

BOROUGH OF WEST CONSHOHOCKEN
WORKSHOP MEETING
NOVEMBER 6, 2019
7:00 PM

Pursuant to the provisions of the "Open Public Meeting Agenda/Sunshine Act", public notice was provided to the Times Herald Newspaper and posted on the bulletin board in the Borough Hall as required by law.

CALL TO ORDER

Richard Maccarone, Council President, called the meeting to order at and led the Pledge of Allegiance.

ROLL CALL

Richard Maccarone, President	Present
Tara Gorney, Vice President	Absent
Douglas Borgerson	Present
John Cooper	Present (Arrived at 7:05 p.m.)
Danelle Fournier	Present
Jose Gonzalez	Present
Richard Greenstein	Present
Gregory Wesley-Lynch, Mayor	Absent
Michael F. English, Borough Manager	Present
Joseph J. McGrory, Solicitor	Present
Khal Hassan, Engineer	Present

PUBLIC COMMENT ON THE AGENDA

Mr. Maccarone opened the floor for public comment on agenda items. No one came forward.

OLD BUSINESS

Mr. Maccarone asked if there was any old business. No old business was discussed.

NEW BUSINESS

Mr. Maccarone announced that tonight we will be doing a review of the preliminary plan for the 300-400 Barr Harbor Development.

Mr. Hassan stated the applicant is here tonight for approval of their preliminary plan. They got recommendations for preliminary plan approval at the September meeting. This approval was contingent upon completion of some of the recommendations. If Council is satisfied with the applicant then they will be looking for approval of a resolution at your next Council meeting.

Amee Farrell, with Kaplin Stewart, attorney for the applicant, stated we are in receipt of an eleven page preliminary land development plan review from Pennoni Associates dated August 21, 2019. After we received this review letter, we met with Borough staff, and members of the George Clay Fire Company to go through the review letter to make sure everyone agreed on the items outlined. We identified a few items that we need Council's input on.

Ms. Farrell announced the applicant would comply with everything requested except for item fifty-one that suggests placing wheel stops, bumper guards, or the equivalent shall be provided for parking spaces that face each other. This is not an Ordinance requirement and we do not think it is advisable for this application. They tend to be a problem for maintenance purposes such as snow plows, etc. Mr. McGrory asked Mr. Hassan what he thought about their request. Mr. Hassan answered I feel they are needed for directional and safety purposes. Council discussed the matter and decided they were not needed.

Ms. Farrell stated the next item is the fire company's comments. We had a nice meeting with the fire company to address their many concerns. We drafted a letter outlying everything we would do relating to fire issues. Mr. McGrory stated that letter should be given to the fire company for their review and for them to sign off on. Ms. Farrell replied I will send it to the fire company.

Ms. Farrell announced this brings us to the next item the traffic comments. Comment sixty-five had to do with whether or not it is feasible to add an auxiliary turn lane for the proposed driveways' to Barr Harbor Drive. We had a long discussion with Borough staff about this matter. There is just not a lot of room in that area to provide that along with the other items. Therefore, it comes down to whether we do the auxiliary lane or the sidewalk with landscaping and connectivity. Council were shown pictures of what both projects would look like if completed. Ms. Farrell asked for Council's input on which item they would like done. Council decided they wanted to see the sidewalk with landscaping and connectivity.

Ms. Farrell, Council, Mr. Hassan, and Mr. McGrory led a lengthy discussion about how to use the applicant's donation to the Borough in the amount of \$326,000.00. Some of the options for traffic improvements are outlined on section sixty-two of the preliminary land development review.

Ms. Farrell stated the last item that requires some discussion tonight is item sixty-seven regarding the loading dock access. There were concerns that large trucks would impede traffic on Barr Harbor Drive. We spoke to Borough staff and informed them that the only time something like this would happen is when large semi-trucks made a delivery and that is not something that would happen on a daily or possible even a monthly occurrence. When these types of occurrences would happen, the tenant would be limited to off peak and weekend hours. We would also notify the Borough in advance so you could work on traffic calming plans. We have drafted a covenant with these limitations listed for the Borough solicitor to review. We are open to other suggestions or changes. Mr. McGrory informed Ms. Farrell that a covenant would be too time consuming and expenses to enforce. Mr. Hassan agreed and pointed out that traffic problems can still occur if the loading dock is not relocated as suggested. Mr. Cooper suggested closing the loading dock during peak hours. Ms. Farrell stated in the covenant fines can be listed for tenants that do not follow the requirements. Mr. McGrory asked for a draft of the covenant. He stated make the fine \$5,000.00 per occurrence so it will deter people from not following the requirements. Ms. Farrell replied I will make the changes and get it over to your office for review. Mr. Hassan stated variances can be discussed at the final Land Development, which will take place at the next Council meeting. Mr. McGrory stated Council has given the approval to move forward. Ms. Farrell thanked Council for their time.

Mr. English stated it is time to consider entering into an agreement Maillie, LLP for the Borough's audits for the next three years. Mr. Gonzalez asked if it was the Borough's practice to send requests for bids when awarding substantial contracts. Mr. English replied we did that the last time when Maillie, LLP was awarded the bid. This firm does outstanding work and the Borough has been very satisfied with their work.

Mr. Gonzalez stated I am not questioning the quality of the work they do. I just think we should have practices that we have and follow. Mr. Borgerson agreed. Mr. McGrory announced most municipalities who are happy with their auditor do not go out for bid they retain their auditors. Mr. Gonzalez stated we can move forward with this award but have I would like to see something in place going forward that Council follows. Mr. English explained that various bid award procedures are in place were explained such as Co-Stars, etc. Mr. Gonzalez stated I would like to understand that process. Mr. English replied I will get that information for you. Mr. English announced with Council's permission I will put the award for the Borough's audit on the agenda of the next Council meeting.

Mr. English announced Council knows there has been a lot of discussion about renewing contracts with Covanta for trash disposal. Covanta has agreed to two-year contract for years 2020 & 2021 at the same price as they quoted for a five-year contract. Then after two years, the remaining three-years would be at the same price as quoted for the five-year contract. Mr. Gonzalez asked what the purpose was for going with a two-year contract. Mr. English answered because they have had several issues with the operations at the plant. They have received some volitions from the Department of Environmental Protection. Covanta is in the process of updating and overhauling all of it operations to prevent any of the issues they have recently have. The first twenty-seven years of their operation there were no issues. The other municipalities such as Plymouth Township and Conshohocken Borough are going with the same contract so we can all see the improvements they will be making. This will be an agenda item at the next Council meeting.

Mr. Hassan informed Council that he has been working with the developer at Echo Ridge closing out the improvements at the work site. They have completed the base, paving, curbs, and are now moving onto the landscaping.

GENERAL PUBLIC COMMENT

Mr. Maccarone open the floor for public comment. No one came forward.

ADJOURN

Mr. Maccarone asked for a motion to adjourn the meeting at 8:15 p.m.

Motioned by: John Cooper
Seconded by: Douglas Borgerson
All in Favor, Yes.
The motion passed 6 to 0.

Respectfully Submitted,

Meg Decker
Bookkeeper/Secretary

