Street (05-00-06196-00-9);
42 Maple Street (05-00-06192-00-4); 44 Maple Street (05-00-06188-00-8);
46 Maple Street (05-00-06184-00-3); BR-2 – Borough Residential District 2

OWNER OF RECORD: Mecka Properties, LLC
3117 Hayes Road, East Norriton, PA 19403

The petitioner is seeking Variances associated with a proposed sixteen (16)-lot total single-family attached and detached residential subdivision and development as follows:

1. Section §27-806 – to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required;
2. Section §27-807 – to permit a reduced setback of seven (7) feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a fifteen (15) feet setback is required for all buildings and other structures to be located on an existing interior lot;
3. Sections §27-1105.A – to permit a proposed 1,656 SF lot size for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas a lot size of 1,800 SF is required for single-family attached dwellings;
4. Section §27-1105.C – to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas a fifteen (15) feet setback from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
5. Section §27-1105.E – to permit a five (5) feet side yard setback for proposed Lot 3, whereas a seven (7) feet side yard setback is required for the end unit of a single-family attached dwelling;
6. Section §27-1105.G – to permit a building coverage of 50% for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas, the maximum building coverage shall not exceed 40%;
7. §27-1107 – to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted; and,
8. §27-1108 and §27-2002 – to not provide off-street parking spaces for proposed Lots 1, 2, and 3 of the reconstructed townhomes fronting Maple Street, whereas two (2) off-street parking spaces per dwelling unit is required for all new residential development with more than one-bedroom units.

Interested parties are invited to participate in the hearing. Anyone requiring special accommodations to attend should contact the Conshohocken Borough Administration Office at 610-828-1092 or zoning@conshohockenpa.gov as soon as possible for arrangements.

If you have questions regarding the above prior to the meeting, please contact the Borough at zoning@conshohockenpa.gov.

Thank you,
Zoning Hearing Board



BOROUGH OF CONSHOHOCKEN

Zoning Administration

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
Anita Barton, Senior Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

Date: November 12, 2025

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: Maple Street Development – Zoning Determination

History of the Site:

The proposed Maple Street development, currently owned by Mecka Properties, LLC, is comprised of a total of five (5) existing parcels located within the BR-2 – Borough Residential District 2 as follows:

- **18 Maple Street (a.k.a. Rams Recycling, Inc.)** – a 21,575 SF (21,774 SF as surveyed) commercial property, developed with an office trailer building and garage buildings with bays, and trailers which is currently used as a scrap metal and recycling facility. There is a 10.75 ft wide access strip from Maple Street. This parcel is located behind the rear yards of the properties fronting Maple Street and West Elm Street, between Maple Street and the Wood Street right-of-way (unopened paper street). The existing use on the property is considered an existing nonconformity within the BR-2 zoning district since the use was legally in existence prior to the adoption of the current Zoning Ordinance and the use is permitted to continue in accordance with Zoning Code Section §27-703.A.
- **38 Maple Street** – a 10,950 SF (10,949 SF as surveyed) lot, which is partially vacant with an old concrete pad and grass to the east with the western portion currently being used as part of the Rams Recycling, Inc. business.
- **42 Maple Street** – a 4,644 SF residential parcel consisting of a two (2)-story single-family attached stucco dwelling built in 1870. This parcel fronts Maple Street to the east and abuts 38 Maple Street to the north. The existing building is considered existing nonconforming since the building setback at 4.7 ft is less than the required minimum 7 ft width for an end unit of a single-family attached dwelling per Zoning Code Section §27-1105.E.
- **44 Maple Street** – a 3,659 SF (3,453 SF as surveyed) residential parcel consisting of a two (2)-story single-family attached stucco dwelling built in 1870. This property is an interior parcel that fronts Maple Street to the east and is located between 42 and 46 Maple Street. The existing lot and building width is considered existing nonconforming since the lot and building width at 15.77 ft are less than the required minimum 18 ft width per Zoning Code Sections §27-1105.B & J, respectively.
- **46 Maple Street** – a 3,659 SF (3,661 SF as surveyed) residential corner parcel consisting of a two (2)-story single-family attached stucco dwelling built in 1870. This lot is fronted by Maple Street to the east and West First Avenue with straight in parking spaces to the north. There is also an existing garage located to the rear of the property. The existing lot and building width is

considered existing nonconforming since the lot and building width at 15.77 ft are less than the required minimum 18 ft width per Zoning Code Sections §27-1105.B & J, respectively.

To the rear of all the above parcels is the Borough of Conshohocken's Haines and Salvati Memorial Park.

Current Request:

The petitioner, Mecka Properties, LLC, is proposing to subdivide and development the above subject parcels as follows:

- Demolish the existing single-family attached dwellings (42 to 46 Maple Street) in its entirety and construct new single-family attached dwellings (a.k.a. proposed Lots 1 to 3), ranging from 727 SF to 759 SF with 10' wide x 10' long rear patios, along with the subdivision of these lots;
- Construct a new 1,200 SF single-family detached dwelling with a rear 10'x15' patio in the existing vacant northern portion of 38 Maple Street (a.k.a. proposed Lot 4); and,
- Extend Wood Street and construct twelve (12) new single-family attached dwellings, ranging from 2,459 SF to 3,320 SF, within the rest of the site; along with a five (5') ft wide paved trail to connect the site to Maple Street and West First Avenue. The proposed dwellings will have driveways and front loaded garages from a proposed 24-ft wide private street for off-street parking.

As part of the proposed site improvements, the petitioner is seeking the following variances:

1. Section §27-806 – to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required;
2. Section §27-807 – to permit a reduced setback of seven (7) feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a fifteen (15) feet setback is required for all buildings and other structures to be located on an existing interior lot;
3. Sections §27-1105.A – to permit a proposed 1,656 SF lot size for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas a lot size of 1,800 SF is required for single-family attached dwellings;
4. Section §27-1105.C – to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas a fifteen (15) feet setback from the ultimate right-of-way line of W. First Avenue and Maple Street is required;
5. Section §27-1105.E – to permit a five (5) feet side yard setback for proposed Lot 3, whereas a seven (7) feet side yard setback is required for the end unit of a single-family attached dwelling;
6. Section §27-1105.G – to permit a building coverage of 50% for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas, the maximum building coverage shall not exceed 40%;
7. §27-1107 – to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted; and,
8. §27-1108 and §27-2002 – to not provide off-street parking spaces for proposed Lots 1, 2, and 3 of the reconstructed townhomes fronting Maple Street, whereas two (2) off-street parking spaces per dwelling unit is required for all new residential development with more than one-bedroom units.

Zoning Determination:

The property is located within the BR-2 – Borough Residential District 2 and subject to the code provisions of the Conshohocken Borough Zoning Ordinance of 2001. The following variances will be required as a result of the proposed site improvements:

1. Section §27-806 – to permit proposed development of twelve (12) new single-family attached dwellings (Lots 5 to 16) with access from an existing driveway and proposed private street whereas access to a public street is required.

Per Section §27-806, unless otherwise specified in this Chapter, “each and every lot shall abut a public street. Preexisting landlocked parcels may be developed with one single-family detached house provided with a fifteen-foot wide easement of access, and provided that the usable portion of the lot otherwise complies with the lot size and dimensional requirements of the district in which it is located.”

The Applicant is proposing a new 24 ft wide cartway that will be a private street for access to the proposed twelve (12) new single-family attached dwellings (Lots 5 to 16). In addition, the proposed private street will begin at the existing Wood Street (unopened paper street) that is proposed to be vacated and the current Wood Street would need to be extended to the site to provide access. Therefore, a variance from this Code Section is required to allow a private street for access to each new lot, whereas a public street is required.

2. Section §27-807 – to permit a reduced setback of seven (7) feet from the surrounding lot lines for proposed Lots 5, 10, 11 and 16, whereas a fifteen (15) feet setback is required for all buildings and other structures to be located on an existing interior lot.

In accordance with Section §27-807 of the Borough Zoning Ordinance, “an existing lot for which access to a public road does not comply with this Chapter may be developed with a use permitted in the district in which it is located, only when authorized by a variance from the Zoning Hearing Board, in accordance with Part 6 of this Chapter. In computing the area of such lots, the area of the strip of ground connecting the lot with the public road shall not be included. All buildings and other structures to be located on such lots shall not be closer than 15 feet to surrounding lot lines. The strip of ground connecting the lot with the public road shall be used as an access strip to only the particular lot in question. The Zoning Hearing Board shall consider the suitability of the strip of ground that connects the lot with the public road for use as an access driveway and may impose such other conditions as may be required.”

Based on the “Plan for Zoning Purposes” Plan provided, the proposed dwellings of Lots 5, 10, 11, and 16 will only have a distance of 7 feet from the side lot lines. Therefore, a variance from this Code Section is required to permit the proposed dwellings closer than the required minimum 15 ft setback.

3. Sections §27-1105.A – to permit a proposed 1,656 SF lot size for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas a lot size of 1,800 SF is required for single-family attached dwellings.

In accordance with Sections §27-1105.A of the Borough Zoning Ordinance, the minimum lot size shall be 1,800 SF per unit for single-family attached dwellings.

The Applicant is proposing a subdivision of Lots 1 and 2 that will each have a proposed lot size of 1,656 SF. Since the proposed lot sizes are less than the required minimum 1,800 SF, the Applicant is required to seek a variance from Code Section §27-1105.A.

4. Section §27-1105.C – to permit a zero (0) feet setback for proposed Lots 1 to 3, whereas a fifteen (15) feet setback from the ultimate right-of-way line of W. First Avenue and Maple Street is required

Per Section §27-1105.C of the Borough Zoning Ordinance, “the front yard setback shall be 15 feet, to be measured from the ultimate right-of-way line; except where there is an established line, as herein defined, then the building line of the majority of the buildings on that side of the block shall be used as the minimum required front yard setback. However, in no case shall the setback be less than 10 feet from the face of a curb of a public street.”

Based on the “Plan for Zoning Purposes” Plan provided, the proposed dwellings of Lots 1, 2 and 3 will have a zero (0) setbacks from the rights-of-way of Maple Street and West First Avenue. The Applicant should clarify if there is an established building line on the block to ensure that an established building line does not exist on the block. Otherwise, a variance from this Code Section is required to permit the zero (0) setback from the Maple Street and West First Avenue rights-of-way whereas a required minimum 15 ft from the ultimate rights-of-way.

