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## MEETING NOTES

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Project:	<b>West Conshohocken Zoning Overlay Ordinance</b>	Project No.:	<b>25017.1</b>
Location:	<b>West Conshohocken Borough Hall</b>	Meeting Date/Time:	<b>09/15/2025 7pm-8pm</b>
Re:	<b>Public Meeting #1</b>	Issue Date:	<b>09/22/25</b>

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### ATTENDEES:

#### Simone Collins (SC)

Peter Simone (PS)

Pankaj Jobanputra

Toby Levin

#### West Conshohocken Borough

Doug Borgerson, Borough Manager (DB)

Tori Conicello-Emery, Council Person (TCE)

See attached sign-in sheet for additional attendees.

### NOTES:

1. TCE opened the meeting and led the pledge of allegiance, then introduced the consultants.
2. PS provided a presentation which included a review of the 2020 West Conshohocken Vision Plan, project scope and schedule, goals of the zoning overlay, and the approach to developing the zoning overlay ordinance.
3. TCE then opened the floor to comments and questions from the public:
4. An attendee asked why additional development will be encouraged in the floodplain and how the flood risk will be mitigated.

- a. Lower-level parking garages, similar to the design of the existing buildings in the floodplain, minimize risks of damage from flooding.
  - b. DB emphasized that the existing office buildings were approved more than 30 years ago.
  - c. The participant emphasized the importance of maintaining ecological function in the floodplain and encouraged consideration of alternative uses.
5. Another participant encouraged the incorporation of stormwater management required streetscape improvements in the overlay district.
6. A participant noted that parking is a significant issue in the Borough and that future development in the overlay district should accommodate additional parking.
7. A participant asked if Borough Council is pushing redevelopment.
  - a. TCE responded that the Overlay District is an opportunity for the Borough to create guidelines that define what is important to the community. Adoption of the Zoning Overlay Ordinance is a proactive step to define what is possible in the Borough.
8. Another participant asked if it is possible that Borough Hall will be removed.
  - a. TCE and DB responded that removal of Borough Hall is not being considered at this time, only potential redevelopment of the existing building.
9. A participant expressed that they would like to see a meeting with state representatives and PennDOT regarding traffic issues in the Borough. Before any additional development, traffic issues need to be resolved.
10. Another participant expressed that the Borough should not be the developer of the St. Gert's property or Borough Hall.
11. A participant shared that they moved to the Borough to be closer to work because of traffic and has found a great community in the Borough. The riverfront is a great place to recreate and be near nature, so it is exciting to hear that riverfront access is a priority for the Borough.
12. Another participant expressed that the riverfront area is the last available place for a "walkable downtown" development in the Borough and that the Borough Hall area has too much traffic to create a comfortable civic space.
  - a. PS responded that the Borough has been working to create/improve riverfront access through development. The Borough does not own riverfront property.
  - b. The participant expressed that the Overlay District should have strong requirements to provide meaningful riverfront access, emphasizing that usability is important in addition to access.
13. A participant expressed that traffic and parking need to top priorities of any municipal dollars spent and that existing conditions in the Borough will choke future businesses.
14. A participant asked if the current PennDOT project to expand I-76 would provide traffic and parking improvements for the Borough.
  - a. DB replied that it was not included in this project.

- b. PS stated that parking is a regional issue and suggested that the Borough could broker parking arrangements for businesses and/or residents in the office building garages along the river. PS suggested that the Borough could approach PennDOT in cooperation with Conshohocken Borough, King of Prussia District, Upper Merion Township, Montgomery County, and Discovery Labs or other employers driving traffic through the Borough.
- 15. A participant asked why existing vacant buildings in the Borough remain vacant?
  - a. PS responded that he suspects it might be an access issue. It is difficult and unpleasant to cross on the Fayette St. Bridge.
- 16. A participant who was formerly a member of the Borough Council shared that the existing O-1 zoning ordinance is relatively weak because it was written by a developer with a lot of trust from Borough Council. At the time the Borough was facing a fiscal crisis. The idea was to limit higher density development to the river side of Front Street.
- 17. A participant expressed concern that density is moving into residential parts of the Borough and questioned whether West Conshohocken wants to be Conshohocken.
- 18. Another participant shared that The Landing Kitchen, a street level café within a hotel at the Ironworks at Pencoyd Landing in Bala Cynwyd, is a good example of mixed-use development that provides riverfront access to the public.
- 19. A participant emphasized the need to watch out for the existing community in the Borough, not just those looking to move to the Borough.
- 20. PS emphasized that the market will, to a large degree, determine what development happens.
- 21. Another participant asked what draws people to come to the Borough.
  - a. TCE expressed that the Overlay District will allow the Borough to create partnerships with developers/stakeholders who want to develop in the Borough and determine what improvements will work well for the community.
- 22. A participant expressed that they would like to see the Borough maintain control of St. Gerts and Borough Hall as they are developed.
  - a. PS responded that that is the recommendation currently.
- 23. TCE shared that the process of passing the future Zoning Overlay Ordinance will take place in a Borough Council meeting and encouraged people to attend and engage, emphasizing the importance of community involvement.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,



Toby Levin, RLA, ASLA  
Landscape Architect

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE