

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

MEETING DATE: July 9, 2026

Planning Commission member David Swedkowski called the meeting to order. All members of the Planning Commission were present: David Swedkowski, Rob Martin, Stephen Michalczyk, Judy Smith-Kressley, and Vincent Perroze. Present for the Borough were the Borough Solicitor, Michael E. Peters, Esquire, Borough Engineer Karen M. MacNair, P.E., Borough Zoning Officer Allison A. Lee, P.E., and the Executive Assistant to the Borough Manager, Brittany Rogers.

Member Swedkowski opened the meeting. There was no old business.

MAPLE STREET DEVELOPMENT—PRELIMINARY/FINAL
MAJOR SUBDIVISION AND LAND DEVELOPMENT

APPLICANT: MECKA Properties, LLC
PROPERTY: 18, 38, 42, 44, 46 Maple Street

COMMISSION ACTION: Recommendation that if Borough Council were to approve the project it do so subject to the following conditions:

- the applicant shall comply with all review letters identified above
- the applicant shall further evaluate the feasibility of creating a secondary means of vehicular access to the site
- the applicant shall install a fence of 6 feet in height between the project and the existing basin for purposes of fall protection
- the applicant shall install a gate at the driveway of the project to limit exiting the project during times of flooding
- the applicant shall prepare an emergency access plan for the project and obtain the Borough's approval of the emergency access plan
- the applicant shall investigate the use of pervious pavers for the guest parking area

MATERIALS REVIEWED: The Planning Commission reviewed the following materials:

1. aerial of subject properties
2. architectural renderings, prepared by Betts Design Group, LLC, dated July 11, 2025, 4 sheets
3. Erosion and Sediment Control and Post-Construction Stormwater Management Plan Narrative, prepared by STA Engineering, Inc., dated January 5, 2026, last revised May 11, 2026
4. photographs of existing site conditions, 15 photographs

5. preliminary/final subdivision and land development plans, prepared by STA Engineering, Inc., dated January 5, 2026, last revised May 11, 2026, 24 sheets
6. waiver request letter dated May 22, 2026, last revised July 9, 2026
7. decision of the Borough of Conshohocken Zoning Hearing Board, dated January 6, 2026
8. review letter of the Borough engineer, dated July 1, 2026
9. review letter of the Borough zoning officer, dated June 30, 2026
10. review letter of the Borough traffic engineer, dated July 1, 2026
11. review letter of the Borough fire marshal and commercial building inspector, dated July 1, 2026
12. review letter of the Montgomery County Planning Commission, dated March 9, 2026

MEETING SUMMARY:

This project involves 5 properties, 18, 38, 42, 44, 46 Maple Street, tax map parcels 05-00-06232-00-9, 05-00-06196-00-9, 05-00-06192-00-4, 05-00-06188-00-8, 05-00-06184-00-3, respectively. The properties are located in the BR-2 Borough Residential Two Zoning District on the western side of Maple Street between West 1st Avenue and West Elm Street. The total site area is 44,483 square feet (approximately 1.02 acres). 18 Maple Street currently contains several warehouse buildings used for recycling, with vehicular access from a paved area through Borough property from a private alley and Wood Street; 38 Maple Street currently contains grassed areas along Maple Street, a concrete pad, and paved area used by the recycling use; and 42-46 Maple Street contain a triplex with an 805 square foot, 790 square foot, and 905 square foot footprint respectively and 610 square foot garage on 46 Maple Street.

All existing improvements are to be removed. The applicant proposes to subdivide the properties into sixteen parcels of varying sizes for townhouses on Lots 1-3, a single family home on Lot 4, and townhomes on Lots 5-16. The proposed development is 48,530 square feet (approximately 1.11 acres), which includes 4,047 square feet of a paper street section of Wood Street to be vacated.

The applicant received certain variances from the Borough of Conshohocken Zoning Hearing Board for the project.

Mr. Swedkowski introduced the applicant, represented by Ed Hughes, Esquire. Also present for the applicant were applicant's engineer, Susan Rice, P.E., and applicant's principals (the Morellos).

Attorney Hughes explained that the applicant had obtained necessary zoning relief to permit the project. Attorney Hughes explained that RAMS Recycling would be ceasing operations as a result of the project.

Engineer Rice reviewed the site plans with the planning commission, including the number of residential units, the proposed access, proposed sidewalk, proposed emergency turn-around, and other noteworthy aspects of the project. Engineer Rice reviewed the waiver request letter with the planning commission and the reason for each waiver request. Engineer Rice noted that the applicant was going to further evaluate the lighting on the pedestrian path, which is currently too bright under the ordinance's standards. Engineer Rice explained that the applicant would comply with all comments in all review letters received from the Borough's professionals and staff.