5. Section §27-1105.E – to permit a five (5) feet side yard setback for proposed Lot 3, whereas a seven (7) feet side yard setback is required for the end unit of a single-family attached dwelling.

In accordance with Section §27-1105.E of the Borough Zoning Ordinance, the minimum side yard setback of an end unit of a single-family attached dwelling shall be seven feet. Since the Applicant is only proposing a 4.7 ft side yard setback for the proposed single-family attached dwelling end unit on Lot 3, the Applicant would be required to seek a variance from this Code Section to permit the reduced side yard setback of this single-family attached dwelling end unit on the property.

6. Section §27-1105.G – to permit a building coverage of 50% for proposed Lots 1 and 2 of the reconstructed townhomes fronting Maple Street, whereas, the maximum building coverage shall not exceed 40%.

Per Section §27-1105.G, “the maximum building coverage shall not exceed 40% of the lot area. Building coverage for private garages shall be subject to the provisions of § 27-811C.”

The Applicant is proposing a building coverage of 50.0% (828 SF) for both Lots 1 and 2. The proposed building coverages increased as a result of the proposed subdivision reducing the existing lot sizes of these lots. Therefore, a variance from this Code Section is required to permit an exceedance of the maximum building coverage above 40%.

7. Per Section §27-1107 – to permit off-street parking spaces located within the front yards of proposed Lots 4 through 16, whereas off-street parking between the front wall of a principal structure and the curb of the street toward which that wall is oriented is not permitted.

The Applicant is proposing off-street parking between the new dwellings of Lots 4 through 16 and the curb of the street toward which that wall is oriented; therefore, a variance from this Code

Section is required whereas such off-street parking located to the front of the dwelling is not permitted.

8. Sections §27-1108 and §27-2002 – to not provide off-street parking spaces for proposed Lots 1, 2, and 3 of the reconstructed townhomes fronting Maple Street, whereas two (2) off-street parking spaces per dwelling unit is required for all new residential development with more than one-bedroom units.

In accordance with Sections §27-1108 and 27-2002 of the Borough Zoning Ordinance, all new residential development must conform to the off-street parking provisions contained in Part 20 of the Zoning Ordinance and each dwelling unit with more than one (1) bedroom is required to have two (2) off-street parking spaces. Since no off-street parking spaces are being provided for the new dwellings at Lots 1 to 3, a variance will be required to not provide off-street parking for these lots.



BOROUGH OF CONSHOHOCKEN

400 Fayette Street, Suite 200, Conshohocken, PA 19428

Phone (610) 828-1092 Fax (610) 828-0920

Amended Zoning Application

Application: Z-2025-15
Date Submitted: 9/19/25
Date Received: 9/19/25

1. Application is hereby made for:

☐ Special Exception ☒ Variance

☐ Appeal of the decision of the zoning officer

☐ Conditional Use approval ☐ Interpretation of the Zoning Ordinance

☐ Other _____

2. Section of the Zoning Ordinance from which relief is requested: Section 27; 806; 807; 1105A, C, E & G; 1107, 1108; 2002. See attached "Zoning Variances - BR2-Borough Residential District 2 Attachment", revised September 17, 2025.

3. Address of the property, which is the subject of the application:

18,38,42,44,46 Maple Street

4. Applicant's Name: MECKA Properties, LLC

Address: 18 Maple Street, Conshohocken, PA 19428

Phone Number (daytime): (610) 828-1880

E-mail Address: rcmorello@aol.com

5. Applicant is (check one): Legal Owner ☒ Equitable Owner ☐; Tenant ☐

6. Property Owner: Same as Applicant

Address: _____

Phone Number: _____

E-mail Address: _____

7. Lot Dimensions: See Attached Plan Zoning District: BR2

8. Has there been previous zoning relief requested in connection with this Property?

Yes ☐ No ☒ If yes, please describe.

9. Please describe the present use of the property including any existing improvements and the dimensions of any structures on the property.

Three row houses at 42, 44 and 46 Maple Street. Recycling facility at 18 Maple Street. Vacant lot at 38 Maple Street.

10. Please describe the proposed use of the property.

Rebuild three row houses at 42, 44 and 46 Maple Street on new foundations (rear portion of those lots to be merged into 18 Maple Street).

Construct a new detached single family dwelling on 38 Maple Street (rear portion of that lot to be merged into 18 Maple Street).

Construct 12 new townhouses on the newly configured 18 Maple Street.

Remove the existing recycling facilities.

11. Please describe proposal and improvements to the property in detail.

See attached Plan, last revised September 17, 2025.

12. Please describe the reasons the Applicant believes that the requested relief should be granted.

Removal of the Recycling facility and the reconstruction of three row houses on Existing Footprints, the construction of a new single family detached dwelling and twelve new townhouses is an improvement to the area and consistent with the residential character of the District.

13. If a Variance is being requested, please describe the following:

a. The unique characteristics of the property: Various non-conforming dimensions
and uses create unique characteristics of the property.

b. How the Zoning Ordinance unreasonably restricts development of the property:
The unique character of the property based on historic lot dimensions unreasonably restricts development of the property.

c. How the proposal is consistent with the character of the surrounding neighborhood. _____
Proposal is all residential which is consistent with the neighborhood and the underlying zoning district.

d. Why the requested relief is the minimum required to reasonably use the property; and why the proposal could not be less than what is proposed.
The proposed reconstruction of the three row houses, the new single family detached dwelling and the twelve new townhouses is the minimum necessary to reasonably use the property.

14. The following section should be completed if the applicant is contesting the determination of the zoning officer.

a. Please indicate the section of the zoning ordinance that is the subject of the zoning officer's decision (attach any written correspondence relating to the determination).

Not applicable.

b. Please explain in detail the reasons why you disagree with the zoning officer's determination.

Not applicable.

15. If the Applicant is requesting any other type of relief, please complete the following section.

a. Type of relief that is being requested by the applicant.

No applicable.

b. Please indicate the section of the Zoning Ordinance related to the relief being requested.

No applicable.

c. Please describe in detail the reasons why the requested relief should be granted.

No applicable.

16. If the applicant is being represented by an attorney, please provide the following information.

a. Attorney's Name: Edward J. Hughes, Esquire

b. Address: 460 Norristown Road, Suite 110, Blue Bell, PA 19422

c. Phone Number: (610) 825-8400

d. E-mail Address: ehughes@wispearl.com

I/we hereby certify that to the best of my knowledge, all of the above statements contained in this Zoning Application and any papers or plans submitted with this application to the Borough of Conshohocken are true and correct.

MECKA PROPERTIES, LLC



Applicant/Legal Owner

By: 

Russell Morello, Member



Date: September 18, 2025

COMMONWEALTH OF PENNSYLVANIA

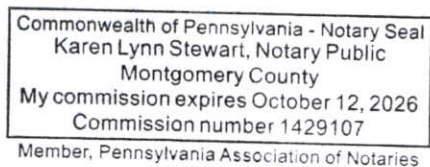
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 18th day of September, 2025.



Notary Public

(Seal)





BOROUGH OF CONSHOHOCKEN
400 Fayette Street, Suite 200, Conshohocken, PA 19428
Phone (610) 828-1092 Fax (610) 828-0920

Decision

(For Borough Use Only)

Application Granted ☐

Application Denied ☐

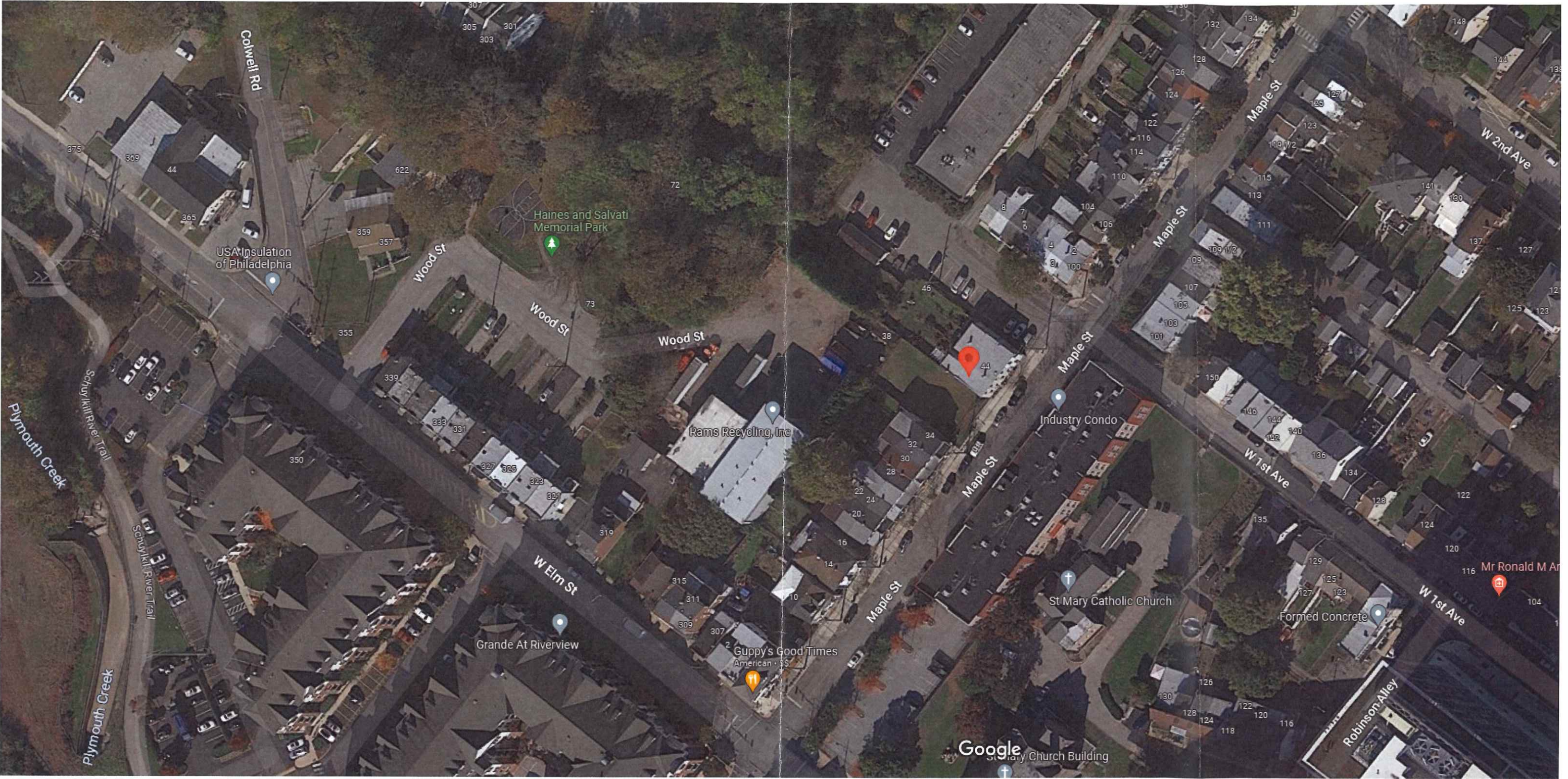
MOTION:

