BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

NOVEMBER 12, 2026 PLANNING COMMISSION MEETING PACKET

Conditional Use Application for the Millennium IV Office Building Development Page 2
Conditional Use Application for 725 Fayette Street Page 27

BOROUGH of CONSHOHOCKEN
OCT 4 '24 PM3:57
RECEIVED

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

Conditional Use Zoning Application

Application: Z-2024-28
Date Submitted: 10/4/24
Date Received: 10/4/24

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:
See attached Addendum

3. Address of the property, which is the subject of the application:
M4 Office Buildings Units E, F, G, H and J

4. Applicant's Name: Millennium IV Land Owner, LLC
Address: ~~160 Clubhouse Road, King of Prussia, PA 19406~~ 227 Washington Street Conshohocken, PA 19428
Phone Number (daytime): 919-259-6233
E-mail Address: jnickel@morganproperties.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: _____ Zoning District: SP-2

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

Yes [X] No [ ] If yes, please describe.

See Attached Addendum.

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

See Attached Addendum.

10. Please describe the proposed use of the property.

See Attached Addendum.

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

See Attached Addendum.

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

See Attached Addendum.

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

a. The unique characteristics of the property: N/A

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

N/A

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

N/A

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.

N/A

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.

N/A

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

N/A

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

a. Attorney's Name: Matthew J. McHugh, Esq. / Leonard B. Altieri, III, Esq.

b. Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103

c. Phone Number: 215-569-1662 / 215-569-4364

d. E-mail Address: MMcHugh@klehr.com / LAltieri@klehr.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.

Applicant

Millennium IV Land Owner LLC
Legal Owner

10/2/24
Date

COMMONWEALTH OF ~~PENNSYLVANIA~~ Delaware

COUNTY OF ~~MONTGOMERY~~ New Castle

As subscribed and sworn to before me this 2nd day of October, 2024

Notary Public

BRITTANY L ANASTOR
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES OCT. 9TH, 2027

(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: _____

BOROUGH OF CONSHOHOCKEN
ADDENDUM TO CONDIITONAL USE APPLICATION

Applicant:	Millennium IV Land Owner, LLC 160 Clubhouse Road King of Prussia, PA 19406
Owner:	Same as Applicant
Subject Property:	"Millennium IV Development" Washington Street
Tax Parcel Nos.	05-00-11856-10-9 (Unit E); 05-00-11856-11-8 (Unit F); 05-00-11856-12-7 (Unit G); 05-00-11856-93-7 (Unit H); and 05-00-11856-14-5 (Unit J)
Attorney:	Matthew J. McHugh, Esquire Leonard B. Altieri, III, Esquire KLEHR HARRISON HARVEY BRANZBURG LLP 1835 Market Street, Suite 1400 Philadelphia, PA 19103 mmchugh@klehr.com /laltieri@klehr.com 215-569-1662/215-569-4364

Relief Requested

1. A conditional use from Section 27-1509(2) of the Borough of Conshohocken Zoning Ordinance (the "Zoning Ordinance") to permit a building profile of 273.3 linear feet whereas 250 linear feet in total horizontal length is otherwise permitted.

2. A conditional use from Section 27-1503(3) of the Zoning Ordinance to permit building height of 230 feet, whereas 85 feet is otherwise permitted.

Summary of Application

The Subject Property is the Millennium Condominium Complex. The overall tract is 13.40 acres and located within the SP-2 Specially Planned 2 Zoning District. The Applicant is the owner of condominium units E, F, G, H, and J (the "Development Parcels"). The Development Parcels consist of approximately 4.932 acres and located along the riverfront portion of the Millennium Condominium Complex. In addition to the Development Parcels, affiliates of the Applicant own the remainder of the Millennium Condominium Complex with the exception of the Lumina (formerly Londonbury) apartment complex and Unit I (parking lot between Millennium I and Millennium II buildings.

Applicant is proposing to demolish a portion of the existing parking lot located on the Development Parcels and construct: (1) a 6 story office building with a 36,066 square foot footprint (totaling approximately 216,400 square feet) with 960 parking spaces including a 4-story, 63,334

square foot footprint (totaling approximately 253,336 square feet) podium parking garage; and (2) a 3 story office building with a 29,280 square foot footprint (totaling approximately 87,840 square feet) with 236 parking spaces including a 2 story, 39,729 square foot footprint (totaling approximately 79,458 square feet) podium parking garage.

The proposed plans along with the testimony and evidence presented by the Applicant in support of this Conditional Use Application will demonstrate compliance with the specific and general conditional use criteria thus entitling the Applicant to the requested conditional use approvals. Specifically, the proposed plans, along with the testimony and evidence presented by the Applicant will establish compliance with the following:

Zoning Ordinance Section 27-826

Applicant will demonstrate at the public hearing that the proposed improvements will not be contrary to the public health, safety, and welfare of the community. In particular, Applicant will demonstrate that adequacy of the proposed vehicular circulation system and other roadway improvements, pedestrian circulation system, utilities, buffering and screening, and protection of natural resources.

Zoning Ordinance Section 27-1509(2) (Building Profile)

Applicant is seeking conditional use approval from Section 27-1509(2) of the Zoning Ordinance to permit a building profile of 273.3 linear feet whereas 250 linear feet in total horizontal length is otherwise permitted. Borough Council may, by conditional use, increase the maximum building profile to 350 linear feet by conditional use approval, subject to the following specific conditions:

A. There shall be adequate architectural controls in the form of breaks in the façade, so not more than 50 feet of the building is a consistent façade;

Response: Façade breaks shall be provided so that no more than 50 feet of the proposed building is a consistent façade.

B. For every additional 50 feet of building length, there shall be an additional 5% of open space provided on the lot or parcel; and

Response: The proposed building length is 272 feet. As such, an additional 5% of open space is required beyond the required 15%. The proposed plan provides for a total of 20% of open space.

C. The lot shall not be developed with a visible parking structure fronting parallel to the Schuylkill River, nor shall a stand-alone parking structure be located on any lot area between the primary structure and the Schuylkill River.

Response: The Applicant has sought a variance from the ZHB from this requirement.

Zoning Ordinance Section 27-1503(3) (Building Height)

Applicant is seeking conditional use approval from Section 27-1503(3) of the Zoning Ordinance to permit building height of 230 feet, whereas 85 feet is otherwise permitted. Under Section 27-1503(3), building height may be increased to 230 feet by conditional use, provided that the following conditions are met:

A. The building must be located in the SP-2 Zoning District.

Response: The Subject Property is zoned SP-2.

B. The building must be located on a lot, parcel or tract of at least eight (8) acres.

Response: The Subject Property is 13.49 acres.

C. The building must be located within 2,000 feet of a SEPTA rail station.

Response: The Applicant is seeking a variance from the ZHB from this requirement.

D. The development must include an amenity or amenities available for use by the public, such as an amphitheater or similar amenity suitable for large gatherings and community events.

Response: The proposed project includes amenity space that will be made available for public events.

Conclusion

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.

KLEHR HARRISON
HARVEY BRANZBURG LLP

Leonard B. Altieri III
Direct Dial: (215) 569-4364
Email: laltieri@klehr.com

October 1, 2024

VIA FEDERAL EXPRESS & VIA EMAIL
Borough of Conshohocken
400 Fayette Street
Conshohocken, PA 19403

Re Millennium IV Land Owner LLC–Conditional Use Application
M4 Office Buildings Units E, F, G, H, & J

Dear Sir/Madam:

Please be advised that this firm represents the above-named entity, Millenium IV Land Owner LLC ("Applicant"). On behalf of Applicant please find the following two (2) packets enclosed for a conditional use application in the following order:

- Copies of the Conditional Use Application, along with copies of the Addendum.
- Copies of the Zoning Plan, dated July 26, 2024, prepared by Kimley Horn.
- Copies of the Special Warranty Deed recorded on June 27, 2022 between TPT Millennium, LLC and Millennium IV Land Owner LLC.
- Check in the amount of $500.00 for the application fee made payable to the Borough of Conshohocken.
- Check in the $1,250.00 for the Escrow fee made payable to the Borough of Conshohocken.

Please:

- Confirm receipt of the completed application and advise of the date that this application will be scheduled for a public hearing before the Borough; and

- Provide me with advance notice of any meeting of any board, commission, agency, or committee which intends to discuss or consider this Application.

Should you have any questions, or need any additional information, please do not hesitate to contact me.

Very Truly Yours,

Klehr Harrison Harvey Branzburg

Leonard B. Altieri, III
Leonard B. Altieri, III

LBA:mb
Enclosures

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: 10/2/24

Municipality: Borough of Conshohocken

Proposal Name: Millennium IV Development

Applicant Name: Millennium IV Land Owner, LLC

Address: 160 Clubhouse Road

City/State/Zip: King of Prussia, PA 19406

Phone: 215-569-4364

Email: LAltieri@klehr.com

Applicant's Representative: Matthew J. McHugh, Esq. & Leonard B. Altieri, III, Es.q

Address: Klehr Harrison Harvey Branzburg LLP 1835 Market Street, Suite 1400

City/State/Zip: Philadelphia, PA 19103

Business Phone (required):

Business Email (required):

Type of Review Requested:

(Check All Appropriate Boxes)

- ☐ Land Development Plan
- ☐ Subdivision Plan
- ☐ Residential Lot Line Change
- ☐ Nonresidential Lot Line Change
- ☐ Zoning Ordinance Amendment
- ☐ Zoning Map Amendment
- ☐ Subdivision Ordinance Amendment
- ☐ Curative Amendment
- ☐ Comprehensive / Other Plan
- ☒ Conditional Use
- ☐ Special Review*

(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- ☐ Tentative (Sketch)
- ☒ Preliminary / Final

Type of Submission:

- ☐ New Proposal
- ☐ Resubmission*

A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District:

Special Exception Granted ○ Yes ○ No

Variance Granted ○ Yes ○ No For

Plan Information:

Tax Parcel Number(s) 05-00-11856-10-9 (Unit E); 05-00-11856-11-8 (Unit F); 05-00-11856-12-7 (Unit G); 05-00-11856-93-7 (Unit H); and 05-00-11856-14-5 (Unit J)

Location Washington Street

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

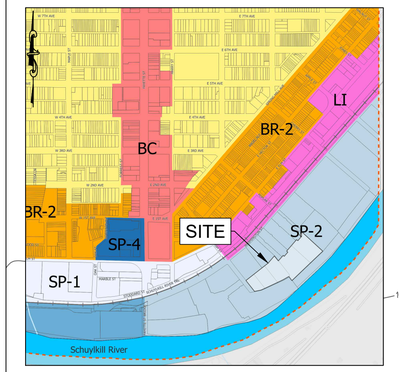
(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family			○	○		
Townhouses/Twins			○	○		
Apartments			○	○		
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET



ZONING MAP
BOROUGH OF CONSHOHOCKEN
SCALE: N.T.S.

SITE PLAN STATISTICS

SITE ADDRESS:	WASHINGTON STREET CONDO J CONSHOHOCKEN, PA 19428
MUNICIPALITIES:	BOROUGH OF CONSHOHOCKEN , MONTGOMERY COUNTY
ZONING DISTRICT:	SP-2 - SPECIALTY PLANNED DISTRICT 2
PARCEL INFORMATION:	050011856001, 050011856946,050011856928, 050011856145, 050011856001, 050011856955, 050011856937, 050011856136, 050011856127
EXISTING USE:	RESIDENTIAL AND OFFICE SPACE
PROPOSED USE:	RESIDENTIAL AND OFFICE SPACE
LOT AREA:	GROSS: 587,769 SF (13.49 ACRES)
PLAN REFERENCE:	BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES DATED: 02/12/2024

THE BOROUGH OF CONSHOHOCKEN HERBY APPROVES THE FOLLOWING WAIVERS REQUESTED FOR THE PROJECT:

SECTION 104	TO PERMIT NEGOTIATION OF PARK OR RECREATIONAL FACILITIES, LAND AND/OR FEES
SECTION 26.A.1.	SHOW EXISTING FEATURES WITHIN 100' OF THE SITE
SECTION 44.C.6.0.	TO PROVIDE A 24' MINIMUM AISLE WIDTH FOR
SECTION 44.C.7.	TO PROVIDE A 5' MINIMUM RADIUS OF CURBLINE CURVATURE
SECTION 45.A.3.	TO PROVIDE A 15' MINIMUM WIDTH FOR SIDEWALKS

AND THE PLANTING OF TREES ALONG WASHINGTON STREET AGAINST THE WALL RATHER THAN IN THE VERGE.

THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD HERBY GRANTED THE FOLLOWING VARIANCES ON JULY 25, 2007 REQUESTED FOR THE PROJECT:

SECTION 17.5.C.3.	DEVELOPMENT WITHIN 50' OF THE TOP OF BANK
SECTION 17.5.G.2.c.	STANDARDS FOR COMPLETELY DRY FLOOD-PROOFING
SECTION 20.7.I.	TO PROVIDE MORE THAN ONE ACCESS FOR THE SUBJECT PROPERTY
SECTION 20.7.L.	FROM MINIMUM WIDTHS FOR PRIVATE DRIVES

THE BOROUGH OF CONSHOHOCKEN COUNCIL GRANTED THE FOLLOWING CONDITIONAL USE APPROVALS REQUESTED FOR THE PROJECT:

SECTION 15.2.P.3.	TO CONSTRUCT MULTIFAMILY RESIDENCES
SECTION 15.4.B.3.	TO RESERVE THE RIGHT TO TRANSFER FLOOD AREA
SECTION 17.5.E.4.	TO ALLOW STORM SEWERS/OUTFALLS WITHIN THE FLOODWAY
SECTION 17.5.E.5.	TO ALLOW PAVED DRIVEWAYS AND PARKING LOTS WITHIN THE FLOODWAY

PARKING REQUIREMENTS

BOROUGH OF CONSHOHOCKEN	
ITEMS	GROSS SQUARE FOOTAGE/TOTAL
OFFICE REQUIREMENTS: 3 SPACES PER 100 FT OF FLOOR AREA	
MILLENIUM TWO	68,360 SF
MILLENIUM THREE	69,690 SF
LONDONBURY BUILDING D	5,730 SF
PROPOSED OFFICE BUILDING 1	216,400 SF
PROPOSED OFFICE BUILDING 2	87,840 SF
TOTAL OFFICE REQUIREMENT	(448,020 SF/1000 SF)x 3 = 1,344 SPACES
RESIDENTIAL REQUIREMENTS: 1.2 SPACES PER UNIT	
LONDONBURY BUILDING A	161 RESIDENTIAL UNITS
LONDONBURY BUILDING B	74 RESIDENTIAL UNITS
LONDONBURY BUILDING C	74 RESIDENTIAL UNITS
TOTAL RESIDENTIAL REQUIREMENT	1.2 x 309 = 371 SPACES
TOTAL REQUIRED PARKING: 1,715 SPACES	

ZONING STANDARDS:

BOROUGH OF CONSHOHOCKEN (SP-2)			
ITEMS	REQUIRED	EXISTING	PROPOSED BUILDING
YARD SETBACKS §27-1505			
MINIMUM FRONT YARD (PARKING & STRUCTURE)	15 FT FROM ROW	17.6 FT	15 FT (C)
MINIMUM BUILDING SEPERATION	75 FT	>75 FT	>75 FT (C)
MINIMUM BUILDING SEPARATION ON SAME LOT/PARCEL	30 FT	> 30 FT	17.9 FT (V)
INTENSITY RATIOS §27-1504			
MAXIMUM IMPERVIOUS COVERAGE	70%	69.4 %	79.0 % (V)
MINIMUM OPEN SPACE	15%	31.6%	21.0 % (C)
MISCELLANEOUS			
MINIMUM LOT AREA §27-1504	1 AC (43,560 SF)	13.49 AC (587,769 SF)	13.49 AC (587,769 SF) (C)
PARKING §27-2011	1,715 SPACES	972 SPACES	2,001 SPACES (C)
MAXIMUM BUILDING FRONTAGE §27-1509	350 FT*	< 250 FT	273.3 FT (CU)*
MAXIMUM BUILDING HEIGHT §27-1503	230 FT**	≤85 FT	<230 FT (CU)**
MAXIMUM ACCESS DRIVEWAY WIDTH §27-2007	30 FT	24 FT	24 FT (C)
PRIVATE DRIVE CURBLINE SETBACK §27-1505	25 FT	25 FT	25 FT (C)
MAXIMUM FLOOR TO AREA RATIO §27-1504	1.5	0.70	(778,222 SF) / (587,769 SF) = 1.3 (C)

LEGEND:
(C) = COMPLIES
(V) = VARIANCE
(CU) = CONDITIONAL USE

ADDITIONAL VARIANCES REQUESTED FOR §27-1505 B.2 AND §27-1714.

*§27-1509.2: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE BUILDING FRONTAGE TO 350 FT.:
A. FACADE BREAKS SHALL BE PROVIDED SO THAT NO MORE THAN 50 FEET OF BUILDING IS A CONSISTENT FACADE.
B. BUILDING IS PROPOSED TO BE 273 FT LONG. THIS WOULD REQUIRE AN ADDITIONAL 5% OF OPEN SPACE BEYOND THE REQUIRED 15%. PROPOSED PLAN PROVIDES 20% AS REQUIRED.
C. THE LOT DOES NOT FRONT THE SCHUYLKILL RIVER.

**§27-1503.3: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE MAXIMUM HEIGHT TO 230 FT.:
A. SITE IS ZONED SP-2.
B. LOT AREA IS 13.49 AC.
C. BUILDING IS LOCATED <2,000 FT FROM THE CONSHOCKEN SEPTA RAIL STATION. *VARIANCE REQUESTED.
D. THE DEVELOPMENT INCLUDE AMENITY SPACE THAT SHALL BE PRESERVED FOR PUBLIC EVENTS.

NOTE: AREA CALCULATIONS ARE BASED ON THE HIGHLIGHTED AREA SHOWN ON THE OVERALL SITE PLAN. ALL UNITS WITHIN THE OVERALL PROPERTY, AND ANY INTERNAL ENCROACHMENTS BETWEEN UNITS, ARE IN COMMON OWNERSHIP BY AFFILIATES OF MORGAN PROPERTIES. THE ENCROACHMENTS WILL BE GOVERNED BY LICENSE AGREEMENTS BETWEEN THE RESPECTIVE OWNERS.


WASHINGTON STREET
(ST WIDE R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
R=2586.71'
Δ=005°38'32"
L=254.73'
CHB=N79°20'50"E
CHD=254.62'
ASH STREET
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)
POPLAR STREET
(ASPHALT ROADWAY)
(ONE WAY TRAFFIC)
EXISTING ROW
15' SETBACK
ZONE AE
PROPOSED 6 STORY OFFICE BUILDING
±216,400 SF (±36,066 SF/FLOOR)
PROPOSED 4 STORY PODIUM PARKING DECK
±253,336 SF (±63,334 SF/FLOOR)
960 PROPOSED PARKING SPACES
PROPOSED 3 STORY OFFICE BUILDING
±87,840 SF (±29,280 SF/FLOOR)
PROPOSED 2 STORY PODIUM PARKING DECK
±79,458 SF (±39,729 SF/FLOOR)
236 PROPOSED PARKING SPACES
6 PROPOSED PARKING SPACES
41 TOTAL ADA SPACES ARE REQUIRED WITH 7 OF THOSE AS VAN ACCESSIBLE
2.34 AC. PROPOSED PUBLIC ACCESS EASEMENT
1.24 AC. PROPOSED PUBLIC ACCESS EASEMENT
PROPOSED STORM WATER MANAGEMENT
10' PROPOSED ASPHALT SIDEWALK
PROPOSED STORM WATER MANAGEMENT
BLOCK 17, UNIT 50 APN #05-00-00026-10-4 N/F LANDS OF 191 WASHINGTON STREET LLC D.B. 5984, PG. 497
BLOCK 18, UNIT 8 APN #05-00-11852-00-5 N/F LANDS OF MILLENNIUM I OFFICE OWNER LLC D.B. 6119, PG. 2306
BLOCK 17, UNIT 35 APN #05-00-11848-00-9 N/F LANDS OF BRANDYWINE TB II, L.P. D.B. 5877, PG. 1179
BLOCK 17, UNIT 36 APN #05-00-00026-00-5 N/F LANDS OF CONSHOHOCKEN LLC D.B. 6049, PG. 2236
BLOCK 18, UNIT 11 APN #05-00-11856-00-1 N/F LANDS OF MILLENNIUM WATERFRONT ASSOCIATES II L.P. D.B. 5962, PG. 2042
BLOCK 18, UNIT 11 APN #05-00-11856-00-1 N/F LANDS OF MILLENNIUM WATERFRONT ASSOCIATES II L.P D.B. 5962, PG. 2042
BLOCK 18, UNIT 23 APN #05-00-11856-95-5 (UNIT A) N/F LANDS OF MILLENNIUM II OFFICE OWNER LLC D.B. 6119, PG. 2323
BLOCK 18, UNIT 24 APN #05-00-11856-94-6 UNIT B N/F LANDS OF MILLENNIUM II OFFICE OWNER LLC D.B. 6119, PG. 2340
BLOCK 18, UNIT 11 APN #05-00-11856-00-1 N/F LANDS OF MILLENNIUM WATERFRONT ASSOCIATES II L.P. D.B. 5962, PG. 2042
BLOCK 18, UNIT 11 APN #05-00-11856-00-1 N/F LANDS OF MILLENNIUM WATERFRONT ASSOCIATES II L.P D.B. 5962, PG. 2042

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

BOROUGH OF CONSHOHOCKEN

Zoning Administration

MEMORANDUM

Date: October 22, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: Millenium IV Office Buildings – Conditional Use Zoning Determination

History of the Site:

The property is located within the SP-2 – Specially Planned District 2 and subject to provisions of the FP – Floodplain Conservation Overlay district. The site is part of unified development comprising of a total of thirteen (13) parcels with eight (8) of the parcels being Millenium and affiliated owned parcels (which are listed under separate ownership as Millenium Waterfront Associates II, LP, Millenium III Office Owner, LLC, and 301 Washington Street Landlord, LLC) that fronts Washington Street (55 feet right-of-way) encompassing a total tract size of 587,769 SF (or 13.49 acres). The remaining five (5) parcels (a.k.a. Condo E, F, G, H and J) and totals 214,858 SF (or 4.932 acres) are under the Millenium IV Land Owner, LLC ownership. The Millenium IV parcels are located to the rear of the existing Millenium I, II, and III buildings.

The site is also bounded by Ash Street (50 feet right-of-way) to the west; Poplar Street (a private street) and the Londonbury Apartment Buildings to the east; and a parking lot and the Schuylkill River waterfront to the south.

The current use of the Millenium IV site includes an existing surface parking lot located to the rear of the Millenium I parcel with access off of Ash Street and shared access to the Millenium II building and parking lot; as well as open space located to the rear of the Millenium II and III buildings.

The Applicant, Millenium IV Land Owner, LLC, is proposing to make site improvements to the existing five (5) Condo E, F, G, H and J parcels. The Applicant is proposing to demolish a portion of the existing parking lot located to the rear of the Millenium I building (a.k.a. 20 Ash Street) and construct the following:

- a six (6)-story 36,066 SF (216,400 GSF) office building (a.k.a. Building A);
- a four (4)-story 63.334 SF (253,336 GSF) podium parking garage with 960 proposed parking spaces with ingress/egress off of Ash Street and at the northeastern corner of the building; and,
- a row of six (6) parking spaces along the front northeastern corner of the new building.

The Applicant is also proposing to construct the following on the existing open space parcels to the rear of the Millenium II building (a.k.a. 225 Washington Street) and Millenium III building (a.k.a. 227 Washington Street) as follows:

- a three (3)-story 29,280 SF (87,840 GSF) office building (a.k.a. Building B); and,
- a two (2)-story 39,729 SF (158,916 GSF) podium parking garage with 236 proposed parking spaces with ingress/egress off of Poplar Street and in the rear center of the parking lot located between the Millenium II and III buildings.

In addition, the Applicant is proposing a five (5)-feet wide asphalt sidewalk that will connect to the existing sidewalk in front of the proposed three (3)-story office building and adjacent the ingress/egress access drive of the proposed six (6)-story office building to the existing waterfront trail along the Schuylkill River.