Member Swedkowski asked the Borough's engineer to identify any issues she had with the project. Engineer MacNair explained that there are flooding issues at the lower end of the driveway for the project, and further that there is an identified potential fall risk between the project and an existing basin. Engineer MacNair explained that there were certain additional precautions and improvements that she was recommending for the project including: installing a fence of 6 feet in height between the project and the existing basin for purposes of fall protection; installing a gate at the driveway of the project to limit exiting the project during times of flooding; and preparing an emergency access plan for the project and obtaining the Borough's approval for the emergency access plan.

Member Michalczyk asked whether there was a FEMA-designated floodplain in this area. Engineer MacNair explained that the flooding in this area is local and not designated by FEMA.

Member Smith-Kressley asked Engineer MacNair to explain where the dead-end street referenced in the waiver letter was located. Engineer MacNair identified the dead-end street and explained the emergency turn-around. Engineer Rice explained that the applicant had analyzed the necessary turning movements to ensure emergency vehicle access throughout the site.

Member Swedowski asked the Borough's zoning officer to identify any issues in her review letter. Zoning Officer Lee explained that because the applicant had agreed to comply with all comments in her review letter and had otherwise already obtained zoning relief she had no specific items to address.

Attorney Hughes explained that the applicant would need to work with the Borough with respect to continued access to the rear of the neighboring houses fronting on Maple Street, which the applicant was agreeable to.

Member Swedkowski asked whether there was anything specific to discuss in the Borough's traffic engineer or the Borough's fire marshal and commercial building inspector review letters. Attorney Peters explained that there were no specific issues to discuss per those review letters.

Engineer Rice explained that the applicant was working with the sewer authority for necessary approval, as well as pursuing NPDES approval.

Member Swedkowski asked whether the existing recycling use had created any potential environmental issues. Engineer MacNair explained that there was a Phase 1 environmental assessment performed and that the applicant had agreed to address all comments with respect thereto. Mr. Morello explained that the recycling had been limited to paper recycling.

Member Perroze questioned how those residing in the townhomes would get out to 1st Avenue. Engineer Rice explained that they would be able to walk to 1st Avenue or Maple Street through the pedestrian improvements. Engineer Rice further explained that those areas would be maintained by the future HOA for the community. The planning commission felt that the walking paths to the project, including those behind the neighboring houses on Maple Street, should be signed to make clear that these were “private” areas to avoid cut-through pedestrian traffic by the general public.

Member Michalczyk noted that the MCPC review letter had noted the desire for a secondary vehicular access. Engineer Rice explained why a secondary access was not feasible for the project. Member Michalczyk and Member Smith-Kressley questioned whether secondary access could be achieved by getting rid of one of the townhouse units. Engineer Rice explained that you would still have issues getting traffic out to 1st Avenue due to site constraints and existing parking along 1st Avenue.

Member Swedkowski asked whether there was any public comment. Resident Tim Beckel explained that there was significant flooding in this area of the Borough, including recent flooding which Mr. Beckel provided pictures of. Mr. Beckel wanted to ensure that nothing done with respect to the project would exacerbate the flooding condition. He was also concerned that there were mature trees being removed in connection with the project, and questioned the need for guest parking for the project, as well as whether the installation of sidewalk was an appropriate trade-off for removal of trees. Engineer MacNair explained that the location of the sidewalk was designed to limit the required tree removal.

Member Michalczyk asked whether the guest parking was necessary, and Engineer MacNair explained that they did need to provide guest parking. The planning commission discussed whether use of an alternative material for that area (e.g. pervious pavers) would be beneficial.

Member Swedkowski stated his opinion that the project was an improvement over the current state of the property, but that he did feel the development was “tight”. Member Swedkowski asked what the street for purposes of the addresses for the townhomes

would be, and Engineer Rice explained that the driveway to the project would have a street name.

Member Michalczyk stated his opinion that the lack of a secondary access posed a significant concern.

Member Martin stated his concern with the flooding at the driveway entrance, and asked whether there were improvements, associated with this project or otherwise, that could be implemented to address that flooding. Engineer MacNair explained that with respect to the project itself the applicant is complying with the stormwater regulations.

Member Swedkowski was disappointed that the renderings were not more detailed in terms of what the development would look like.

Member Smith-Kressley stated her opinion that she was concerned with safety, and felt there should be a reduction in the number of units to allow for a secondary access. She also stated her opinion that keeping the mature trees should be prioritized over improvements such as sidewalks. Ms. Smith-Kressley also stated her opinion that the new rowhomes on Maple Street would look better if they were aligned further back.

The planning commission's concerns were noted by the applicant, and ultimately the planning commission voted to recommend that if Borough Council were to approve the project it do so subject to compliance with the conditions set forth above.

There being no other business, the planning commission discussed briefly whether there were projects the planning commission desired to work on, such as zoning ordinance amendments. The meeting was then adjourned.