CONDITIONS:

BY ORDER OF THE ZONING HEARING BOARD

	Yes	No
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐
_____	☐	☐

DATE OF ORDER: _____



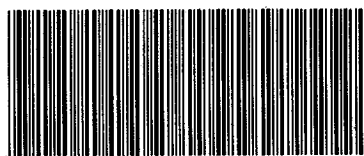


**RECORDER OF DEEDS
MONTGOMERY COUNTY**

Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6385 PG 01022 to 01026.1
INSTRUMENT # : 2024065259
RECORDED DATE: 12/06/2024 09:01:19 AM



6366334-0027X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06232-00-9
Address: 18 MAPLE ST

CONSHOHOCKEN PA
19428
Municipality: Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$1,401,470.40

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$14,014.70
Conshohocken Borough RTT	\$7,007.35
Colonial School District RTT	\$7,007.35
Total:	\$28,121.65

DEED BK 6385 PG 01022 to 01026.1
Recorded Date: 12/06/2024 09:01:19 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared By/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06232-00-9 CONSHOHOCKEN BOROUGH
18 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 022 4290 12/04/2024 JB

Property Address:

18 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06232-00-9

Transfer Tax is calculated on the Computed Value.

DEED

Date: *November 24, 2024*

Grantors:

Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello

*Kristie (R) Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R (R)*

Grantee:

Mecka Properties, LLC

Consideration: \$1.00

Conveyance:

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the Northwestern side of Maple Street, at the distance of one hundred and sixty five and thirty two one hundredths feet Northeasterly from the North corner of Elm and Maple Streets, being a corner of this and land of Hypolit Nashielski; thence still along said side of Maple Street Northeasterly ten and seventy five one hundredths feet more or less to a stake, a corner of this and land of John Skowronski; thence by and along said land Northwesternly ninety two feet to a stake; thence Northeasterly and parallel with said Maple

Street one hundred and fifteen and twenty eight one hundredths feet more or less to a stake in line of land of Bernard Dembowski; thence by and along said land North forty seven degrees one minute West one hundred and twenty seven feet more or less to the southeast side of a thirty foot wide street; leading into Elm Street; thence along said side of said street Southwesterly one hundred and sixty-six and three one hundredths feet more or less to a stake in the rear of lots fronting on Elm Street; thence by and along the same Southeasterly one hundred and nineteen feet to the rear of lots fronting on Maple Street late of the grantors herein; thence Northeasterly along said lots forty feet to a stake; thence Southeasterly along the line of land of the said Hypolit Nashielski one hundred feet to the place of beginning.

BEING known as 18 Maple Street.

BEING Parcel No. 05-00-06232-00-9 as set forth in the Montgomery County Board of Assessment Appeals.

BEING the same premises which Russell A. Morello and Rosemarie Morello, his wife, by Deed dated October 22, 1987 and recorded on October 26, 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4855, page 605 etc., granted and conveyed unto Russell A. Morello and Rosemarie Morello, h/w, and Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, in fee.

AND the said Russell A. Morello died on August 19, 2002, whereupon title to a one-quarter interest in the property became vested in Rose Marie Morello, his wife, by operation of law.

BEING the said same premises which Rose Marie Morello, Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, by Deed dated October 7, 2003 and recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 05499, page 00657 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on May 10, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda

Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1020 et seq., Instrument No. 2024055735, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty:

Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquires title as Christie Morello

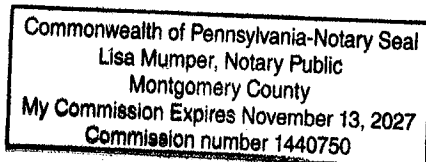
Catherine E. Morello
Catherine E. Morello who acquires title as Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

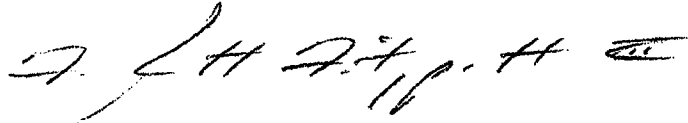
Lisa Mumper
Lisa Mumper, Notary Public
My Commission Expires: 11/13/27



CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in black ink, appearing to read "F. Emmett Fitzpatrick, III". The signature is written in a cursive, flowing style with some capitalization and is positioned above a horizontal line.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

11-25-2024 (P) 11-24-2024

Grantor(s)/Lessor(s)
Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello @ KristieTelephone Number
610-828-1612Grantee(s)/Lessee(s)
Mecka Properties, LLCTelephone Number
610-633-5476Mailing Address
18 Maple StreetMailing Address
3117 Hayes RoadCity
ConshohockenState
PAZip Code
19428City
East NorritonState
PAZip Code
19403**SECTION II REAL ESTATE LOCATION**Street Address
18 Maple StreetCity, Township, Borough
Borough of ConshohockenCounty
MontgomerySchool District
ColonialTax Parcel Number
05-00-06232-00-9**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration
\$1.002. Other Consideration
+ \$0.003. Total Consideration
= \$1.004. County Assessed Value
\$461,010.005. Common Level Ratio Factor
x 3.046. Computed Value
= \$1,401,470.40**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
\$0.001b. Percentage of Grantor's Interest in Real Estate
100.00%1c. Percentage of Grantor's Interest Conveyed
100.00%**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U. S., and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:Name
Russell A. Morello, Jr.Telephone Number
610-633-5476Mailing Address
3117 Hayes RoadCity
East NorritonState
PAZip Code
19403

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date (MM/DD/YYYY)
11-25-2024

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

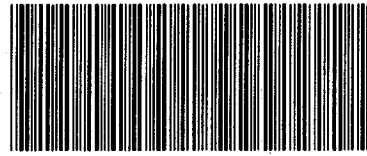
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6385 PG 01027 to 01031.1
INSTRUMENT # : 2024065260
RECORDED DATE: 12/06/2024 09:01:20 AM



6366335-0028Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 7018947 - 5 Doc(s)
Document Date: 11/24/2024	Document Page Count: 4
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Germantown Title Company 502 W Germantown Pike, Suite 200 East Norriton, PA 19403 (610) 631-1540	PAID BY: GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06196-00-9
Address: 38 MAPLE ST

PA
Municipality: Conshohocken Borough
(100%)
School District: Colonial

RECORDED
Borough of Conshohocken

Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$220,886.40
FEES / TAXES:
Recording Fee: Deed \$86.75
Affidavit Fee \$1.50
Additional Names Fee \$2.00
Affordable Housing Names \$2.00
State RTT \$2,208.86
Conshohocken Borough RTT \$1,104.43
Colonial School District RTT \$1,104.43
Total: \$4,509.97

DEED BK 6385 PG 01027 to 01031.1
Recorded Date: 12/06/2024 09:01:20 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared By/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06196-00-9 CONSHOHOCKEN BOROUGH

38 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E

B 007 L U 031 2103 12/04/2024

JB

Property Address:

38 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06196-00-9

Transfer Tax is calculated on the Computed Value.
DEED

Date: November 24, 2024

Grantors:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Kristie @ Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. @

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania surveyed by John V. Hoey, Registered Civil Engineer, on April 6, 1946 and bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Street (80.00 feet wide) at the distance of 53 feet 8 3/8 inches measured Southwest-wardly along said side of Maple Street from its intersection with the Southwesterly side of First Avenue (80.00 feet wide), thence extending along said Northwesterly side of Maple Street South 43 degrees West 50.00 feet to a point, a corner of land now or late of Ludwik Kowalkowski; thence extending along said Kowalkowski's

land North 47 degrees West 218.97 feet to a point on the Southeasterly side of a street (30.00 feet wide) running from Elm Street to First Avenue; thence extending along the same North 43 degrees East 50.00 feet to a point, a corner of land now or late of Joseph E. Foulke and Mary E. Foulke, his wife; thence extending along said Foulke's land South 47 degrees East 218.97 feet to the first mentioned point and place of beginning.

BEING known as 38 Maple Street.

BEING Parcel Number 05-00-06196-00-9 as set forth in the Montgomery County Board of Assessments Appeals.

BEING the same premises which Andrew J. Matteucci, singleman, by Indenture bearing date the 31st day of July, A.D., 1986, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4808 page 2174 &c., granted and conveyed unto Russell A. Morello and Rosemarie Morello, his wife, in fee.

BEING the same premises which Russell A. Morello and Rosemarie Morello, by Deed dated October 22, 1987 and recorded on October 26, 1987 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4855, page 602 et seq., granted and conveyed to Russell A. Morello and Rosemarie Morello, his wife, and Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello.

AND the said Russell A. Morello died on August 19, 2002, whereupon title to his interest in the property became vested in Rose Marie Morello, his wife, by operation of law.

BEING the same premises which Rose Marie Morello, Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, by Deed dated May 1, 2012 and recorded on June 11, 2012 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5837, page 02593 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of

Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1024 et seq., Instrument No. 2024055736, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty:

Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquired title as Christie Morello

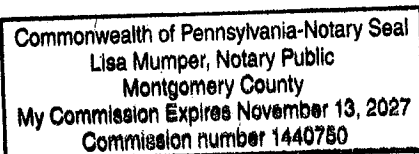
Catherine E. Morello
Catherine E. Morello who acquired title as Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

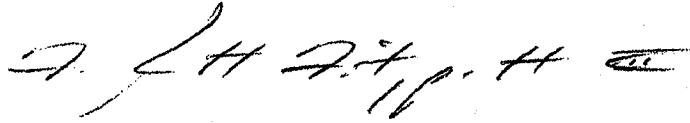
Lisa Mumper, Notary Public
My Commission Expires: 11/13/27



CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in black ink, appearing to read "F. Emmett Fitzpatrick, III", written over a horizontal line.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

RECORDER'S USE ONLY

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

11/24/2024 11-24-2024

Grantor(s)/Lessor(s)

Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello Kristie

Telephone Number

610-828-1612

Grantee(s)/Lessee(s)

Mecka Properties, LLC

Telephone Number

610-633-5476

Mailing Address

18 Maple Street

Mailing Address

3117 Hayes Road

City

Conshohocken

State

PA

Zip Code

19428

City

East Norriton

State

PA

Zip Code

19403

SECTION II REAL ESTATE LOCATION

Street Address

38 Maple Street

City, Township, Borough

Borough of Conshohocken

County

Montgomery

School District

Colonial

Tax Parcel Number

05-00-06196-00-9

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration

\$1.00

2. Other Consideration

+ \$0.00

3. Total Consideration

= \$1.00

4. County Assessed Value

\$72,660.00

5. Common Level Ratio Factor

x 3.04

6. Computed Value

= \$220,886.40

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$0.00

1b. Percentage of Grantor's Interest in Real Estate

100.00%

1c. Percentage of Grantor's Interest Conveyed

100.00%

2. Fill in the Appropriate Oval Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U. S., and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name

Russell A. Morello, Jr.

Telephone Number

610-633-5476

Mailing Address

3117 Hayes Road

City

East Norriton

State

PA

Zip Code

19403

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date (MM/DD/YYYY)

11-25-2024

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

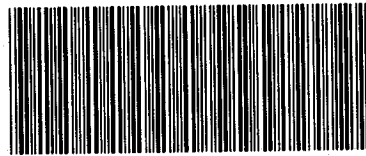
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6385 PG 01032 to 01036.1
INSTRUMENT # : 2024065261
RECORDED DATE: 12/06/2024 09:01:21 AM



6366336-0028-

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06192-00-4
Address: 42 MAPLE ST

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 **VD**

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$203,680.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$2,036.80
Conshohocken Borough RTT	\$1,018.40
Colonial School District RTT	\$1,018.40
Total:	\$4,165.85

DEED BK 6385 PG 01032 to 01036.1
Recorded Date: 12/06/2024 09:01:21 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Prepared By/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-06192-00-4 CONSHOHOCKEN BOROUGH
42 MAPLE ST

Property Address:

42 Maple Street
Conshohocken, PA, 19428

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 058 1101 12/04/2024 JB

Tax Parcel ID: 05-00-06192-00-4

Transfer Tax is calculated on the Computed Value.

DEED

Date: *November 24, 2024*

Grantors:

Joseph A. Morello
Russell A. Morello, Jr.
Amanda Marie Morello

*Kristie @ Christie Morello who acquired title as Christie Morello
Catherine Z. Morello who acquired title as Catherine E. Morello
R. @*

Grantee:

Mecka Properties, LLC

Consideration: \$1.00

Conveyance:

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN tract or piece of land, with the improvements thereon erected, situate in the Borough of Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by John V. Hoey, R.E., dated April 6, 1946, as follows, to wit:

BEGINNING at a point on the Northwestern side of Maple Street, a corner of this and other land of Carmella Matteucci, which point is measured South 43 degrees West along the Northwestern side of Maple Street 52 feet, 08.75 inches, more or less from First Avenue; thence extending from said point of beginning North 47 degrees West along line of land of Matteucci 218.97 feet to a thirty foot wide street, running from Elm Street to First Avenue, thence along the

southeasterly side of said Street North 43 degrees East 21 feet, 02.5 inches, more or less to a point in line of land now or late belonging to Joseph J. Manzie, thence along said land of Manzie South 47 degrees East 218.97 feet to the Northwestern side of Maple Street, thence along the Northwestern side of Maple Street South 43 degrees West 21 feet, 02.5 inches, more or less, to the place of beginning.

BEING known as 42 Maple Street.

BEING Parcel No 05-00-06192-00-4.

BEING the same premises which Joseph A. Tammaro and Mary Ann Tammaro, h/w, by Deed dated October 31, 1991, and recorded on November 1, 1991, in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, PA, in Record Book 4990, page 1241, etc., granted and conveyed unto Russell A. Morello, Sr. and Russell A Morello, Jr., in fee.

AND the said Russell A. Morello died on August 19, 2002. Pursuant to his Last Will and Testament, filed for probate July 24, 2003 in the Office of the Register of Wills of Montgomery County, Pennsylvania in File No. 2003-X2212, his interest in the Property was bequeathed to Rose Marie Morello. Letters Testamentary were granted to his Executrix, Rose Marie Morello, on July 24, 2003.

BEING the same premises which Rose Marie Morello, Executrix of the Estate of Russell A. Morello and Russell A. Morello, Jr., by Deed dated October 7, 2003, and recorded on March 9, 2004 in Record Book 5499, page 00651 et. seq. (Instrument No. 2004048001), granted and conveyed unto Rose Marie Morello and Russell A. Morello, Jr.

BEING the same premises which Rose Marie Morello and Russell A. Morello, Jr., by Deed dated October 7, 2003, and recorded on March 9, 2004 in Record Book 5499, page 00660 et. seq. (Instrument No. 2004048004), granted and conveyed unto Russell A. Morello, Jr., Salvatore Morello, and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters

Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1028 et seq., Instrument No. 2024055737, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquired title as Christie Morello
Catherine E. Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. Cr

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

@ Kristie

@ who acquired title as Christie Morello

who acquired title as Catherine E. Morello

R.

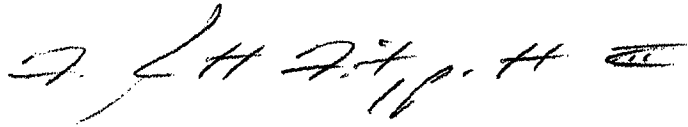
Lisa Mumper Notary Public
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in cursive script, appearing to read "F. Emmett Fitzpatrick, III", written in dark ink.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

#12512024 11-24-2024

Grantor(s)/Lessor(s)
Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello @ KristieTelephone Number
610-828-1612Grantee(s)/Lessee(s)
Mecka Properties, LLCTelephone Number
610-633-5476Mailing Address
18 Maple StreetMailing Address
3117 Hayes RoadCity
ConshohockenState
PAZip Code
19428City
East NorritonState
PAZip Code
19403**SECTION II REAL ESTATE LOCATION**Street Address
42 Maple StreetCity, Township, Borough
Borough of ConshohockenCounty
MontgomerySchool District
ColonialTax Parcel Number
05-00-06192-00-4**SECTION III VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO1. Actual Cash Consideration
\$1.002. Other Consideration
+ \$0.003. Total Consideration
= \$1.004. County Assessed Value
\$67,000.005. Common Level Ratio Factor
x 3.046. Computed Value
= \$203,680.00**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**1a. Amount of Exemption Claimed
\$0.001b. Percentage of Grantor's Interest in Real Estate
100.00%1c. Percentage of Grantor's Interest Conveyed
100.00%**2. Fill in the Appropriate Oval Below for Exemption Claimed.**

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U. S., and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V**CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**Name
Russell A. Morello, Jr.Telephone Number
610-633-5476Mailing Address
3117 Hayes RoadCity
East NorritonState
PAZip Code
19403

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date (MM/DD/YYYY)
11-25-24

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

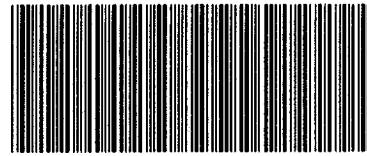
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6385 PG 01037 to 01041.1
INSTRUMENT # : 2024065262
RECORDED DATE: 12/06/2024 09:01:22 AM



6366337-0028.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06188-00-8
Address: 44 MAPLE ST

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 14D

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$197,600.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$1,976.00
Conshohocken Borough RTT	\$988.00
Colonial School District RTT	\$988.00

Total: \$4,044.25

DEED BK 6385 PG 01037 to 01041.1
Recorded Date: 12/06/2024 09:01:22 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Prepared By/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06188-00-8 CONSHOHOCKEN BOROUGH

44 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E
B 007 L U 032 1101 12/04/2024 JB**Property Address:**

44 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06188-00-8

Transfer Tax is calculated on the Computed Value.
DEED

Date: *November 24, 2024*

Grantors:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Kristie @ Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. @

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, SITUATED in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan and survey thereof made by John B. Hoey on 4/6/1946, as follows, to wit:

BEGINNING at a point on the Northwestern side of Maple Street at the distance of 16 feet 8-5/8 inches Southwestwardly from the West corner of Maple Street and First Avenue (both 80 feet wide) a corner of this and other land of Pasquale Matteucci, et ux; thence extending along the said side of Maple Street Southwestwardly 15 feet 9-1/4 inches to a point a corner of other land of Pasquale Matteucci, et ux; thence extending along said land of Matteucci, Northwestwardly, the

line for a portion of the distance passing through the middle of the partition wall dividing the house on these premises from that on the adjoining premises 219.97 feet to a point a corner on the Southeasterly side of an alley; thence along the said side of said alley Northeastwardly 15 feet 9 1/4 inches to a point a corner of other land of Pasquale Matteucci, et ux: thence along said other land of Matteucci, Southeastwardly the line for a portion of the distance passing through the middle of the partition wall dividing the house on these premises from that on the adjoining premises 218.97 feet to the place of BEGINNING.

BEING 44 Maple Street.

BEING parcel No. 05-00-06188-00-8.

BEING the same premises which Mary Primavera, Executrix of the Estate of Clara Dedeo Manzi, a/k/a Clara D. Mazi, Clarinda Dedeo Manzi, Deceased, by Deed dated June 21, 1995, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, PA, in Deed Book 5117, page 2470, granted and conveyed unto Russell A. Morello, Jr. and Joseph A. Morello, in fee.