The overall Millenium development had gone before the Zoning Hearing Board under multiple prior zoning applications since January 2000. Most recently, the Applicant, Millenium IV Land Owner, LLC, appeared before the Conshohocken Borough Zoning Hearing Board on August 18, 2025 under zoning application no. Z-2025-05. In the Zoning Hearing Board Decision and Order dated September 22, 2025, the Applicant was granted zoning relief from the following sections of the Borough Zoning Ordinance:

1. Section §27-1503.3.C - to permit a building height greater than 85 feet for a building that is located further than 2,000 feet from a SEPTA rail station;
2. Section §27-1504.F.(2) - to permit a maximum impervious coverage of 79%, whereas not more than 70% of the area of any lot in the SP-2 zoning district is permitted;
3. Section §27-1505.B.(3) - to permit a building separation on the same lot of 17.9 feet, whereas a minimum 30 feet building separation is required;
4. Section §27-1509.2 – to permit a maximum building profile of 406 LF whereas a 250 LF is otherwise permitted by right;
5. Section §27-1509.2.C - to permit a visible parking structure fronting parallel to the Schuylkill River in connection to a maximum building profile of 350 feet; and,
6. Section §27-1714.1.A, B, D, F, G, H, and K - to permit the construction of the proposed office buildings with podium parking decks and associated site clearing, filling, placement, and related improvements within the FP- Floodplain conservation overlay district, whereas such activities, uses, and permanent structures are prohibited.

The above referenced zoning relief was granted subject to Fire Marshal approval of the building separation distance for Building B. Subsequently, at the October 19, 2026 zoning hearing, the Applicant appeared before the Zoning Hearing Board under zoning application No. z-2026-14 and received a two (2)-year extension of the zoning relief through September 22, 2028.

The Applicant had submitted a floodplain study as prepared by Kimley-Horn and Associates, Inc., dated July 1, 2024. The floodplain study results indicated an overall no rise to the 100-year floodplain with the proposed site improvements.

Current Request:

The Petitioners are seeking Conditional Use approval pursuant to the following Sections of the Zoning Ordinance:

1. Section §27-1503.3 - to permit an increase in the maximum building height from 85 feet and up to 230 feet; and,
2. Section §27-1509.2 - to permit an increase in the maximum horizontal building profile length from 250 feet to building lengths of 345 feet and 406 feet.

Zoning Determination:

The property is located within the SP-2 – Specially Planned District 2 and subject to Part 17 - FP – Floodplain Conservation Overlay district regulations of the Conshohocken Borough Zoning Ordinance. In addition to the zoning relief obtained under a separate zoning application for the proposed site improvements on the property, Conditional Use approval by Borough Council will be required pursuant to the following Zoning Ordinance provisions:

1. Per Section §27-1503.3, "*notwithstanding any other provision of this Part, building height may be increased to 230 feet by conditional use, provided that the following conditions are met:*

   A. The building must be located in the SP-2 Zoning District.
   B. The building must be located on a lot, parcel or tract of at least eight (8) acres.
   C. The building must be located within 2,000 feet of a SEPTA rail station.
   D. The development must include an amenity or amenities available for use by the public, such as an amphitheater or similar amenity suitable for large gatherings and community events."

   The proposed building heights are not defined on the Zoning Plan provided, except that the Zoning Standards table is indicating the proposed building height to be less than 230 ft high. Since the proposed buildings will be more than 85 ft high and less than 230 ft high, the Applicant will be required to seek Conditional Use approval by Borough Council.

   Based on the conditions of the above code section, the buildings will be located within the SP-2 zoning district. The site is considered to be a unified development of the overall Millennium tract comprising of a total of thirteen (13) Millenium owned and affiliated parcels encompassing a total tract size of 587,769 SF (or 13.49 acres). The site that is specifically under the Millenium IV Land Owner, LLC ownership encompasses five (5) separate parcels (a.k.a. Condo E, F, G, H and J) and totals 214,858 SF (or 4.932 acres).

   The Applicant has obtained a variance from §27-1503.3.C since the farthest building edge of the proposed three (3)-story building with two (2) story parking deck located to the rear of the Millenium II and III buildings will be located approximately 2,100 linear feet from the center of the SEPTA Conshohocken rail station which is greater than the 2,000 ft distance provided under condition C of the above code section. The Applicant should clarify and specify the actual proposed building height for both buildings on the Zoning Plan.

   In addition, the Applicant has indicated that amenity space will be made available for public events to comply with condition D of the above code section. The Applicant should clarify and specify and label the amenity space being provided for public use and add a note on the Zoning Plan stating as such.

2. Per Section §27-1509.2, in the SP-2 District, "*a maximum building profile, as seen from end-to-end from any side or elevation, and measured perpendicular to such side or elevation, shall not exceed 250 linear feet in total horizontal length on any floor or floors. Council may permit an increase in the maximum building profile to 350 feet by conditional use approval subject to the following conditions:*

A. *There shall be adequate architectural controls in the form of breaks in the façade, so no more than 50 feet of the building is a consistent façade;*
B. *For every additional 50 feet of building length, there shall be an additional 5% of open space provided on the lot or parcel; and*
C. *The lot shall not be developed with a visible parking structure fronting parallel to the Schuylkill River, nor shall a stand-alone parking structure be located on any lot area between the primary structure and the Schuylkill River.*

Per Section 27-202, a building is defined as *"any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment goods or materials of any kind of nature."*

The proposed six (6)-story building with four (4) story podium parking deck will have a total horizontal length of 406 ft (building with the podium parking deck) which exceeds the maximum 250 LF horizontal length of a building permitted within the SP-2 zoning district by definition. The proposed three (3)-story building with two (2) story podium parking deck will have a total horizontal length of 345 ft (building with podium parking deck). Therefore, the Applicant will be required to obtain a Conditional Use approval from Borough Council to permit the additional building lengths greater than 250 LF.

The Applicant has already obtained a variance from Section §27-1509.2 and §27-1509.2.C to permit a building length of 406 ft which is greater than the permitted 250 feet, as well as, to permit a visible parking structure fronting parallel to the Schuylkill River. Although the Applicant has obtained a variance from the Zoning Hearing Board to permit the 406 ft long building profile. Council approval for this building above 250 ft and up to 350 ft is still required in accordance with the above Code Section §27-1509.2 where Council may permit a maximum building length of up to 350 ft by Conditional Use approval.

The Applicant has indicated that in their Conditional Use Application Addendum that façade breaks will be provided so that not more than 50 feet of the proposed building is a consistent facade. A building rendering from the Applicant is recommended to ensure compliance.

The Applicant shall clarify the additional 5% open space for every additional 50 ft of building length required per condition B of the above code provision in relation to a building length of 345 ft and 406 ft, totaling an additional 30% of additional open space.

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 5, 2024

Ms. Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #24-0217-001
Conditional Use – Millennium IV- Office Site Development

Dear Ms. Cecco:

We have reviewed the above-referenced Conditional Use and Zoning Plan as requested by the borough in an electronic submission dated October 9, 2024. We forward this letter as a report of our review.

BACKGROUND

The borough has submitted a new proposal that seeks conditional use approval for the redevelopment of a 13.49 acre development tract with two office buildings totaling approximately 304,240 square feet. The applicant, Morgan Properties, Inc. who is also the owner and developer, proposes to construct the Millennium IV- Office Buildings on 5 tax parcels in the SP-2 Special Planned District 2, including:

- One- 3-story office building totaling 87,840 sq. ft., constructed over a podium base of a 2-story parking structure (79,458 sq. ft.) with 236 parking spaces
- One 6-story office building totaling 216,400 sq. ft., constructed over a podium base of a 4-story parking structure (253,336 sq. ft. - 63,334 sq. ft. /floor) totaling 960 parking spaces

The proposal requires Conditional Use approval as per Section 27-1503.(1)&(2) that restricts the height of buildings to 85 ft. An increase to a height of up to 250 ft. requires conditional use approval and is subject to other requirements of Section 27-1503.2.(A.- H.). According to correspondence received from Leonard B. Altieri III, the applicant's representative, the

anticipated maximum building height is 140 ft., not including any HVAC equipment that may be added.

Regarding the criteria for Conditional Use, the Borough of Conshohocken Zoning Code, Section 27-286.B.3 - Procedure for Conditional Use Application- Public Hearing requires that the applicant to demonstrate at a public hearing "the adequacy of the proposed vehicular circulation system and other roadway improvements, pedestrian circulation system, utilities, buffering and screening and the protection of natural resources."

CONSISTENCY WITH COUNTY & BOROUGH COMPREHENSIVE PLANS

Consistency with *Montco 2040*- A Shared Vision

The plans for the redevelopment of this site are consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vison*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for the site as part of a larger 'Regional Mixed-Use Center' (RMUC) that extends from the Schuylkill Riverfront to East Elm Street. The 'RMUC' designation supports intensely developed area, including "high-density, multi-family and townhomes". (Page 80) https://www.montcopa.org/1579/Montco-2040-Comprehensive-Plan). The comprehensive plan recommends that these centers should "establish more of a sense of place, ideally with a clearly defined public gathering place."

Consistency with Conshohocken Comprehensive Plan Update, June, 2018

The redevelopment proposal for this property appears somewhat compatible with the borough's future land use vision for this area as stated in the 2018 Comprehensive Plan and in Chapter Five's Future Conditions, Land Use Map #7. According to the attached map, the future land use designation is 'Industrial'. While the development tract is designated 'Industrial', it is located at boundary with the 'Mixed-Use' area. A 'Mixed-Use' area's future land use goal is "to provide for the development and redevelopment of properties which incorporate a variety of land uses which are a complementary mix including residential, retail, commercial, employment, civic and entertainment uses in close proximity - sometimes in the same building."

RECOMMENDATION

The Montgomery County Planning Commission has reviewed the applicant's Zoning Plan and Conditional Use application, and while we are generally supportive of the proposed office development, we have the following safety concerns:

- ❖ The arrangement of two significant office buildings without frontage along Washington Street that requires travel through a parking lot with spaces arranged perpendicular to the drive aisle and navigate smaller stub streets to reach the building and garage entrances.
- ❖ The way in which the proposed office buildings and the podium garage bases create a significant physical and visual barrier to the Schuylkill River that diminishes its value as an important scenic and natural resource.

These and other concerns are discussed below, and we believe the borough should take them into consideration when assessing this proposal.

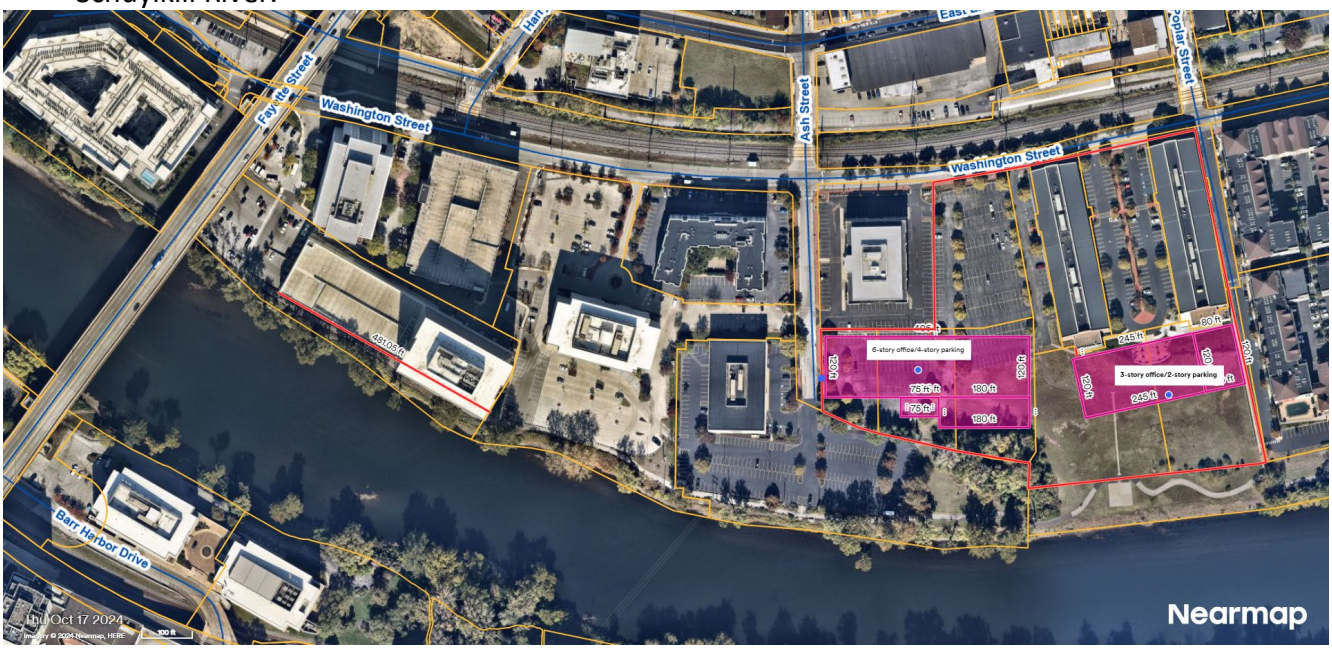
COMMENTS

1. **Vehicular Circulation – Access from Washington Street**
   The plan shows that both office buildings are proposed closer to the Schuylkill River and are arranged by driveways that do not provide a clear and direct means of access from Washington Street as needed for this scale of office development. Given this less than ideal arrangement, we have concerns regarding the access to the 3-story building that is proposed through the existing surface parking lot between the Millennium II and III buildings. A vehicle will need to navigate through a 90®linear parking lot which requires approximately 360 ft. before reaching one of the two entries to the parking garage. We believe this arrangement poses many potential safety concerns for both pedestrians and vehicles seeking to access the garage, and could potentially pose serious obstacles for emergency responders in case of a fire and flooding events. We suggest the applicant modify with a driveway aisle that doesn't conflict with cars backing out from perpendicular parking spaces into the flow of traffic and posing safety risks.

