



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
April 21, 2014
7:30 p.m.

Call to Order: Chairperson L. Durkin called the meeting to order.

Attendance:

- **Committee members present:** Chairperson L. Durkin, Councilor Danilak, and Councilor Marlowe.
- **Committee members absent:** Councilor Boutcher and Councilor Golden.
- **Others present:** President Pancoe, Vice-President Bunker, Councilor Conners, Councilor Farrell, Mayor Foley, Manager Locke, and Assistant Manager Bashore.

Public Comment:

- **John McGrath and George Gazonas, Jenkintown Shade Tree Commission:** John McGrath and George Gazonas appeared before the Committee in order to make a report and state that they are formulating their plans for the upcoming year. President Pancoe noted that the Committee should discuss any communication the Shade Tree Commission may wish to disseminate with Assistant Manager Bashore. The Committee thanked Mr. McGrath and Mr. Gazonas for their report.
- **Ed Foley, 151 Highland Ave.:** Mayor Foley asked about the status of 204 Wyncote Road and noted that he and several neighbors are concerned about the condition of the property. Mayor Foley noted that the property has been abandoned and the property has become a hazard. Mayor Foley stated that a group of neighbors is looking at a more proactive method to address this property and suggested having these individuals at the May meeting. Manager Locke stated that he will prepare information on the property for the May meeting. Councilor Danilak asked about the taxes for the property. Manager Locke stated that it is being investigated. Vice-President Bunker asked about the ability to condemn the property. Manager Locke stated that the Uniform Construction Code allows the municipality to declare a building unsafe, but he was not sure if this property met these conditions and it may be more of a property maintenance issue. The Committee thanked Mayor Foley for his comments.

Items for Decision to forward to Full Council

- **Recognition Award(s) - Recommendation for April Council meeting:** Chairperson L. Durkin stated that she would like to move the recognition award to the May Council meeting due to the short time period between the Committee meeting and the Council meeting. Chairperson L. Durkin noted that there have been a variety of criteria used to select the recipients, including contributions to revitalization, charitable contributions and unique industries. Chairperson L. Durkin stated that the Committee may wish to have tax contributions considered as well. A list was provided to the Committee and was reviewed.

Chairperson L. Durkin recommended recognizing Eiseneramper LLP. Councilor Danilak noted that tax base should be considered. President Pancoe stated that it should be noted that they are making a contribution to the Borough's economic good. Chairperson L. Durkin noted that part of revamping the

program is seeing how they contribute to the community in multiple ways. President Pancoe noted a desire to clarify the criteria that Council is seeking in the program.

The Committee determined that Eiseneramper LLP will be recognized at the May meeting of Borough Council.

- **Juniman Case Settlement:** Manager Locke stated that the settlement will release all claims and an agreement has been reached with the Borough's insurance company's attorney. Manager Locke noted that the payment in the settlement will be reached between the Borough's insurance company, Pennoni Associates, and Scott Construction. The total settlement is \$15,000. Manager Locke stated that the language was reviewed by the Borough Solicitor. Manager Locke stated that, as part of the agreement, the plaintiff will be allowed access to repair their building wall, but the plaintiff will need to replace any damage in kind. President Pancoe asked if this will impact our insurance rates. Assistant Manager Bashore stated that the Borough's insurance company does not believe that this will impact the Borough's insurance rate.

ACTION: On motion of President Pancoe, seconded by Councilor Danilak, the motion recommending that Council approve the Juniman Case Settlement Agreement passed with seven (7) "Yes" votes and one "No" vote (Councilor Marlowe).

- **Jenkintown Planning Commission**

- **600-602 Greenwood Ave. (Glanzmann):** James Rose, Planning Commission Chair, stated that the Planning Commission reviewed the application for the development of a vehicle storage lot at 600/602 Greenwood Ave. and recommended approving the application contingent on compliance with the recommendations of the Borough Engineer. Mr. Rose noted that John Stillmun recommended a policy adjustment that would prohibit demolition prior to land development approval. Councilor Danilak noted that he would like guidance from the Planning Commission regarding future properties, noting a desire to preserve properties designed by Horace Trumbauer and Frank Furness. It was noted that this building was not listed as historic in the Borough. Chairperson L. Durkin recommended a collaboration between Council and the Planning Commission regarding historic properties and including this on the Borough website. Councilor Danilak will serve as a liaison with the Planning Commission on this matter. Manager Locke stated that the Planning Commission has provided a list of significant buildings on York Road and this will be provided to the Committee.

President Pancoe noted concerns with this development and disappointment that the building was demolished to create a parking lot. President Pancoe asked if the decision of the Zoning Hearing Board is memorialized on the plan. Manager Locke stated that it was and read the conditions for the benefit of those in attendance. Manager Locke stated that native plants will be installed and they were recommended by the Environmental Advisory Commission. Councilor Farrell stated that she would like to see the conditions of the Zoning Hearing Board strongly enforced.

Councilor Danilak asked about the description of lots "a" and "b." Manager Locke stated that the original property was constructed on two (2) lots and a cross easement will be established. Councilor Danilak asked about parking on the existing lot opposite on Cedar Street and noted concern about granting an easement on the property. President Pancoe noted that the Borough previously leased the lot and the use changed when the property was sold. Manager Locke stated that he does not know if there are conditions on the number of cars that may be parked there so long as they are not a hindrance. Councilor Danilak noted concern over the lack of control. Chairperson L. Durkin asked if there was a distinction between a parking and storage lot. Manager Locke stated that there are design requirements for a surface parking lot, but there are no design standards for a storage lot.