BEING the same premises which Russell A. Morello, Jr. and Joseph A. Morello, by Deed dated October 7, 2003 and recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 05499, p. 0654 et seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello, as tenants in common.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1032 et seq., Instrument No.

2024055738, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty: Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello
Christie Morello who acquired title as Christie Morello

Catherine E. Morello
Catherine E. Morello who acquired title as Catherine E. Morello

Notarization: Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

Who acquired title as Catherine E. Morello

Christie who acquired title as Christie Morello

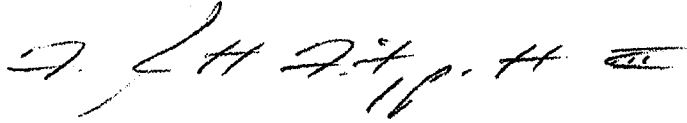
Lisa Mumper, Notary Public
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

A handwritten signature in cursive script, appearing to read "F. Emmett Fitzpatrick, III", written in dark ink.

F. Emmett Fitzpatrick, III (For the Grantee)



(EX) MOD-06-19 (F1)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

SECTION I TRANSFER DATA					
Date of Acceptance of Document: MM/DD/YYYY 11-24-2024 11-24-2024					
Grantor(s)/Lessor(s) Joseph A. Morello, Russell A. Morello, Jr. Amanda Marie Morello, Christie Morello, Catherine E. Morello Kristie		Telephone Number 610-828-1612		Grantee(s)/Lessee(s) Mecka Properties, LLC	
Mailing Address 18 Maple Street		Telephone Number 610-633-5476			
Mailing Address 3117 Hayes Road					
City Conshohocken		State PA	Zip Code 19428	City East Norriton	State PA
			Zip Code 19403		
SECTION II REAL ESTATE LOCATION					
Street Address 44 Maple Street			City, Township, Borough Borough of Conshohocken		
County Montgomery		School District Colonial		Tax Parcel Number 05-00-06188-00-8	
SECTION III VALUATION DATA					
Was transaction part of an assignment or relocation? ☐ YES ☒ NO					
1. Actual Cash Consideration \$1.00		2. Other Consideration + \$0.00		3. Total Consideration = \$1.00	
4. County Assessed Value \$65,000.00		5. Common Level Ratio Factor x 3.04		6. Computed Value = \$197,600.00	
SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.					
1a. Amount of Exemption Claimed \$0.00		1b. Percentage of Grantor's Interest in Real Estate 100.00%		1c. Percentage of Grantor's Interest Conveyed 100.00%	
2. Fill in the Appropriate Oval Below for Exemption Claimed.					
☐ Will or Intestate succession. (Name of Decedent) (Estate File Number)					
☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)					
☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)					
☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)					
☐ Transfers to the commonwealth, the U. S., and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)					
☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)					
☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)					
☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)					
☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)					
SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:					
Name Russell A. Morello, Jr.			Telephone Number 610-633-5476		
Mailing Address 3117 Hayes Road			City East Norriton	State PA	Zip Code 19403
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.					
Signature of Correspondent or Responsible Party 					Date (MM/DD/YYYY) 11-25-2024

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

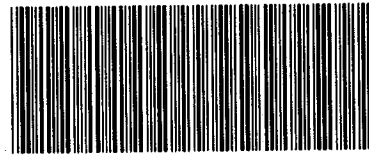
1830019105



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6385 PG 01042 to 01045.1
INSTRUMENT # : 2024065263
RECORDED DATE: 12/06/2024 09:01:23 AM



6366338-0027.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 11/24/2024
Reference Info:

Transaction #: 7018947 - 5 Doc(s)
Document Page Count: 3
Operator Id: dawhitner

RETURN TO: (Simplifile)
Germantown Title Company
502 W Germantown Pike, Suite 200
East Norriton, PA 19403
(610) 631-1540

PAID BY:
GERMANTOWN TITLE COMPANY

*** PROPERTY DATA:**

Parcel ID #: 05-00-06184-00-3
Address: 46 MAPLE ST

Municipality: PA
Conshohocken Borough
(100%)
School District: Colonial

RECORDED

Borough of Conshohocken

Date: 12/10/24 KD

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00
TAXABLE AMOUNT: \$212,800.00

FEES / TAXES:

Recording Fee: Deed	\$86.75
Affidavit Fee	\$1.50
Additional Names Fee	\$2.00
Affordable Housing Names	\$2.00
State RTT	\$2,128.00
Conshohocken Borough RTT	\$1,064.00
Colonial School District RTT	\$1,064.00

Total: \$4,348.25

DEED BK 6385 PG 01042 to 01045.1
Recorded Date: 12/06/2024 09:01:23 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared By/Return To:

F. Emmett Fitzpatrick III, Esq.
353 West Lancaster Ave., St. 300
Wayne PA 19087

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

05-00-06184-00-3 CONSHOHOCKEN BOROUGH

46 MAPLE ST

MORELLO AMANDA MARIE & MORELLO CHRISTIE & MORELLO CATHERINE E

B 007 L U 033 1101 12/04/2024

JB

Property Address:

46 Maple Street
Conshohocken, PA, 19428

Tax Parcel ID: 05-00-06184-00-3

Transfer Tax is calculated on the Computed Value.
DEED

Date: November 24, 2024

Grantors:

Joseph A. Morello

Russell A. Morello, Jr.

Amanda Marie Morello

Kristie @ Christie Morello who acquired title as Christie Morello
Catherine E. Morello who acquired title as Catherine E. Morello
R. @

Grantee:

Mecka Properties, LLC

Consideration: \$1.00**Conveyance:**

In return for Grantee's payment of the above-described Consideration, the receipt and sufficiency of which Grantors acknowledge, Grantors hereby convey, grant, transfer, remise, release, and remit to Grantee all of Grantors' right, title, and interest in and to the Property described below, to have and to hold forever:

Property:

ALL THAT CERTAIN tract or piece of land with improvements thereon erected, Situate in the Borough of Conshohocken, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by John H. Dager, Civil Engineer, in December A.D. 1978 as follows, viz:

BEGINNING on the Westerly corner of Maple Street and First Avenue; thence along the Northwestern side of Maple Street South 43 degrees West 16 feet 8 5/ inches to land of Carmella Matteucci and Pasquale Matteucci; thence along said land at right angles to Maple Street passing through the center of a partition wall or party wall between these premises and adjoining premises North 47 degrees West 218.97 feet to an unnamed 30 feet wide street running from Elm Street

to First Avenue; thence along the Southeasterly side of said Street North 43 degrees East 16 feet 8 5/8 inches more or less to the Westerly side of First Avenue aforesaid; thence along the Westerly side of First Avenue South 47 degrees East 218.97 feet to the point and place of beginning.

BEING Known as 46 Maple Street

BEING Parcel #05-00-06184-00-3

BEING the same premises which Zigmund Makowski and Frances Makowski, his wife, by Deed dated 11/18/1987 and recorded in Montgomery County, in Deed Book 4857, page 2034, conveyed unto George G. Fox and Sharon M. Fox, his wife, in fee.

BEING the same premises which George G. Fox and Sharon M. Fox, his wife, by Deed dated August 30, 1991 and recorded on September 5, 1991 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4985, page 01863 et. seq., granted and conveyed to Russell A. Morello, Jr., Salvatore Morello and Joseph A. Morello.

AND the said Salvatore Morello died on January 2, 2024. Pursuant to his Last Will and Testament dated November 22, 2023, filed for probate on April 17, 2024, in the Office of Register of Wills of Montgomery County, Pennsylvania in File No. 46-2024-X1673, his interest in the Property was bequeathed in equal shares to Amanda Marie Morello, Christie Morello, and Catherine E. Morello. Letters Testamentary were granted to his Executrix, Amanda Marie Morello, on May 10, 2024.

Being the same premises which Amanda Marie Morello, Executrix of the Estate of Salvatore Morello, by Deed dated September 12, 2024 and recorded on October 18, 2024 in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 6380, page 1036 et seq., Instrument No. 2024055739, granted and conveyed to Amanda Marie Morello, Christie Morello, and Catherine E. Morello, in equal shares.

Warranty:

Grantors warrant that they have not done any act to encumber the Property, and that they will forever defend Grantee against any person or entity claiming to have received any interest in the property as a result of any act or omission of Grantors.

Signatures:

Joseph A. Morello
Joseph A. Morello

Russell A. Morello, Jr.
Russell A. Morello, Jr.

Amanda Marie Morello
Amanda Marie Morello

Christie Morello who acquired title as Christie Morello
Christie Morello

Catherine E. Morello who acquired title as Catherine E. Morello
Catherine E. Morello

Notarization:

Commonwealth of Pennsylvania
County of MONTGOMERY

I certify that on NOVEMBER 24, 2024, Joseph A. Morello, Russell A. Morello, Jr., Amanda Marie Morello, Christie Morello, and Catherine E. Morello, personally came before me, proved to my satisfaction that they are each the above-named Grantors, and acknowledged under oath that they each intentionally signed, sealed and delivered this Deed.

who acquired
title as
Catherine E.
Morello

who acquired
title as
Christie
Morello

My Commission Expires:

Lisa Mumper, Notary Public
11/13/27

CERTIFICATE OF RESIDENCE

I certify that the address of the Grantee is:

3117 Hayes Road, East Norriton, PA, 19403

Russell A. Morello, Jr.
F. Emmett Fitzpatrick, III (For the Grantee)
Russell A. Morello, Jr.

Commonwealth of Pennsylvania-Notary Seal
Lisa Mumper, Notary Public
Montgomery County
My Commission Expires November 13, 2027
Commission number 1440750



(EX) MOD-06-19 (FI)

1830019105

RECORDER'S USE ONLY

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document MM/DD/YYYY

4-25-2024 @ 11-24-2024

Grantor(s)/Lessor(s)

Joseph A. Morello, Russell A. Morello, Jr.
Amanda Marie Morello, Christie Morello,
Catherine E. Morello @ Kristie

Telephone Number

610-828-1612

Grantee(s)/Lessee(s)

Mecka Properties, LLC

Telephone Number

610-633-5476

Mailing Address R.

18 Maple Street

Mailing Address

3117 Hayes Road

City

Conshohocken

State

PA

Zip Code

19428

City

East Norriton

State

PA

Zip Code

19403

SECTION II REAL ESTATE LOCATION

Street Address

46 Maple Street

City, Township, Borough

Borough of Conshohocken

County

Montgomery

School District

Colonial

Tax Parcel Number

05-00-06184-00-3

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration

\$1.00

2. Other Consideration

+ \$0.00

3. Total Consideration

= \$1.00

4. County Assessed Value

\$70,000.00

5. Common Level Ratio Factor

x 3.04

6. Computed Value

= \$212,800.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$0.00

1b. Percentage of Grantor's Interest in Real Estate

100.00%

1c. Percentage of Grantor's Interest Conveyed

100.00%

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or Intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U. S., and instrumentalities by gift, dedication, condemnation, or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach a copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name

Russell A. Morello, Jr.

Telephone Number

610-633-5476

Mailing Address

3117 Hayes Road

City

East Norriton

State

PA

Zip Code

19403

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date (MM/DD/YYYY)

11-25-2024

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105



August 8, 2025
Revised September 17, 2025

MAIN STREET PROPERTIES-CONSHOHOCKEN BOROUGH
MECKA PROPERTIES LLC-STA PROJECT #6281

ZONING VARIANCES – ‘BR-2’ – BOROUGH RESIDENTIAL DISTRICT TWO

PROPOSED USES: SINGLE & TOWNHOUSES

Zoning Section Number	Requirement	Existing	Proposed	Deficiency	Justification
27-806	Access to public street: Every lot shall abut a public street.	<i>The existing use accesses via the existing driveway access over the adjacent Borough property.</i>	1. The proposed use on Lots 5-16 to access via the existing driveway access over the adjacent Borough property. 2. The street for the proposed Lots 5-16 will be a private street that is owned and maintained by the lot owners.		1. The existing property that contains the existing recycling business does not abut a public street and currently takes access via the existing driveway access over the adjacent Borough property. An easement agreement with the Borough to maintain access to the property will be established. 2. The private street will be owned and maintained by the owners of Lots 4-16 and will not be dedicated to the Township.

Zoning Section Number	Requirement	Existing	Proposed	Deficiency	Justification
27-807	Existing interior lots: All buildings and other structures to be located on such lots shall not be closer than 15 feet to surrounding lot lines.	<i>0 ft.</i>	Lot 5 – 7 ft. Lot 10 – 7 ft. Lot 11 – 7 ft. Lot 16 – 7 ft.	Lot 5 – 8 ft. Lot 10 – 8 ft. Lot 11 – 8 ft. Lot 16 – 8 ft.	The existing property that contains the existing recycling business is currently an existing interior lot with buildings that are closer than 15 ft. to the surrounding properties. The side yard setback for Lots 10 and 16 meets the 7 ft. setback for the underlying zoning district and both lots are adjacent to Borough property. The side yard setback for Lots 5 and 11 meets the 7 ft. setback for the underlying zoning district and, if combined with the 8 ft. strip containing the walking path, is 15 ft. from surrounding lot lines. All structures are more than 25 ft. from the surrounding property lines to the rear of the proposed dwellings.
27-1105.A	Minimum Lot Size-Townhouse 1,800 s.f.	<i>Lot 1 – 3,661 s.f. Lot 2 – 3,453 s.f.</i>	Lot 1 – 1,656 s.f. Lot 2 – 1,656 s.f.	Lot 1 – 144 s.f. Lot 2 – 144 s.f.	The rear lot line for existing townhouse Lots 1-3 is adjusted to be consistent with the existing rear lot lines for other lots along Maple Street creating undersized lots for Lot 1 and 2. The smaller lot size will not negatively impact the surrounding community.

Zoning Section Number	Requirement	<i>Existing</i>	Proposed	Deficiency	Justification
27-1105.C	Front Yard Setback-Townhouse 15 feet from Ult. R/W or in line with other buildings, but no less than 10 feet from face of curb	<i>Lot 1</i> <i>0.0 feet from Ult.</i> <i>R/W along First</i> <i>Avenue & Maple</i> <i>Street</i> <i>Lots 2 & 3</i> <i>0.0 feet from Ult.</i> <i>R/W along Maple</i> <i>Street</i>	Lot 1 0.0 feet from Ult. R/W along First Avenue & Maple Street Lots 2 & 3 0.0 feet from Ult. R/W along Maple Street	Lots 1-3 15.0 feet from Ult. R/W & 7.0 ft. forward of other existing buildings	The front yard setback for Lots 1-3 is a non-conforming condition. The non-conforming condition will remain and Lots 1-3 will be completely rebuilt from the foundation on approximately the same footprint and at the same setback. This is an existing condition that will have an improved building façade and will not negatively impact the surrounding community.
27-1105.E	Minimum Side Yard Setback- Townhouse 7 feet	<i>Lot 3 – 4.7 feet</i>	Lot 3 – 5.0 feet	Lot 3 – 2.0 feet	The side yard setback for Lot 3 is a non-conforming condition. The non-conforming condition will remain, but slightly improve. This is an existing condition that will have an improved building and will not negatively impact the surrounding community.

Zoning Section Number	Requirement	<i>Existing</i>	Proposed	Deficiency	Justification
27-1105.G	Maximum Building Coverage 40% of lot area	Lot 1 – 41.2% Lot 2 – 22.7%	Lot 1 – 50.0% Lot 2 – 50.0%	Lot 1 – +10.0% Lot 2 – +10.0%	The rear lot line for existing townhouse Lots 1-3 is adjusted to be consistent with the existing rear lot lines for other lots along Maple Street. The lots are undersized for the required lot size which impacts the maximum building coverage. Lots 1 and 2 will be completely rebuilt from the foundation greatly improving the condition and aesthetics of the existing structures. The proposed building size creates a modest sized home and is the minimum relief required. It should be noted that Lot 1 in the existing condition is non-conforming regarding maximum building coverage. And, maximum lot impervious coverage is not exceeded for either lot. The increased building coverage will not negatively impact the surrounding community.
27-1107	No required off-street parking spaces are permitted between the front wall of a principal structure and the curb of the street toward which that wall is oriented.		Lots 4 through 16 are proposed to have off-street parking requirements in front of the building.		Lot 4 has an existing driveway depression in anticipation of proposed development of the lot, and a front entry garage is proposed. The lot size and location will not accommodate parking in the rear of the building. The access and topography for the proposed Lots 5-16 does not allow for parking in the rear of the dwellings.

Zoning Section Number	Requirement	<i>Existing</i>	Proposed	Deficiency	Justification
27-1108 27-2002	Two (2) off-street parking spaces are required per dwelling unit.	<i>No off-street parking currently exists for Lots 1, 2 & 3.</i>	Lot 1 – 0 spaces Lot 2 – 0 spaces Lot 3 – 0 spaces	Lot 1 – 2 spaces Lot 2 – 2 spaces Lot 3 – 2 spaces	Existing housing does not currently have off-street parking.

Parcel

TaxMapID	05007 022
Parid	05-00-06232-00-9
Land Use Code	4290
Land Use Description	C - SCRAP & JUNK YARDS
Property Location	18 MAPLE ST
Lot #	
Lot Size	21575 SF
Front Feet	10
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MEEKA PROPERTIES LLC
Name(s)	
Mailing Address	3117 HAYES RD
Care Of	
Mailing Address	
Mailing Address	EAST NORRITON PA 19403

Current Assessment

Appraised Value	Assessed Value	Restrict Code
461,010	461,010	

Estimated Taxes

County	2,421
Montco Community College	180
Municipality	2,075
School District	11,838
Total	16,514
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	24-NOV-2024
Sale Price	\$1
Tax Stamps	14014
Deed Book and Page	6385-01022
Grantor	MORELLO AMANDA MARIE & MORELLO CHRISTIE
Grantee	MEEKA PROPERTIES LLC
Date Recorded	06-DEC-2024

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
11-24-2024	\$1	14014	6385-01022	MORELLO AMANDA MARIE & MORELLO CHRISTIE	MEEKA PROPERTIES LLC	12-06-2024
09-12-2024	\$1	0	6380-01020	MORELLO RUSSELL A JR & SALVATORE	MORELLO AMANDA MARIE & MORELLO CHRISTIE	10-18-2024
10-07-2003	\$1	0	5499-00657	MORELLO RUSSELL A & ROSEMARIE &	MORELLO RUSSELL A JR & SALVATORE	03-09-2004
10-22-1987	\$0	0	4855-00605		MORELLO RUSSELL A & ROSEMARIE &	10-26-1987

Lot Information

Lot Size	21575 SF
Lot #	
Remarks	
Remarks	
Remarks	

Commercial Parcel Summary

No. of Cards	1
Land Use Code	4290
Gross Building Area (Total of all Cards)	
Total Living Units	

Commercial Parcel Summary

Use	Area	
WAREHOUSE		7,950
SUPPORT AREA		3,150

Commercial Card Summary

Card	1
Imp Name	A RUSSELL MORELLO & SONS
Structure Code	398
Structure	WAREHOUSE
Sprinkler	Y
Units	
Identical Units	1
Year Built	1992
Gross Building Area	
Elevator/Escalator	N

Accessory Structures

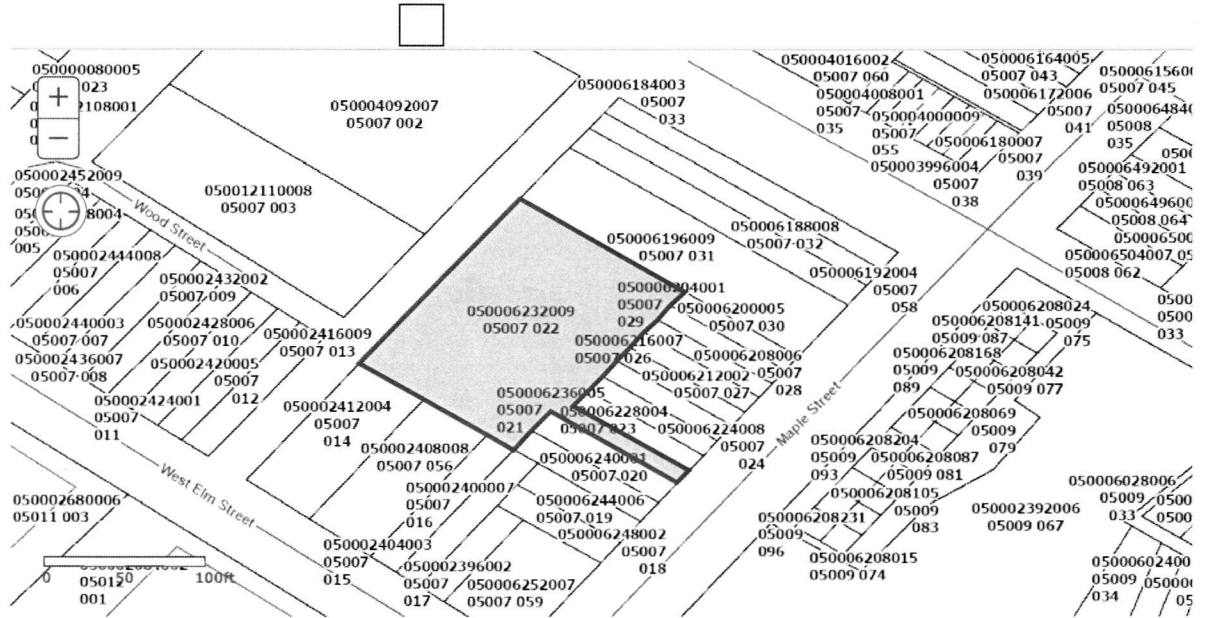
Card	Type	Type	Size	Year Built
1	RS1	FRAME UTILITY SHED	288	1992
1	TS1	TRUCK SCALES - PLATFORM	100	1992
1	PA1	PAVING ASPHALT PARKING	4000	1992

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
461,010	461,010			O	16-MAY-1997
	461,010		01-JAN-1998	REASSESSMENT	
	7,300		01-JUL-1993	ADDITION	
	4,700		01-JAN-1991	NEW COMMERCIAL/INDUSTRIAL BLDG	
	2,700		01-JAN-1987		

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Hearing Details
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 050006232009
MEEKA PROPERTIES LLC



PARID: 050006196009
MEEKA PROPERTIES LLC

38 MAPLE ST

Parcel

TaxMapID	05007 031
Parid	05-00-06196-00-9
Land Use Code	2103
Land Use Description	R - RES VAC LAND 10001-20000 SQ FT
Property Location	38 MAPLE ST
Lot #	
Lot Size	10950 SF
Front Feet	50
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MEEKA PROPERTIES LLC
Name(s)	
Mailing Address	3117 HAYES RD
Care Of	
Mailing Address	
Mailing Address	EAST NORRITON PA 19403

Current Assessment

Appraised Value	Assessed Value	Restrict Code
72,660	72,660	

Estimated Taxes

County	382
Montco Community College	28
Municipality	327
School District	1,866
Total	2,603
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	24-NOV-2024
Sale Price	\$1
Tax Stamps	2208
Deed Book and Page	6385-01027
Grantor	MORELLO AMANDA MARIE & MORELLO CHRISTIE
Grantee	MEEKA PROPERTIES LLC
Date Recorded	06-DEC-2024

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
11-24-2024	\$1	2208	6385-01027	MORELLO AMANDA MARIE & MORELLO CHRISTIE	MEEKA PROPERTIES LLC	12-06-2024
09-12-2024	\$1	0	6380-01024	MORELLO RUSSELL A JR & SALVATORE &	MORELLO AMANDA MARIE & MORELLO CHRISTIE	10-18-2024
05-01-2012	\$1	0	5837-02593	MORELLO RUSSELL & ROSEMARIE &	MORELLO RUSSELL A JR & SALVATORE &	06-11-2012
10-22-1987	\$0	0	4855-00602		MORELLO RUSSELL & ROSEMARIE &	10-26-1987

07-31-1986 \$33,000 330 -
01-25-1972 \$1 0 -

MORELLO RUSSELL A &
MATTEUCCI ANDREW J

Lot Information

Lot Size 10950 SF
Lot #
Remarks
Remarks
Remarks

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
72,660	72,660			O	16-MAY-1997
	72,660		01-JAN-1998	REASSESSMENT	
	1,200		01-JAN-1987		

PARID: 050006192004
MORELLO RUSSELL A JR & SALVATORE &

42 MAPLE ST

Parcel

TaxMapID	05007 058
Parid	05-00-06192-00-4
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	42 MAPLE ST
Lot #	
Lot Size	4644 SF
Front Feet	21
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MORELLO RUSSELL A JR & SALVATORE &
Name(s)	MORELLO JOSEPH A
Mailing Address	18 MAPLE ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
67,000	67,000	

Estimated Taxes

County	284
Montco Community College	26
Municipality	302
School District	1,634
Total	2,246
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	07-OCT-03
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5499-00651
Grantor	
Grantee	MORELLO ROSE M & RUSSELL A JR
Date Recorded	09-MAR-04

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
10-07-2003	\$1	0	5499-00651		MORELLO ROSE M & RUSSELL A JR	03-09-2004
10-01-2003	\$1	0	5499-00660	MORELLO RUSSELL A SR /RUSSELL A JR	MORELLO RUSSELL A JR & SALVATORE	03-09-2004
10-31-1991	\$72,000	720	4990-01241		MORELLO RUSSELL A SR /RUSSELL A JR	11-01-1991
05-17-1984	\$37,500	375	-		TAMMARO JOSEPH A & MARY A	



Lot Information

Lot Size	4644 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	ROW
Number of Living Units	1
Year Built	1870
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	1,376
Total Rms/Bedrms/Baths/Half Baths	6/3/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
67,000	67,000		01-JAN-99	7.1 VALIDATION	24-AUG-98
	67,000		01-JAN-99	APPEAL	
	91,420		01-JAN-98	REASSESSMENT	
	1,600		01-JAN-87		

Montgomery County

Search Criteria: Search Type: Parcel Id; Parcel Id: 05-00-06192-00-4

Displaying 1-13 of 13 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 6380 01028	MORELLO AMANDA MARIE EX 1 MORELLO SALVATORE EST	MORELLO AMANDA + MARIE 2 MORELLO CATHERINE E MORELLO CHRISTIE	Deed (QUIT CLAIM)	10/18/2024	05-00-06192-00-4	✓
SAT 1298 00548	CHASE HOME FINANCE LLC CHASE + 1 MANHATTAN MTG CORP FT MTG CO DBA MNC MTG	MORELLO RUSSELL + A JR MORELLO RUSSELL A SR + 2 A SR	Satisfaction of Mortgage	12/01/2009	05-00-06192-00-4	✓
DEED 5499 00651	MORELLO ROSE M EX 1 MORELLO RUSSELL A JR MORELLO RUSSELL A SR EST	MORELLO ROSE M + MORELLO RUSSELL A JR + 2 A JR	Deed (\$1.00)	03/09/2004	05-00-06192-00-4	✓
DEED 5499 00660	MORELLO ROSE M MORELLO RUSSELL A JR 1	MORELLO JOSEPH + A MORELLO RUSSELL A JR MORELLO SALVATORE 2 CHASE MORT CO	Deed (\$1.00)	03/09/2004	05-00-06192-00-4	✓
MTG 8801 00234 SAT 0735 00728	+ 1 FIRST HORIZON HOME LN CORP FT MORT CO + 1	2 MORELLO RUSSELL + A JR 2 MORELLO RUSSELL A SR	Mortgage (ASSIGNMENT) Satisfaction of Mortgage	10/24/2000 06/24/1999	05-00-06192-00-4 05-00-06192-00-4	✓ ✓
MTG 8398 00506	MORELLO RUSSELL A JR + 1 MORELLO RUSSELL A SR	FT MORT CO MNC MORT + 2	Mortgage (\$51,000.00)	03/25/1999	05-00-06192-00-4	✓
DEED 5036 02105	MORELLO RUSSELL A JR MORELLO RUSSELL A SR 1	MORELLO JOSEPH + A MORELLO ROSEMARIE MORELLO RUSSELL A JR MORELLO RUSSELL A SR MORELLO SALVATORE 2 FINANCIAL MORT CORP	Deed (EASEMENT)	03/24/1993	05-00-06196-00-9+	✓
MTG 6776 01382	MORELLO RUSSELL A JR + 1 MORELLO RUSSELL A SR	2	Mortgage (\$52,000.00)	11/01/1991	05-00-06192-00-4	✓
DEED 4990 01241	TAMMARO JOSEPH A 1 TAMMARO MARY A	MORELLO RUSSELL + A JR 2 MORELLO RUSSELL A SR	Deed (\$72,000.00)	11/01/1991	05-00-06192-00-4	✓
MTG 6777 00083 DEED 4736 01109	+ 1 FINANCIAL MORT CORP FOULKE JOSEPH E 1	2 MARYLAND NAT MORT CORP TAMMARO JOSEPH + A TAMMARO MARY A 2 FOULKE JOSEPH E + FOULKE MARY R	Mortgage (ASSIGNMENT) Deed (\$37,500.00)	11/01/1991 05/17/1984	05-00-06192-00-4 05-00-06192-00-4	✓ ✓
DEED 2369 00374	1 MATTEUCCI CARMELLA	2	Deed (\$3,000.00)	05/09/1953	05-00-06192-00-4	✓

PARID: 050006188008
MORELLO RUSSELL A JR & JOSEPH A &

44 MAPLE ST

Parcel

TaxMapID	05007 032
Parid	05-00-06188-00-8
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	44 MAPLE ST
Lot #	
Lot Size	3659 SF
Front Feet	16
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MORELLO RUSSELL A JR & JOSEPH A &
Name(s)	SALVATORE
Mailing Address	18 MAPLE ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
65,000	65,000	

Estimated Taxes

County	275
Montco Community College	25
Municipality	293
School District	1,586
Total	2,179
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	07-OCT-03
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	5499-00654
Grantor	MORELLO RUSSELL A JR & JOSEPH A
Grantee	MORELLO RUSSELL A JR & JOSEPH A &
Date Recorded	09-MAR-04