2. **Massing of the Proposed Office Buildings & Schuylkill River**
   We have concerns regarding the massing of both proposed buildings. When combined they would form a "wall to the river"– both visually and physically, creating a barrier to the riverfront for residents seeking to access the Schuylkill Riverfront pathway. The smaller 3-story building that's placed directly blocking the riverfront view shed between the Millennium II and III buildings. They diminish the design and value created by these buildings that were initially constructed in the early 2000s by O'Neill Properties. They were inspired by the 19th century, 2-1/2 -story linear industrial buildings that sat perpendicular to the river and it provided a wider green strip separating the parking bays and view corridor to the river and the Lower Merion riverbank. This physical connection and view corridor is being lost. The 6-story building to the west of the proposed 3-story office building has an even greater parallel length to the riverfront, not unlike the Hamilton Lane building. We suggest that one solution could be to reduce the footprint of the 6-story building and

increase the building height planned to be at 140 ft. building height. The graphic sketch shown below illustrates the building's massing.

We do not believe the borough and its residents are well-served by the massing of structures as shown along the riverfront. We recommend the applicant consider the arrangement of the building footprints that shrink the visual and physical barrier to the Schuylkill River.



Sketch of Proposed Building Massing along the Schuylkill River

3. Pedestrian Access & Safe, Walkable Connection from Washington Street to the Schuylkill Riverfront

The applicant's plan does not show a safe means of pedestrian access from the sidewalks along Washington Street to the riverfront trail and the borough's open space along the Schuylkill River. At Conditional Use, the applicant's plan is required, " … to include riverfront access deeded to the borough in perpetuity providing unrestricted public access to the riverfront areas in perpetuity". (Section 27-1503.F. - Height Restrictions). The route shown by the plan appears to require that a pedestrian navigate through the parking lot and driveway aisle to reach the 10 ft. wide asphalt pathway that lies between the proposed office buildings providing the only off-street and safe means to access the riverfront areas. As a condition of approval, we recommend the applicant provide a dedicated, safe route for pedestrians to access the riverfront pathway and open space areas from the Washington Street sidewalk.

4. Open Space Area along the Schuylkill Riverfront

a*. Gathering Area & Public Amenities* –

The applicant's plan indicates how the large green area on the Morgan Properties' tract immediately south of the proposed 3-story office building addition to Millennium II and III is envisioned to be used. It's a large area outside–approximately 115' x 270'– and is shown with only a 10 ft. connecting pathway to the Borough's property. The borough's regulations for Riverfront Access & Open Space in the SP-2 District (Section 27-1504.D.1.-3.) require the development to provide year-round opportunities for passive outdoor recreation and facilitate circulation for pedestrian to- and throughout the riverfront area. We recommend the applicant provide the borough with details about how this area will be used for the borough resident's passive recreation needs/desires, rather than a large green turf-area with a pathway connector.

b. *Naturalization of the Schuylkill River's Edge*

We recommend the applicant include a landscape plan in its preliminary plan submission that addresses the re-greening and enhancement of the Schuylkill River's riparian forest edge. This edge has been de-graded by various floods and other factors and we suggest the applicant's planned landscape improvements plan include a robust enhancement of the existing turf-grass area with native floodplain tree and shrub plantings.

5. Development in the 100-Year Floodplain

We believe that the proposed office use is a preferred land use at this site, given that it is not a 24/7 human occupation, as residential uses require. The proposed development footprint will further reduce both storage capacity and environmental value of the 100-year floodplain along this area. We are concerned about how the development will accommodate the ever-increasing flooding events along the Schuylkill River, given that these events are no longer rare and flooding occurred after significant rainstorms in January 2024. The borough should ensure that the applicant provides architectural details and other necessary documentation demonstrating how the proposed parking structures will be flood-proofed, and how emergency flooding events will be accommodated.

CONCLUSION

Please note that any review comment and recommendations contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the borough.

Please be aware that the MCPC #24-0217-001 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the

applicant sheets within the plans in the box reserved for the seal of this agency. Should the governing body approve the Conditional Use for the applicant we request that a copy of the decision be provided to the County Planning Commission be sent an official copy within 30 days.

Sincerely,

Barry W. Jeffries

Barry W. Jeffries, ASLA, Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov , 610.278.3444

c:
Michael Peters, Borough Solicitor
Karen MacNair, Borough Engineer
Carol DiPietro, Chair, Borough Planning Commission

Attachments: 1) Aerial Photo; 2) Site Plan

ATTACHMENTS



Millennium IV Development
MCPC#240217001

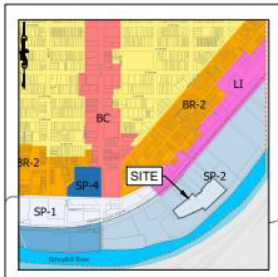
Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap

0 100 200 400

N



ZONING MAP
BOROUGH OF CONSHOHOCKEN
SCALE: N.T.S.

SITE PLAN STATISTICS

SITE ADDRESS:	WASHINGTON STREET CONDO J CONSHOHOCKEN, PA 19428
MUNICIPALITIES:	BOROUGH OF CONSHOHOCKEN , MONTGOMERY COUNTY
ZONING DISTRICT:	SP-2 - SPECIALTY PLANNED DISTRICT 2
PARCEL INFORMATION:	05001169001, 05001169999,05001169928, 05001169149, 05001169031, 05001169993, 05001169937, 05001169736, 05001169127
EXISTING USE:	RESIDENTIAL AND OFFICE SPACE
PROPOSED USE:	RESIDENTIAL AND OFFICE SPACE
LOT AREA:	GROSS: 587,769 SF (13.49 ACRES)
PLAN REFERENCE:	BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES DATED: 02/12/2024

THE BOROUGH OF CONSHOHOCKEN HEREBY APPROVES THE FOLLOWING WAIVERS REQUESTED FOR THE PROJECT:

SECTION 106	TO PERMIT NEGOTIATION OF PARK OR RECREATIONAL FACILITIES, LAND AND/OR FEES
SECTION 28-A.1.	SHOW EXISTING FEATURES WITHIN 100' OF THE SITE
SECTION 44.C.8.0	TO PROVIDE A 24' MINIMUM AISLE WIDTH FOR
SECTION 44.C.7.	TO PROVIDE A 5' MINIMUM RADIUS OF CURBLINE CURVATURE
SECTION 45.A.3.	TO PROVIDE A 10' MINIMUM WIDTH FOR SIDEWALKS

AND THE PLANTING OF TREES ALONG WASHINGTON STREET AGAINST THE WALL RATHER THAN IN THE VERGE.

THE BOROUGH OF CONSHOHOCKEN ZONING HEARING BOARD HEREBY GRANTED THE FOLLOWING VARIANCES ON JULY 25, 2007 REQUESTED FOR THE PROJECT:

SECTION 17.5.C.3.	DEVELOPMENT WITHIN 50' OF THE TOP OF BANK
SECTION 17.5.D.2.c.	STANDARDS FOR COMPLETELY DRY FLOOD-PROOFING
SECTION 20.7.1.	TO PROVIDE MORE THAN ONE ACCESS FOR THE SUBJECT PROPERTY
SECTION 20.7.L.	FROM MINIMUM WIDTHS FOR PRIVATE DRIVES

THE BOROUGH OF CONSHOHOCKEN COUNCIL GRANTED THE FOLLOWING CONDITIONAL USE APPROVALS REQUESTED FOR THE PROJECT:

SECTION 19.2.P.3.	TO CONSTRUCT MULTIFAMILY RESIDENCES
SECTION 15.4.B.3.	TO RESERVE THE RIGHT TO TRANSFER FLOOD AREA
SECTION 17.5.D.4.	TO ALLOW STORM SEWER/BIOSUTTA ALS WITHIN THE FLOODWAY
SECTION 17.5.E.5.	TO ALLOW PAVED DRIVEWAYS AND PARKING LOTS WITHIN THE FLOODWAY

PARKING REQUIREMENTS

BOROUGH OF CONSHOHOCKEN

ITEMS	GROSS SQUARE FOOTAGE/TOTAL
OFFICE REQUIREMENTS: 3 SPACES PER 100 FT OF FLOOR AREA	
MILLENIUM TWO	68,360 SF
MILLENIUM THREE	68,680 SF
LONDONBURY BUILDING D	5,730 SF
PROPOSED OFFICE BUILDING 1	216,400 SF
PROPOSED OFFICE BUILDING 2	87,840 SF
TOTAL OFFICE REQUIREMENT	(448,020 SF/1000 SF)x 3 = 1,344 SPACES
RESIDENTIAL REQUIREMENTS: 1.2 SPACES PER UNIT	
LONDONBURY BUILDING A	161 RESIDENTIAL UNITS
LONDONBURY BUILDING B	74 RESIDENTIAL UNITS
LONDONBURY BUILDING C	76 RESIDENTIAL UNITS
TOTAL RESIDENTIAL REQUIREMENT	1.2 x 309 = 371 SPACES
TOTAL REQUIRED PARKING: 1,715 SPACES	

ZONING STANDARDS:

BOROUGH OF CONSHOHOCKEN (SP-2)

ITEMS	REQUIRED	EXISTING	PROPOSED BUILDING
YARD SETBACKS §27-1505			
MINIMUM FACINT YARD (PARKING & STRUCTURE)	15 FT FROM ROW	17.6 FT	16 FT (C)
MINIMUM BUILDING SEPERATION	70 FT	>75 FT	>75 FT (C)
MINIMUM BUILDING SEPARATION ON SAME LOT/PARCEL	30 FT	> 30 FT	17.9 FT (V)
INTENSITY RATIOS §27-1504			
MAXIMUM IMPERVIOUS COVERAGE	70%	69.4 %	70.0 % (V)
MINIMUM OPEN SPACE	15%	31.6%	21.2 % (C)
MISCELLANEOUS			
MINIMUM LOT AREA §27-1504	1 AC (43,560 SF)	13.49 AC (587,769 SF)	13.49 AC (587,769 SF) (C)
PARKING §27-2011	1,715 SPACES	972 SPACES	2,001 SPACES (C)
MAXIMUM BUILDING FRONTAGE §27-1505	350 FT*	<350 FT	370.3 FT (C)(1)*
MAXIMUM BUILDING HEIGHT §27-1503	230 FT**	186 FT	<230 FT (C)(2)**
MAXIMUM ACCESS DRIVEWAY WIDTH §27-2007	30 FT	24 FT	24 FT (C)
PRIVATE DRIVE CURBLINE SETBACK §27-1505	20 FT	23 FT	20 FT (C)
MAXIMUM FLOOR TO AREA RATIO §27-1504	1.5	0.70	(779,222 SF) / (587,769 SF) = 1.3 (C)

LEGEND:
(C) = COMPLIES
(V) = VARIANCE
(CU) = CONDITIONAL USE

ADDITIONAL VARIANCES REQUESTED FOR §27-1505 B.2 AND §27-1714

*§27-1505.2: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE BUILDING FRONTAGE TO 350 FT.:
A. FACADE BREAKS SHALL BE PROVIDED SO THAT NO MORE THAN 50 FEET OF BUILDING IS A CONSISTENT FACADE.
B. BUILDING IS PROPOSED TO BE 370 FT LONG, THIS WOULD REQUIRE AN ADDITIONAL 5% OF OPEN SPACE BEYOND THE REQUIRED 15%. PROPOSED PLAN PROVIDES 20% AS REQUIRED.
C. THIS LOT DOES NOT FRONT THE SCHUYLKILL RIVER.

**§27-1503.3: APPLICANT MEETS CONDITIONS SET FORTH TO INCREASE MAXIMUM HEIGHT TO 230 FT.:
A. SITE IS ZONED SP-2.
B. LOT AREA IS 13.49 AC.
C. BUILDING IS LOCATED <2,000 FT FROM THE CONSHOHOCKEN SEPTA RAIL STATION. *VARIANCE REQUESTED.
D. THE DEVELOPMENT INCLUDE AMENITY SPACE THAT SHALL BE PRESERVED FOR PUBLIC EVENTS.

NOTE: AREA CALCULATIONS ARE BASED ON THE HIGHLIGHTED AREA SHOWN ON THE OVERALL SITE PLAN. ALL UNITS WITHIN THE OVERALL PROPERTY, AND ANY INTERNAL ENCROACHMENTS BETWEEN UNITS, ARE IN COMMON OWNERSHIP BY AFFILIATES OF MORGAN PROPERTIES. THE ENCROACHMENTS WILL BE GOVERNED BY LICENSE AGREEMENTS BETWEEN THE RESPECTIVE OWNERS.

PROPOSED 6 STORY OFFICE BUILDING
±216,400 SF (±36,066 SF/FLOOR)
PROPOSED 4 STORY PODIUM PARKING DECK
±253,336 SF (±63,334 SF/FLOOR)
960 PROPOSED PARKING SPACES

PROPOSED 3 STORY OFFICE BUILDING
±87,840 SF (±29,280 SF/FLOOR)
PROPOSED 2 STORY PODIUM PARKING DECK
±79,458 SF (±39,729 SF/FLOOR)
236 PROPOSED PARKING SPACES

WASHINGTON STREET
ASH STREET
POPLAR STREET
SCHUYLKILL RIVER

LEGEND

- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING 100-YR FEMA FLOODPLAIN WATER
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODWAY HATCH
- EXISTING PROPERTY LINE
- EXISTING WATERCOURSE TOP OF BANK
- EXISTING COMMUNICATION CONDUIT
- EXISTING NATURAL GAS SERVICE PIPE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING WATER PIPING
- EXISTING SANITARY SEWER PIPE
- YARD SETBACK LINE
- ULTIMATE RIGHT-OF-WAY LINE
- INTERNAL LOT LINES
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED CURB LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ASPHALT SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING GRAVEL
- PROPOSED OUTDOOR DECK AREA
- PROPOSED ACCESS DRIVEWAY
- OPEN SPACE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

CALL BEFORE YOU DIG!
PA 1

The documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300
PHILADELPHIA, PA 19102
PHONE: 267-436-1000
WWW.KIMLEY-HORN.COM

KHA PROJECT 112934000
07/26/2024
SCALE: AS SHOWN
DESIGNED BY: JBZ
DRAWN BY: KDR
CHECKED BY: JD

ZONING PLAN

M4 OFFICE BUILDINGS
PREPARED FOR
MORGAN PROPERTIES ACQUISITION COMPANY, LLC
BOROUGH OF CONSHOHOCKEN PA

SHEET NUMBER
Z-002

BOROUGH of CONSHOHOCKEN
SEP 11 '26 PM12:09
RECEIVED

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

Conditional Use Zoning Application

Application: Z-2026-15
Date Submitted: 08/24/2026
Date Received: 9/11/26

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:
Zoned as gas station with mechanic shop. Request is to renovate mechanic shop into c-store.

3. Address of the property, which is the subject of the application:
725 Fayette St, Conshohocken, PA 19428

4. Applicant's Name: Ramoco Marketing Group, LLC
Address: PO Box 2218 Princeton, NJ 08543
Phone Number (daytime): (856) 298-1310
E-mail Address: operations.retail10@gmail.com

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

6. Property Owner: MG42091, LLC
Address: PO Box 2218 Princeton, NJ 08543
Phone Number: (856) 298-1310
E-mail Address: operations.retail10@gmail.com

7. Lot Dimensions: 150' x 120' Zoning District: MB, Manufacturing-Business

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

Yes [ ] No [X] 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.

Gas station w/ mechanic shop

10. Please describe the proposed use of the property.

Gas station w/ c-store

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

The existing building and developed site will be utilized for the proposed use, with improvements made as necessary to accommodate the convenience store operation.
The proposed improvements may include interior renovations to provide retail sales space, customer service areas, storage, and other areas necessary for the operation of the convenience store.
Exterior improvements will be limited to those reasonably necessary for the new use, including appropriate signage, lighting, landscaping, and maintenance of the existing parking and access areas, as applicable.

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

The existing zoning ordinance unreasonably restricts development of the property by limiting the use of the existing commercial building to a mechanic shop, despite the property's location, existing infrastructure, and suitability for other compatible commercial uses. The proposed conversion to a convenience store would make productive use of the existing building and property without requiring substantial changes to the site.

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

a. The unique characteristics of the property: The property has unique characteristics due to its existing development and established commercial use. The property is also located in an established, commercial area with existing access parking, utilities, and site improvements.

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

By limiting the use of the existing commercial building to a mechanic shop, thereby preventing the property from being utilized for another reasonable and compatible commercial use.

c. How the proposal is consistent with the character of the surrounding neighborhood. The proposed convenience store is commercial in nature and compatible with the existing property and surrounding uses.

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.

A lesser variance would not permit the proposed convenience store use and therefore would not accomplish the intended reasonable use of the existing 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).

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: David M. Shafkowitz, Esquire (Shafkowitz Law Group, P.C.)

b. Address: 350 S. Main St, Suite 308

c. Phone Number: (267) 422-3340

d. E-mail Address: mka@shafkowitzlaw.com (Mary Kay Alt, Legal assistant)

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.

Ramoco Marketing Group, LLC

Applicant

MG42091, LLC

Legal Owner

08/26/2026

Date

(Managing Member)

Owner Signature

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 26th day of August, 2026.

Notary Public

(Seal)

Russell Davison
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 07/22/2031

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: _____

PROJECT DESCRIPTION

RENOVATION OF AN EXISTING AUTO GARAGE/GAS STATION TO CONVENIENCE STORE WITH GAS PUMP

CODE DATA

BUILDING CODE	: IBC 2021
NATIONAL STANDARD PLUMBING CODE	: IPC 2021
ELECTRICAL	: NFPA 70, 2020
MECHANICAL	: IMC 2021
ACCESSIBILITY	: 2009 ICC/ANSI A-117.1

EXISTING BUILDING DATA

CONSTRUCTION TYPE: 5 B
OCCUPANCY: M
NUMBER OF STORES: 1
BUILDING HEIGHT: 20' MAX
FIRE DISTRICT? ____YES _✓_NO

GROSS PROJECT AREA: 1572 S.F. (GROSS)

OCCUPANT LOAD : 27 PERSONS (60 SF/PERSON)

LIFE SAFETY SYSTEM

SPRINKLER? ____YES _✓_NO
EMERGENCY LIGHTING: _✓_YES ____NO
EXIT SIGNS: _✓_YES ____NO
FIRE ALARM: ____YES _✓_NO
SMOKE DETECTION SYSTEM: _✓_YES ____NO

EXIT REQUIREMENTS

NUMBER OF EXITS PROVIDED: 1

LIST OF DRAWINGS :

ARCHITECTURAL :

CS	DEMO PLAN AND NOTES
A-1.0	PROPOSED PLAN AND PARTITION TYPE
A-2.0	DOOR AND ROOM FINISH SCHEDULE CEILING PLAN AND DETAIL
A-3.0	RESTROOM PLAN AND ELEVATION
A-4.0	EXTERIOR ELEVATION

ELECTRICAL :

E-1 ELECTRICAL ONE LINE DIAGRAM
E-2 ELECTRICAL POWER PLANS & NOTES
E-3 ELECTRICAL LIGHTING & NOTES
E-4 ELECTRICAL SPEC. & PANEL SCHEDULE

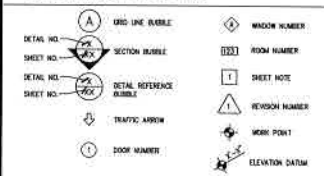
MECHANICAL :

M-1 GENERAL & HVAC NOTES
M-2 HVAC FLOOR PLANS & NOTES
M-3 HVAC DETAILS
M-4 HVAC SPEC.

PLUMBING :

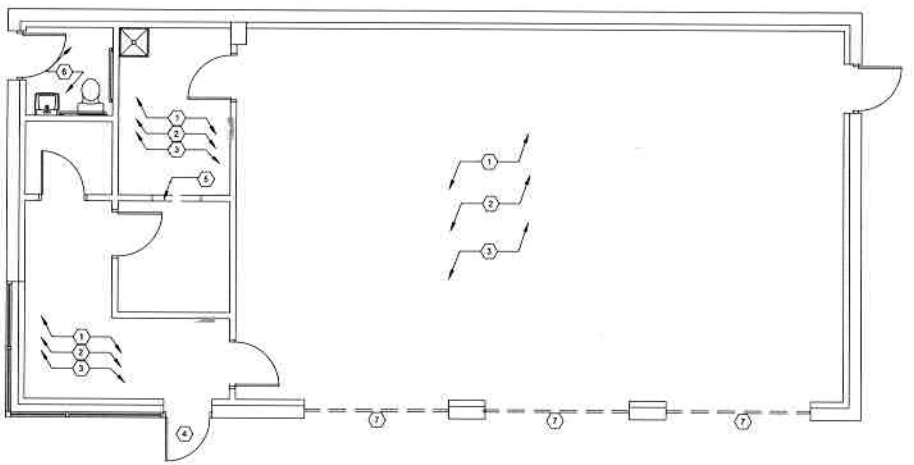
P-1 PLUMBING NOTES & SCHEDULES
P-2 PLUMBING SANITARY, FLOOR, DETAILS
P-3 PLUMBING RISER DIAGRAMS

DRAWING LEGEND



NOTES :

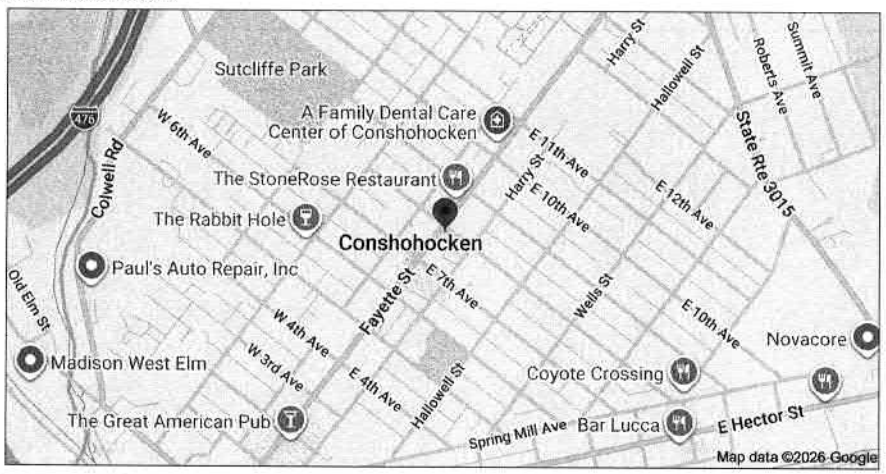
1. ALL THE CEILING GRID & FIXTURES TO REMOVE COMPLETELY.
2. ALL THE LIGHT FIXTURES , DIFFUSERS TO REMOVE.
3. REMOVE ALL THE FLOOR FINISHES AND PREPARE TO RECEIVE NEW
4. DOOR TO REMOVE
5. CUT AN OPENING FOR NEW DOOR
6. REMOVE EXISTING BATHROOM FIXTURES
7. REMOVE EXISTING OVERHEAD DOORS



1 DEMOLITION FLOOR PLAN
1/4" = 1'-0" NOTE

VICINITY MAP

725 FAYETTE STREET, CONSHOHOCKEN, PA



JOB NO. : ____

PROJECT: STORE RENOVATION
Convenience Store
725 Fayette Street
Conshohocken, PA

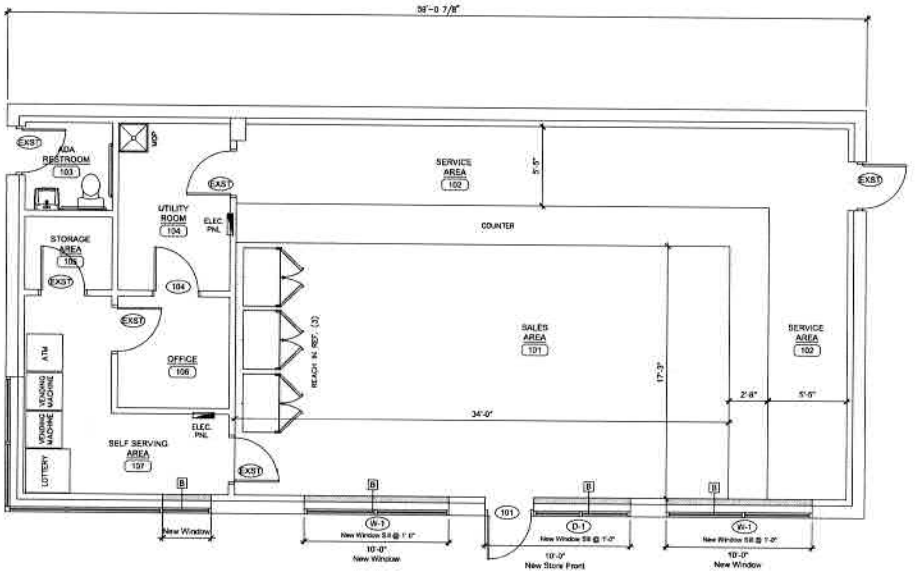
A&A ARCHITECT
8 Lynam Lookout Drive.
Newark, DE 19702
Phone (302) 897 2501
siddhasmazumdar12@yahoo.com

DATE: 02.05.26
DRAWN BY: jp
CHECKED BY: sm

REVISIONS:
Issued For Permit 07.28.26

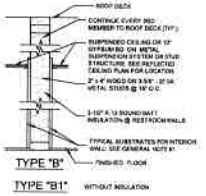
DEMO PLAN, BUILDING CODE & NOTES

SHEET NO.
CS



1 PROPOSED FLOOR PLAN

1/4" = 1'-0" NOTE:



TYPE "B"

TYPE "B1" WITHOUT INSULATION

NOTES:

1) ALL JUNCTIONS BETWEEN THE WALL SURFACES AND THE EDGES OF ATTACHED EQUIPMENT AS WELL AS ALL ANNULAR OPENINGS AROUND PIPES DUCTS OR OTHER CONDUITS WHERE THEY PASS THROUGH WALLS AND FLOORS SHALL BE SEALED WITH A MIXTURE OF STEEL WOOL AND APPROVED CAULK SEALING COMPOUND.
2) ENSURE TOP PLATES AND THE JOINTS BETWEEN WALLS AND CEILINGS ARE SEALED.
3) DUCT SHAFT & PIPING PENETRATIONS: OPENINGS FROM CRAWL SPACE AND ATTIC SHALL BE SEALED.
4) ALL SHAFTS: PROPER FLASHING AROUND FLUE AND GAPS SEALED AND CAULKED
5) ALL PENETRATIONS AT EXTERIOR WALLS SHALL BE SEALED INCLUDING VENTS AND ELECTRICAL CONDUIT & BOXES.
6) PROVIDE CORROSION PROOF INSECT/RODENT SCREENS (E.G., STEEL MESH) FOR ALL BUILDING OPENINGS THAT CANNOT BE FULLY SEALED AND CAULKED (E.G., VENTILATION SYSTEM INTAKE / EXHAUST OUTLETS AND ATTIC VENT OPENINGS).
7) INTERIOR WALL INSULATION & FIRE BLOCKING:
   - ALL INTERIOR PARTITIONS ARE TO BE INSULATED USING UNFACED BATT INSULATION. REFER TO PARTITION TYPE KEYS THROUGHOUT PLANS.
   - UNFACED BATT INSULATION ALSO ACTS AS FIRE BLOCKING WITHIN THE STUD WALLS. SECURE INSULATION WITHIN STUD SPACING.
   - BATT INSULATION SHALL FILL THE ENTIRE DEPTH OF WALL CAVITY, PACK TIGHTLY AROUND PIPING OR CONDUIT WITHIN WALL CAVITY.
   - BATTING INSULATION 12" ABOVE CEILING LINE

2 PARTITION TYPE

1/4" = 1'-0" NOTE:

JOB NO. : ---

PROJECT:
STORE RENOVATION
Convenience Store
725 Fayette Street
Conshohocken, PA

A&A ARCHITECT
8 Lynam Lookout Drive.
Newark, DE 19702
Phone (302) 897 2501
subhasmazumdar12@yahoo.com

DATE: 02.05.26

DRAWN BY: JD

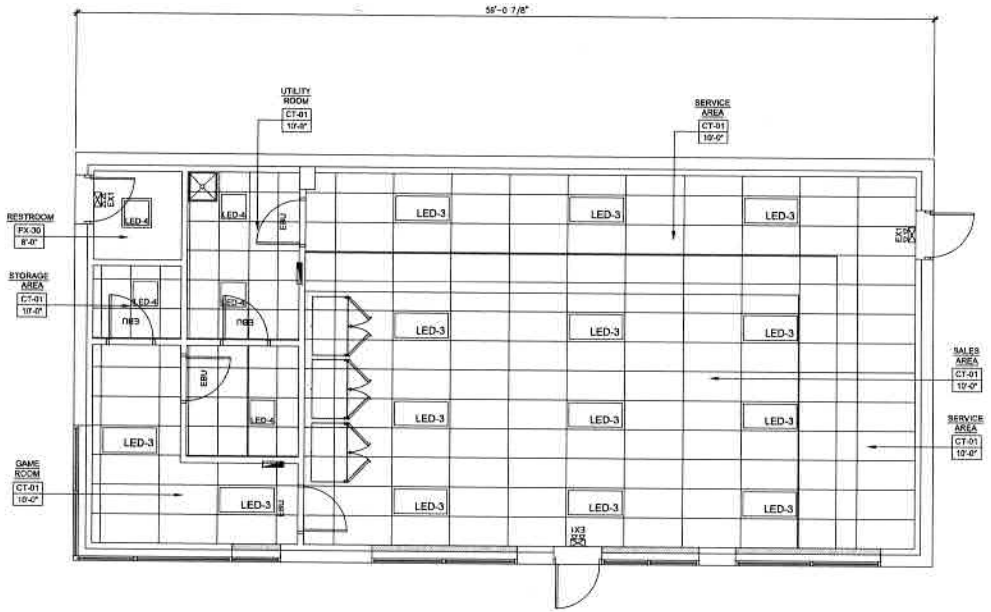
CHECKED BY: SM

REVISIONS:

1	Issued For Permit 01.26.26
2	
3	
4	
5	
6	

FLOOR PLAN & PARTITION TYPE

SHEET NO.
A-1



1 CEILING PLAN

1/4" = 1'-0" NOTE

CEILING LEGEND

- LED-3 — 2x4 LAY-IN LIGHT FIXTURE (W/ ACRYLIC LENS) TYP.
- LED-4 — 2x2 LAY-IN LIGHT FIXTURE (NO OVERLAY) TYP.
- SUSP. CLNG GRID SYSTEM W/ ACOUSTICAL OR VINYL CLAD CEILING TILES- SEE PLAN FOR TYPES AND LOCATIONS
- GYPSUM BOARD CEILING
- 1X4 — 1X4 FL FIXTURE INSIDE COOLER
- EBU — WALL MTD EMERG LIGHT
- EX1 — WALL MTD EMERG LIGHT/ EXIT SIGN COMBO
- WM5-1 — WALL PACK

DOOR SCHEDULE:

NO.	LOCATION	DOOR SCHEDULE SIZE	MATERIAL	TYPE	FINISH INT	FINISH EXT	FRAME DATA MATERIAL	FRAME DATA TYPE	FINISH INT	FINISH EXT
C STORE										
101	SALES AREA	3'-6" x 7'-0" x 1¾"	ALUM/ GL.	A	FACT.		ALUM	3	FACT.	NEW
104	UTILITY ROOM	3'-0" x 7'-0" x 1¾"	WOOD	C	SEE ELEV		H.M.	2	SEE ELEV	NEW

CEILING FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
CT-01	GENERAL CEILING TILE	ARMSTRONG	1701 WH	2'X4' FINE FISSURED SECOND LOOK II "WHITE"
CT-02	NOT USED			
~~CT-03~~	~~KITCHEN CEILING TILE~~	~~ARMSTRONG~~	~~SUSTAIN'S DAT-10 WE~~	~~2'X4' VINYL CLAD CEILING TILES "WHITE"~~
CT-04	CEILING GRID SYSTEM	ARMSTRONG	7300 WH	WHITE GRID, 15/16"
~~CT-05~~	~~METAL CEILING TILE~~	~~ARMSTRONG~~	~~PRAIRIE 24~~	~~VISTA METAL CEILING PANELS~~
PX-30	PAINTED GYP. BD.	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE	FLAT

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR CODE	BASE CODE	WALL CODE	CEILING CODE
C STORE					
101	SALES AREA	QUARRY TILES	QUARRY TILES	GWB PAINT	GWB PAINT
102	SERVICE AREA	QUARRY TILES	QUARRY TILES	GWB PAINT	GWB PAINT
103	RESTROOM	QUARRY TILES	QUARRY TILES	GWB PAINT	GWB PAINT
104	UTILITY ROOM	QUARRY TILES	QUARRY TILES	CERAMIC TILES	GWB PAINT
105	STORAGE	QUARRY TILES	QUARRY TILES	GWB PAINT	GWB PAINT
103	OFFICE	QUARRY TILES	QUARRY TILES	GWB PAINT	GWB PAINT

JOB NO. :

PROJECT:
STORE RENOVATION
Convenience Store
725 Fayette Street
Conshohocken, PA

A&A ARCHITECT
8 Lynam Lookout Drive
Newark, DE 19702
Phone (302) 897 2501
subhasmazumdar12@yahoo.com

DATE: 02.05.26

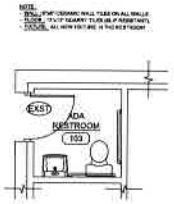
DRAWN BY: jp

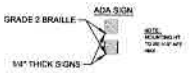
CHECKED BY: sm

REVISIONS:
1 Issued For Permit 02.05.26

CEILING PLAN, DETAIL,ROOM FINISH & DOOR SCHEDULE

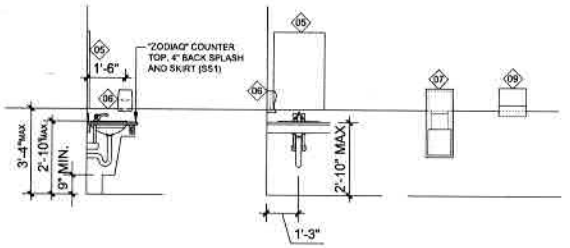
SHEET NO.
A-2



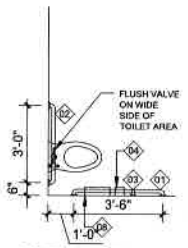


1 RESTROOM PLAN & ADA SIGNAGE

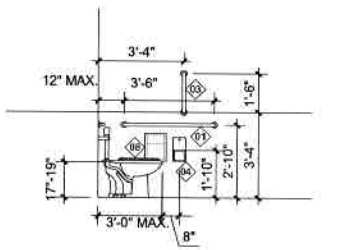
1/4" = 1'-0" NOTE:



TOILET FIXTURE PLAN



TOILET FIXTURES AND ACCESSORY ELEVATIONS



3 TOILET FIXTURE MOUNTING HEIGHTS

N.T.S NOTE:

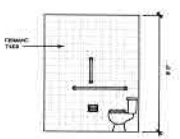
RESTROOM DETAIL

TOILET RM. FIXTURE & ACCESSORY SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL NO.
01	1-1/4" DIA. STAINLESS STEEL GRAB BAR W/ SNAP FLANGE	BOBRICK	B-5806 - 42"
	CONCEALED ANCHOR PLATE FOR GRAB BAR	BOBRICK	2562 - 42"
02	1-1/4" DIA. STAINLESS STEEL GRAB BAR W/ SNAP FLANGE	BOBRICK	B-5806 - 36"
	CONCEALED ANCHOR PLATE FOR GRAB BAR	BOBRICK	2562 - 36"
03	1-1/4" DIA. STAINLESS STEEL GRAB BAR W/ SNAP FLANGE	BOBRICK	B-5806 - 18"
	CONCEALED ANCHOR PLATE FOR GRAB BAR	BOBRICK	2562 - 18"
04	SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER	BOBRICK	B-2888
05	MIRROR WITH STAINLESS STEEL CHANNEL FRAME	BOBRICK	SEE PLAN
06	WALL MOUNTED LIQUID SOAP DISPENSER	BOBRICK	B-155
07	RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK	B-3802
08	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL		
09	ELECTRIC HAND DRYER	BOBRICK	B-254
10	MOP/BROOM HOLDERS	BOBRICK	B-223x34

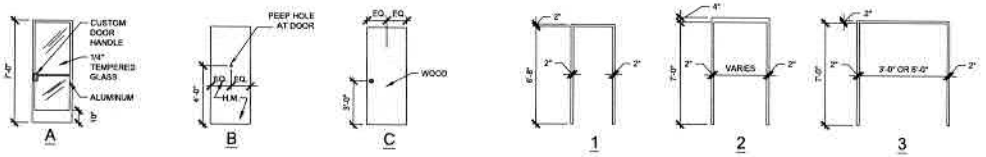
TOILET ACCESSORY NOTES:

1. G.C. TO COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.
2. G.C. TO COORDINATE ELECTRONIC CONTROLLED FAUCETS & FLUSH VALVES WITH PLUMBING DRAWINGS
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL WOOD BLOCKING AND SUPPLEMENTAL SUPPORTS REQUIRED FOR SECURE AND PROPER INSTALLATION OF TOILET ROOM FIXTURES AND ACCESSORIES.



2 RESTROOM WALL ELEVATION (TYP.)

1/4" = 1'-0" NOTE:



4 DOOR AND FRAME TYPES

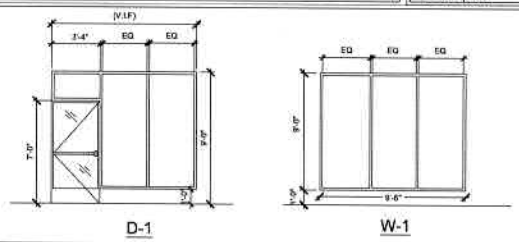
1/4" = 1'-0" NOTE:

DOOR HARDWARE :

ENTRANCE DOOR :
Closer
Dead Lock
Threshold
Offset Pivot
Push Plate

RESTROOM :
1-1/2 Pair Butt Hinges
Lockset
Weather Stripping

REAR DOOR :
Hinges
Lockset
Door Closer
Threshold
Weather Stripping
Door Viewer
Lock Guard



5 DOOR AND WINDOW ELEVATION

1/4" = 1'-0" NOTE:

JOB NO. :

PROJECT:
STORE RENOVATION
Convenience Store
725 Fayette Street
Conshohocken, PA

A&A ARCHITECT
8 Lynam Lookout Drive
Newark, DE 19702
Phone (302) 897 2501
subhasmazumdar126@yahoo.com

DATE: 02.05.26

DRAWN BY: jp

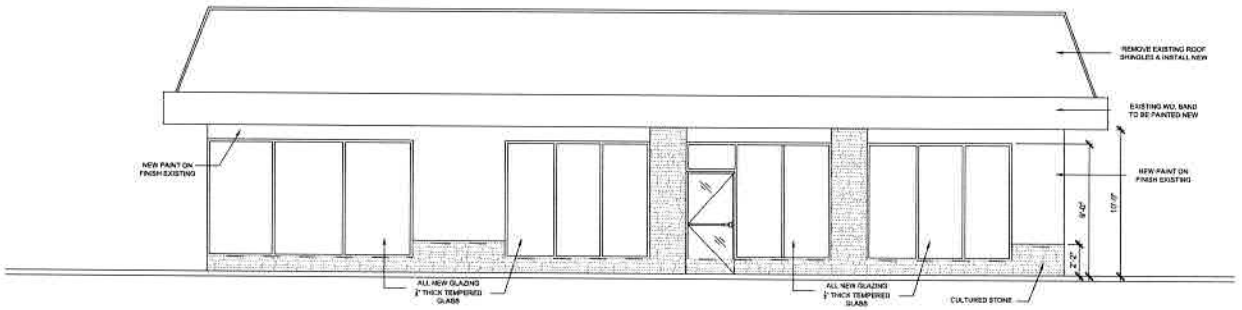
CHECKED BY: sm

REVISIONS:

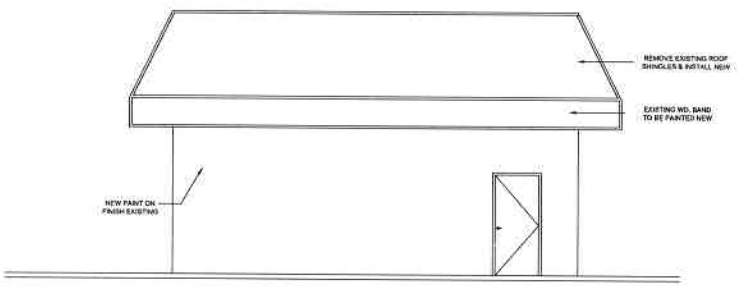
1	Issued For Permit 02.05.26
2	
3	
4	
5	
6	

RESTROOM, DOOR & WINDOW DETAIL

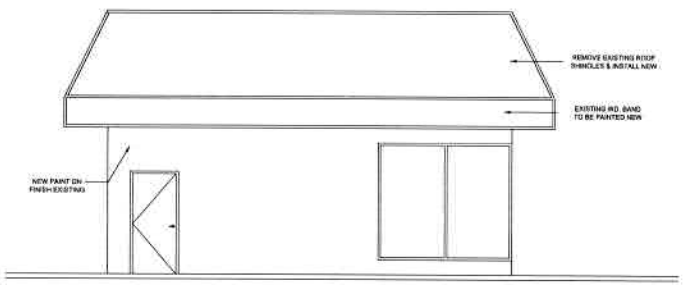
SHEET NO.
A-3



1 FRONT ELEVATION
1/4" = 1'-0" NOTE



2 RIGHT ELEVATION
1/4" = 1'-0" NOTE



3 LEFT ELEVATION
1/4" = 1'-0" NOTE

JOB NO. : ____

PROJECT:
STORE RENOVATION
Convenience Store
725 Fayette Street
Conshohocken, PA

A&A ARCHITECT
8 Lyriam Lookout Drive,
Newark, DE 19702
Phone (302) 897 2501
subhasmazumdar12@yahoo.com

DATE: 02.05.26

DRAWN BY: jp

CHECKED BY: sm

REVISIONS:

1	Issued For Permit 02.05.26
2	
3	
4	
5	
6	

EXTERIOR ELEVATION

SHEET NO.
A-4

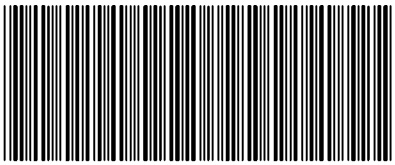




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6431 PG 02405 to 02409.1
INSTRUMENT # : 2026013761
RECORDED DATE: 03/12/2026 12:47:01 PM



6496403-0026X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Document Type:	Deed	**Transaction #:**	7228692 - 4 Doc(s)
Document Date:	01/14/2026	**Document Page Count:**	4
Reference Info:		**Operator Id:**	dawhitner

RETURN TO: (Simplifile)
Fidelity National Title Philadelphia Commercial - 1515 Market St Ste 1325 PA 19102
1700 Market St Ste 2100
Philadelphia, PA 19103-3919
(215) 732-9700

PAID BY:
FIDELITY NATIONAL TITLE PHILADELPHIA COMMERCIAL - 1515 MARKET ST STE 1325 PA 19102

*** PROPERTY DATA:**

Parcel ID #:	05-00-03300-00-7
Address:	725 FAYETTE ST PA
Municipality:	Conshohocken Borough (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: **$1.00**
TAXABLE AMOUNT: **$796,022.50**

FEES / TAXES:

Recording Fee:Deed	$87.75
Affidavit Fee	$1.50
State RTT	$7,960.23
Conshohocken Borough RTT	$3,980.11
Colonial School District RTT	$3,980.12
Total:	$16,009.71

DEED BK 6431 PG 02405 to 02409.1
Recorded Date: 03/12/2026 12:47:01 PM

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:

Jeffrey Kaiser
Spector Gadon Rosen Vinci P.C.
One Logan Square, Suite 1800
130 North 18th Street
Philadelphia, Pennsylvania 1910

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
05-00-03300-00-7 CONSHOHOCKEN BOROUGH
725 FAYETTE ST
TRINETRA REALTY HOLDINGS PA LP $15.00
B 037 L U 050 4260 03/11/2026 JM

Record and return to:

Ross S. Rumsky, Vice President and Area Counsel
Fidelity National Title Insurance Services, LLC
865 Merrick Avenue, Suite 500
Westbury, New York 11590

Parcel No. 05-00-03300-007
725 Fayette Street, Conshohocken, Pennsylvania

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 14th day of January, 2026, EFFECTIVE AS OF FEB 11, 2026 between **TRINETRA REALTY HOLDINGS PA LP**, a Delaware limited partnership with an address of 902 Carnegie Center, Suite 345, Princeton, New Jersey 08540 (the "***Grantor***") and **MG42091 LLC**, a Delaware limited liability company with an address of 902 Carnegie Center, Suite 345, Princeton, New Jersey 08540 (the "***Grantee***"),

WITNESSETH, that the said Grantor for and in consideration of the sum of One Dollar ($1.00) 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, hath granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantee, its assigns and/or successors:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, being more particularly described on ***Exhibit A*** hereto.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway and alley as and for passageways, watercourses and driveways in common with the owner, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof at all times hereafter, forever.

TOGETHER WITH all and singular the buildings and Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and

IN WITNESS WHEREOF, this Deed has been duly executed by Grantor effective as of the Effective Date, intending to be legally bound.

TRINETRA REALTY HOLDINGS PA LP,
a Delaware limited partnership

By: TRINETRA REALTY HOLDINGS PA GP LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Rathnaker Patlola
Title: Manager

I HEREBY CERTIFY THAT THE
PRECISE ADDRESS OF GRANTEE IS:

902 Carnegie Center, Suite 345
Princeton, New Jersey 08540

By: _____
For the Grantee

STATE OF NEW JERSEY)
) ss.:
COUNTY OF MERCER)

On the 15 day of January, 2026, before me, a Notary Public, personally came Rathnaker Patlola, to me known to be the person who executed the foregoing Deed, and who, being by me duly sworn, did depose and say that he is the Manager of Trinetra Realty Holdings PA GP LLC, a Delaware limited liability company, which is the general partner of Trinetra Realty Holdings PA LP, a Delaware limited partnership, and that he executed the foregoing Deed in the name of Trinetra Realty Holdings PA LP, by Trinetra Realty Holdings PA GP LLC, its general partner, by himself as Manager and that he had authority to sign the same, and acknowledged that he executed the same as the act and deed of Trinetra Realty Holdings PA LP, by Trinetra Realty Holdings PA GP LLC, its general partner, by himself as Manager.

Notary Public
My commission expires:

GLENN RANDALL
Notary Public, State of New Jersey
Commission # 50216870
My Commission Expires Dec 11, 2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 05-00-03300-00-7

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected.

SITUATE, lying and being in the Borough of Conshohocken, County of Montgomery, and State of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at the intersection of the Southeasterly side of Fayette Street (one hundred feet wide) with the Southwesterly side of Eighth Avenue (eighty feet wide); thence extending South Forty nine degrees East along the Southwesterly side of said Eighth Avenue, One hundred Twenty feet to a Drill Hole in Brick Wall; thence leaving said side of Eighth Avenue and extending South Forty one degrees West One hundred Fifty feet to an iron pin; thence extending North Forty nine degrees West One hundred Twenty feet to an iron pin on the aforesaid Southeasterly side of Fayette Street; thence extending along same North Forty one degrees East One Hundred Fifty feet to the first mentioned point and place of beginning.