Chairperson L. Durkin asked if design standards could be created for a storage lot. Manager Locke stated that standards could be set going forward. The Committee directed Manager Locke to research design standards for storage lots.

ACTION: On motion of Councilor Danilak, seconded by Councilor Marlowe, the motion recommending approval of the land development plan for 600/602 Greenwood Ave. conditioned on compliance with the recommendations of the Borough Engineer passed unanimously.

- **501 Greenwood Ave:** Mr. Rose stated that the Planning Commission reviewed the application for a lot-line adjustment at 501 Greenwood Ave. and recommended approving the application, noting its compliance with the Jenkintown Revitalization Plan.

ACTION: On motion of Councilor Marlowe, seconded by President Pancoe, the motion recommending approval of the lot-line adjustment for 501 Greenwood Ave. conditioned on compliance with the recommendations of the Borough Engineer passed unanimously.

- **Jenkintown Train Station:** Mr. Rose reported that the Planning Commission is continuing to work on having Jenkintown Train Station incorporated into the Register of Historic Places. Mayor Foley asked if SEPTA was still marketing the property for continued use as a restaurant. Mr. Rose stated that it is difficult to market as it is still receiving water. Manager Locke stated that a property maintenance letter was sent due to pictures that Mr. Rose provided. Mayor Foley asked if it is difficult to market if it is a historic property. Mr. Rose stated that it is not. Chairperson L. Durkin noted that she discussed key vacant parcels with Manager Locke and the Jenkintown Train Station is one of those properties.
- **Zoning Hearing Board – authorization to advertise for open position:** President Pancoe stated that Robert Hudson would like to remain on the Zoning Hearing Board and continue to serve as Chair. President Pancoe recommended requesting that Robert Hudson be re-appointed. Manager Locke noted that Wesley Ratko has submitted his resignation as he will be moving out of the Borough. Assistant Manager Bashore stated that his term runs through December 31, 2016.

ACTION: On motion of Councilor Marlowe, seconded by President Pancoe, the motion authorizing the advertisement of an opening on the Borough's Zoning Hearing Board passed unanimously.

ACTION: On motion of President Pancoe, seconded by Councilor Marlowe, the motion recommending the re-appointment of Robert Hudson to the Zoning Hearing Board passed unanimously.

Items for Discussion

- **Recognition Awards - Business data base:** This matter was discussed during the recommendation of recognition awards earlier on the agenda.
- **2010 Revitalization Plan high priority initiatives status report and funding opportunities:** Chairperson L. Durkin stated that the Borough's revitalization plan was last updated in 2010 as a tool for applying for grants. Chairperson L. Durkin provided an executive summary of the completion of high-priority initiatives outlined in the plan, noting that there were several initiatives around the Hiway Theater. It was noted that a representative from the Hiway Theater will be doing a presentation to Council at an upcoming meeting. The Committee noted that several key initiatives have been completed or are underway.

Discussion turned to the Johnson Street Promenade proposed in the plan. Mayor Foley asked what was being prioritized in this project. President Pancoe recommended holding a workshop to discuss the key initiatives in the Revitalization Plan.

Key initiatives will be discussed further at a future meeting.

- **Property Maintenance (PM) Initiative update & associated 2014 Paving Projects:** Chairperson L. Durkin stated that Tim Frank will have completed the five-year paving plan and the proactive property maintenance plan for the May Committee meeting. Chairperson L. Durkin recommended an emphasis on communication and follow-up.

Items for Information

- **EDU – Filing status, procedures, and remaining allocations:** Manager Locke reviewed the recent EDU approvals. Manager Locke reported that 309 York Rd. was approved for the restaurant use and phase 2 for the basement event center and offices has been filed. Manager Locke reported that 210 York Rd. was approved for the brewery by Cheltenham Township and it is currently being reviewed by the DEP. The total EDUs remaining in the Borough's pool is 12.82 EDUs. Manager Locke stated that he is working to have the five EDUs changed into the Borough's unallocated EDU pool and noted good progress in utilizing the existing flow.
- **West Ave residential dwelling project:** Manager Locke reported that there is no update on this project.
- **New businesses; closed businesses; progress re: businesses planning to open:** Manager Locke stated an art studio is scheduled to open at 705 West Ave. Chairperson L. Durkin asked when this is scheduled to open. Manager Locke stated that they are beginning work on May 1. Chairperson L. Durkin asked when the brewery at 210 York Rd. was scheduled to open. Assistant Manager Bashore stated that its looking like it will open in September. Manager Locke reported that a new beauty salon will be opening on York Road. Manager Locke reported that a new technology business is scheduled to open above the former Dunkin' Donuts space.
- **Restaurant Week:** Chairperson L. Durkin stated that Restaurant Week, Dine Out in Jenkintown, will be held from April 22 to April 26.
- **Signage workshop:** Chairperson L. Durkin reported that there will be a sign workshop held at Plymouth Township on April 24, 2014. Manager Locke stated that he will attend the workshop.

Other issues: There were no other issues for discussion.

Adjournment: On motion of Councilor Danilak, seconded by Chairperson L. Durkin, the motion to adjourn the meeting passed unanimously.