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
10-07-2003	\$1	0	5499-00654	MORELLO RUSSELL A JR & JOSEPH A	MORELLO RUSSELL A JR & JOSEPH A &	03-09-2004
06-21-1995	\$90,000		5117-2470			
01-01-1900	\$0	0	-		MANZI JOSEPH J & CLARA B	

Lot Size	3659 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	ROW
Number of Living Units	1
Year Built	1870
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	1,411
Total Rms/Bedrms/Baths/Half Baths	6/3/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Permits

Permit Date	13-JUN-2022
Permit Number	22-00488
Amount	
Purpose	ROOF/SHINGLES
Notes	ROOF REPLACEMENT
Notes	
Notes	
Status	OPEN

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
65,000	65,000		01-JAN-99	7.1 VALIDATION	24-AUG-98
	65,000		01-JAN-99	APPEAL	
	86,920		01-JAN-98	REASSESSMENT	
	1,600		01-JAN-87		

Montgomery County

Search Criteria: Search Type: Parcel Id; Parcel Id: 05-00-06188-00-8

Displaying 1-7 of 7 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 6380 01032	MORELLO AMANDA MARIE EX 1 MORELLO SALVATORE EST	MORELLO AMANDA + MARIE 2 MORELLO CATHERINE E MORELLO CHRISTIE	Deed (QUIT CLAIM)	10/18/2024	05-00-06188-00-8	✓
SAT 1298 00969	BANK OF NEW YORK TRUST COMPANY N A TR BANK ONE + 1 FIRST NATIONAL BANK OF CHICAGO JP MORGAN CHASE BK NA SUMMIT BANK	MORELLO JOSEPH + A MORELLO RUSSELL A JR 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Satisfaction of Mortgage	12/02/2009	05-00-06188-00-8	✓
DEED 5499 00654	MORELLO JOSEPH A 1 MORELLO RUSSELL A JR	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Deed (\$1.00)	03/09/2004	05-00-06188-00-8	✓
MTG 7838 01332	+ 1 SUMMIT BK	2 FIRST NAT BK CHICAGO TR	Mortgage (ASSIGNMENT)	10/17/1996	05-00-06188-00-8	✓
DEED 5117 02470	MANZI CLARA D EST MANZI CLARINDA 1 D EST MAZI CLARA D EST PRIMAVERA MARY EX	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR	Deed (\$90,000.00)	07/11/1995	05-00-06188-00-8	✓
MTG 7604 00567	+ 1 MORELLO JOSEPH A MORELLO RUSSELL + A JR	SUMMIT BK 2	Mortgage (\$67,500.00)	07/11/1995	05-00-06188-00-8	✓
DEED 1753 00244	MATTEUCCI ASSUNTA GUARD MATTEUCCI 1 CARMELLA MATTEUCCI PASQUALE GUARD RYAN ASSUNTA M GUARD	MANZI CLARA D MANZI JOSEPH J 2	Deed (\$4,700.00)	07/19/1946	05-00-06188-00-8	✓

PARID: 050006184003
MORELLO RUSSELL A JR & JOSEPH A &

46 MAPLE ST

Parcel

TaxMapID	05007 033
Parid	05-00-06184-00-3
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	46 MAPLE ST
Lot #	
Lot Size	3659 SF
Front Feet	16
Municipality	CONSHOHOCKEN
School District	COLONIAL
Utilities	ALL PUBLIC//

Owner

Name(s)	MORELLO RUSSELL A JR & JOSEPH A &
Name(s)	SALVATORE
Mailing Address	18 MAPLE ST
Care Of	
Mailing Address	
Mailing Address	CONSHOHOCKEN PA 19428

Current Assessment

Appraised Value	Assessed Value	Restrict Code
70,000	70,000	

Estimated Taxes

County	297
Montco Community College	27
Municipality	315
School District	1,708
Total	2,347
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	30-AUG-91
Sale Price	\$95,000
Tax Stamps	950
Deed Book and Page	4985-01863
Grantor	
Grantee	MORELLO RUSSELL A JR & JOSEPH A &
Date Recorded	05-SEP-91

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
08-30-1991	\$95,000	950	4985-01863		MORELLO RUSSELL A JR & JOSEPH A &	09-05-1991
11-18-1987	\$78,650	786	4857-02034		FOX GEORGE G & SHARON M	11-19-1987
11-26-1984	\$49,500	495	-		MAKOWSKI ZIGMUND & FRANCES	

Lot Information

Lot Size	3659 SF
Lot #	
Remarks	
Remarks	
Remarks	

Residential Card Summary

Card	1
Land Use Code	1101
Building Style	ROW
Number of Living Units	1
Year Built	1870
Year Remodeled	
Exterior Wall Material	STUCCO
Number of Stories	2
Square Feet of Living Area	1,584
Total Rms/Bedrms/Baths/Half Baths	6/3/1/
Basement	FULL
Finished Basement Living Area	
Rec Room Area	
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL
System	HOT WATER
Fuel Type	GAS
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	
Basement Garage No. of Cars	

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
70,000	70,000		01-JAN-99	7.1 VALIDATION	24-AUG-98
	70,000		01-JAN-99	APPEAL	
	88,040		01-JAN-98	REASSESSMENT	
	1,800		01-JAN-87		

Montgomery County

Search Criteria: Search Type: Parcel Id; Parcel Id: 05-00-06184-00-3

Displaying 1-16 of 16 Items

Instrument	Name	Other Name	Type	Recorded	Parcel Id	Verified
DEED 6380 01036	MORELLO AMANDA MARIE EX 1 MORELLO SALVATORE EST	MORELLO AMANDA + MARIE 2 MORELLO CATHERINE E MORELLO CHRISTIE	Deed (QUIT CLAIM)	10/18/2024	05-00-06184-00-3	✓
SAT 1300 01874	HOMESIDE LENDING INC JPMORGAN CHASE + 1 BANK NATIONAL ASSOCIATION WASHINGTON MUT BK FA	MORELLO JOSEPH + ANGELO 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Satisfaction of Mortgage	12/22/2009	05-00-06184-00-3	✓
SAT 0725 00354	HOMESIDE LENDING INC + 1	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR	Satisfaction of Mortgage	04/29/1999	05-00-06184-00-3	✓
MTG 8422 00684	MORELLO JOSEPH A + 1 MORELLO RUSSELL A JR MORELLO SAL MORELLO SALVATORE	HOMESIDE LENDING INC + 2	Mortgage (\$62,300.00)	04/26/1999	05-00-06184-00-3	✓
MTG 8397 00083	MORELLO JOSEPH A ATTY 1 MORELLO RUSSELL A JR-ATT	HOMESIDE LENDING INC + 2	Mortgage (\$62,300.00)	03/24/1999	05-00-06184-00-3	✓
MTG 6912 00712	MARYLAND NAT MORT CORP + 1	BANCBOSTON MORT CORP 2	Mortgage (ASSIGNMENT)	06/18/1992	05-00-06184-00-3	✓
SAT 0398 00448	MERITOR MORT CORP-EAST + 1	FOX GEORGE G 2 FOX SHARON M	Satisfaction of Mortgage	12/26/1991	05-00-06184-00-3	✓
MTG 6754 01047	FINANCIAL MORT CORP + 1	MARYLAND NAT MORT CORP 2	Mortgage (ASSIGNMENT)	09/05/1991	05-00-06184-00-3	✓
DEED 4985 01863	FOX GEORGE G FOX SHARON M 1	MORELLO JOSEPH + A 2 MORELLO RUSSELL A JR MORELLO SALVATORE	Deed (\$95,000.00)	09/05/1991	05-00-06184-00-3	✓
MTG 6754 00594	MORELLO JOSEPH A + 1 MORELLO RUSSELL A JR	FINANCIAL MORT CORP + 2	Mortgage (\$65,000.00)	09/05/1991	05-00-06184-00-3	✓
MTG 6266 00659	FIDELITY BOND & MORT CO + 1	MERITOR MORT CORP-EAST 2	Mortgage (ASSIGNMENT)	03/15/1988	05-00-06184-00-3	✓
DEED 4857 02034	MAKOWSKI FRANCES 1 MAKOWSKI ZIGMUND	FOX GEORGE G 2 FOX SHARON M	Deed (\$78,650.00)	11/19/1987	05-00-06184-00-3	✓
MTG 6227 00875	FOX GEORGE G FOX SHARON M + 1	FIDELITY BOND & MORT CO 2 MAKOWSKI	Mortgage (\$78,650.00)	11/19/1987	05-00-06184-00-3	✓
DEED 4753 01890	BOCKRATH JOANNE EX 1 RODENBAUGH HELEN M EST	FRANCES 2 MAKOWSKI ZIGMUND	Deed (\$49,500.00)	11/29/1984	05-00-06184-00-3	✓
DEED 4184 00066	RODENBAUGH HELEN M 1 RODENBAUGH PERCY R	REDEVELOPMENT AUTH MONTG CO + 2	Deed (CONSHOHOCKEN)	03/07/1977	05-00-06184-00-3	✓
DEED 2406 00218	TOMCZAK LORRETA 1 TOMCZAK STANLEY C	RODENBAUGH HELEN M 2 RODENBAUGH PERCY R	Deed (\$9,000.00)	09/17/1953	05-00-06184-00-3	✓

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August 15, 2025

VIA HAND DELIVERY

Zoning Hearing Board of the
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, PA 19428

RE: Application of MECKA Properties, LLC – 18, 38, 42, 44 and 46 Maple Street

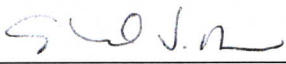
Dear Board Members:

Enclosed are the following:

1. Two copies of the Zoning Hearing Board Application with the "Zoning Variances BR2-Borough Residential District 2 Attachment.
2. Two site plans – Sheet 1 of 2 - Zoning Purposes; Sheet 2 of 2 - Existing Features.
3. Copies of the Deeds for the five subject properties.
4. Montgomery County Board of Assessor's printouts for the five properties with tax map.
5. A Google Aerial of the properties.
6. The filing fee of \$250.00 and the escrow deposit of \$750.00.

Electronic copies of the same will be submitted under separate cover. If you have any questions, please call.

Very truly yours,
WISLER PEARLSTINE, LLP

By: 
Edward J. Hughes, Esquire
of Counsel

EJH/klm
Enclosure
cc: Russell and Christine Morello

ATTORNEYS AT LAW