Being the same premises which Power Test Realty Company Limited Partnership, a New York partnership by Deed dated 8-3-2015 and recorded 8-17-2015 in Montgomery County in Deed Book 5966 page 1513 conveyed unto Trinetra Realty Holdings PA, LP, a Delaware limited partnership, in fee.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

pennsylvania DEPARTMENT OF REVENUE (EX) MOD 06-19 (FI)

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

REALTY TRANSFER TAX STATEMENT OF VALUE

COMPLETE EACH SECTION

RECORDER'S USE ONLY	
State Tax Paid:	$7,960.23
Book:	6431 Page:
Instrument Number:	02405
Date Recorded:	03/12/2026 12:47:01 PM
	Addendum (0) of (1)

SECTION I TRANSFER DATA

START Date of Acceptance of Document MM/DD/YYYY

Grantor(s)/Lessor(s)	Telephone Number	Grantee(s)/Lessee(s)	Telephone Number
Trinetra Realty Holdings PA LP	856 298-1310	MG42091 LLC	856 298-1310
Mailing Address		**Mailing Address**	
902 Carnegie Center, Suite 345		902 Carnegie Center, Suite 345	
City	**State / ZIP Code**	**City**	**State / ZIP Code**
Princeton	NJ 08540	Princeton	NJ 08540

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
725 Fayette Street	Conshohocken

County	School District	Tax Parcel Number
Montgomery	Colonial	05-00-03300-007

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ⬭ YES ⬭ NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$1.00	+ 0	=$1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
$244,930.00	x 3.25	=$796,022.50

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

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
$ 0	100% %	100% %

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 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	Telephone Number
Rathnaker Patlola	856 298-1310
Mailing Address	**City / State / ZIP Code**
902 Carnegie Center, Suite 345	Princeton NJ 08540

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 PLEASE SIGN AFTER PRINTING Date MM/DD/YYYY 01/30/2026

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

1830019105

1830019105

LEASE AGREEMENT

This Lease Agreement (the "Agreement") is entered into by and between MG42091 LLC ("Lessor") and Ramoco Marketing Group LLC ("Lessee"), each a separate limited liability company. The term of this Agreement commences on March 12, 2026.

1. Premises

Lessor leases to Lessee the commercial premises located at 725 Fayette Street, Conshohocken, Pennsylvania 19428, including the building, convenience store areas, fuel dispensing areas, canopies, access areas, and related improvements to the extent within Lessor's lawful right to grant occupancy (the "Premises").

2. Permitted Use

Lessee may occupy and operate the Premises as a retail gasoline station and convenience store, including the sale of motor fuels, food, beverages, and other lawful retail products, and alcoholic beverages only if and to the extent authorized by all required licenses and approvals.

3. Lease Term

The initial term of this Agreement is one (1) year, commencing on March 12, 2026. The Parties may renew this Agreement by mutual written agreement.

4. Occupancy and Consideration

Lessor grants Lessee the right to possess and occupy the Premises for the permitted use during the term, subject to this Agreement and any applicable superior property rights. In consideration of the mutual promises and Lessee's assumption of operating responsibilities under this Agreement, the Parties agree to the occupancy arrangement set forth herein. No monetary rent amount is stated in this Agreement.

5. Operating Expenses and Utilities

Lessee shall be responsible for utilities and ordinary expenses of its business operations, including electricity, water, sewer, telecommunications, inventory, payroll, business permits and licenses, and taxes arising from its operations.

6. Maintenance and Repairs

Lessee shall keep the Premises clean and safe and perform ordinary day-to-day maintenance related to its use. Lessor shall be responsible for structural repairs, except to the extent required because of damage caused by Lessee or its personnel, subject to any other applicable written agreement.

7. Insurance

Lessee shall maintain insurance appropriate to its operations and required by applicable law, including commercial general liability and workers' compensation coverage when required. Each Party remains responsible for insuring its own property and interests.

8. Licenses and Compliance

Lessee shall obtain and maintain all licenses and permits required for its operations and comply with applicable federal, Pennsylvania, and local laws, including fire safety, environmental, petroleum storage, and fuel dispensing requirements. This Agreement does not itself confer any liquor or other regulated license.

9. Alterations and Assignment

Lessee shall obtain Lessor's written consent before making material structural alterations or assigning its occupancy rights to another party.

10. Notices and Amendments

Notices under this Agreement shall be in writing and delivered to the receiving Party at an address designated by that Party. Any amendment or renewal must be in writing and signed by both Parties.

11. Governing Law and Entire Agreement

Pennsylvania law governs this Agreement. This Agreement represents the Parties' understanding regarding Lessee's occupancy of the Premises and supersedes prior understandings concerning that occupancy. If any provision is unenforceable, the remaining provisions remain effective.

IN WITNESS WHEREOF, the Parties execute this Agreement through their authorized representative.

LESSOR
MG42091 LLC
By: _____
Name: _____ Title: Member
Date signed: 3/12/26

LESSEE
Ramoco Marketing Group LLC
By: Paul McCullen
Name: Paul McCullen Title: Member
Date signed: 3/12/26

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

MONTGOMERY COUNTY PLANNING COMMISSION
MCPC
P.O. Box 311, Norristown, PA 19404-0311
Phone: 610-278-3722
Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: 08/24/2026

Municipality: Borough of Conshohocken

Proposal Name: Conshohocken Fuels Gas Station & Convenient Store

Applicant Name: Ramoco Marketing Group

Address: PO Box 2218

City/State/Zip: Princeton, NJ 08543

Phone: (856) 298-1310

Email: operations.retail10@gmail.com

Applicant's Representative: David M. Shafkowitz, Esquire

Address: 350 S. Main St, Suite 308

City/State/Zip: Doylestown, PA 18901

Business Phone (required): (267) 422-3340

Business Email (required): mka@shafkowitzlaw.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ☐ Land Development Plan
- ☐ Subdivision Plan
- ☐ Residential Lot Line Change
- ☐ Nonresidential Lot Line Change
- ☒ Zoning Ordinance Amendment
- ☐ Zoning Map Amendment
- ☐ Subdivision Ordinance Amendment
- ☐ Curative Amendment
- ☐ Comprehensive / Other Plan
- ☐ Conditional Use
- ☐ Special Review*

(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- ☒ Tentative (Sketch)
- ☐ Preliminary / Final

Type of Submission:

- ☒ New Proposal
- ☐ Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

MB, Manufacturing-Business

Existing District:

Special Exception Granted ○ Yes ○ No

Variance Granted ○ Yes ○ No For

Plan Information:

Tax Parcel Number(s): 05-00-03300-00-7

Location: 725 Fayette St, Conshohocken, PA 19428

Nearest Cross Street: 8th Avenue

Total Tract Area: 18,000 square feet

Total Tract Area Impacted By Development: 18,000 square feet

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New Lots	Number of New Units	Senior Housing Yes	Senior Housing No	Open Space Acres*	Nonresidential New Square Feet
Single-Family			○	○		
Townhouses/Twins			○	○		
Apartments			○	○		
Commercial	X					
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information:

RESET

BOROUGH OF CONSHOHOCKEN
Office of the Borough Manager

Zoning Administration

BOROUGH COUNCIL
Colleen Leonard, President
Tina Sokolowski, Vice-President
Anita Barton, Member
Stacy Ellam, Member
Kathleen Kingsley, Member
Adrian Serna, Member
Karen Tutino, Member

Yaniv Aronson, Mayor

Stephanie Cecco, Borough Manager

DATE: 8/26/26

Via email
Borough of Conshohocken
Attn: Zoning Administration
400 Fayette Street – Suite 200
Conshohocken, PA 19428

Re: Ramoco Marketing Group, LLC
(Petitioner)

725 Fayette St
(Premises Involved)

I represent the above applicant. Pursuant to the Borough of Conshohocken Zoning Ordinance, I/We hereby waive the applicable time requirements under the MPC and the Borough Code for the conditional use hearing in the above matter.

This extension is effective through November 30, 2026 (last date of month following Borough Council Voting Meeting)

Please advise if you require anything further in this regard.

Thank you for your consideration of this case.

Sincerely,

(Managing Member)
(Applicant/Attorney Signature)

Reddy Rathnaker
(Print Name)

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

BOROUGH OF CONSHOHOCKEN

Office of the Borough Manager

Waiver and Extension of Time Requirements – Conditional Use Application

DATE: 10/21/26

Borough of Conshohocken
Attn: Zoning Administration
400 Fayette Street, Suite 200
Conshohocken, PA 19428

Re: Ramoco Market Group
(Petitioner)

Conshohocken Fuels
(Premises Involved)

I represent the above-referenced applicant. Pursuant to the Borough of Conshohocken Zoning Ordinance, the undersigned hereby waives any and all applicable time requirements under the Pennsylvania Municipalities Planning Code and the Borough Code relating to the conditional use hearing in the above-captioned matter.

This waiver and extension shall remain effective through December 31, 2026, which shall be the last date of the month following the Borough Council Voting Meeting.

R Davison
(Applicant/Attorney Signature)

Russell Davison
(Print Name)

MAYOR
Yaniv Aronson

BOROUGH COUNCIL
Tina Sokolowski, President
Kathleen Kingsley, Vice-President
David Bria, Member
Alan Chmielewski, Member
Stacy Ellam, Member
Ralph Frey, Member
Adrian Serna, Member

Stephanie Cecco
Borough Manager

BOROUGH OF CONSHOHOCKEN

Zoning Administration

MEMORANDUM

Date: November 3, 2026

To: Stephanie Cecco, Brittany Rogers

From: Allison A. Lee, PE

Re: 725 Fayette Street – Conditional Use Zoning Determination

History of the Site:

The subject commercial property is an existing 18,000 SF corner parcel that is fronted by Fayette Street to the west and E. Eight Avenue to the north; residential properties and a twenty (20') ft wide unnamed alley to the east; and a commercial property to the south.

According to the Montgomery County property records, the site is utilized as a gasoline service station since circa 1970. The site was historically known as the Getty gas service station which subsequently changed to the Liberty gas service station in recent years. The Liberty gas service station was later replaced, and the site is currently operating as the Delta gas service station. In addition, there is a detached building for automotive service and repair, as well as, areas on the site for vehicle parking and temporary storage of vehicles under repair.

Current Request:

The Petitioner, Ramoco Marketing Group, LLC, is seeking Conditional Use approval pursuant to Code Section §27-1304.2 of the Zoning Ordinance to permit the conversion of the existing automotive service and repair building associated with the existing gasoline service station use into a convenience store, while retaining the existing motor vehicle fueling stations, thereby converting the property to a drive-in convenience store use**.**

Zoning Determination:

The subject property is located within the BC – Borough Commercial District and Zone 2 of the FCO – Fayette Corridor Overlay District.

Pursuant to Code Section §27-1304.1 of the Zoning Ordinance, a gasoline service station is permitted within the BC District by Conditional Use. Based upon available Montgomery County property records, the subject property has operated as a gasoline service station since circa 1970, predating the adoption of the current Zoning Ordinance in 2001. No record of prior zoning relief authorizing the existing gasoline service station use has been identified by the Borough. Accordingly, the existing gasoline service station constitutes an existing lawful use that may continue pursuant to Code Section §27-703.A, subject to the applicable provisions of the current Zoning Ordinance.

The Applicant proposes to convert the existing automotive service and repair building into a convenience store while retaining the existing motor vehicle fueling facilities on the property. No relocation or modification of the existing fuel pump facilities is proposed as part of the application. Since the existing motor vehicle fueling facilities will remain in conjunction with the proposed convenience store, the proposed use is not classified solely as a retail establishment. Rather, the combination of convenience retail sales and motor vehicle fueling facilities constitutes a drive-in convenience store with fuel pumps for purposes of the Zoning Ordinance.

A drive-in convenience store use with fuel pumps is not a use permitted within Zone 2 of the FCO – Fayette Corridor Overlay District.

Pursuant to Code Section §27-1304.2, a drive-in convenience store with fuel pumps is permitted as a Conditional Use within the BC District, subject to approval by Borough Council pursuant to Code Section §27-826. Specifically, the Applicant shall demonstrate at the public hearing that the proposed use shall not be contrary to the public health, safety, and welfare of the community.