



**BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
February 13th 2017
7:30 p.m.**

Call to Order: Chairperson K. Farrell called the meeting to order.

Attendance

- **Committee members present:** Chairperson K. Farrell, Councilor C. Soltysiak, Councilor A. MacHaffie and Councilor J. Lugar
- **Committee members absent:** Councilor T. Danilak and Councilor M. Golden.
- **Others present:** President D. Pancoe, Vice President R. Bunker, Solicitor N. Taylor-Smith, Borough Manager G. Locke, and Engineer K. Hassan.

Public Comment: Adrian Smith, 158 Cedar Street, appeared before the committee to discuss his concerns with Glanzmann Subaru purchasing 501 Washington Lane. Mr. Smith believes that the purchase is good for the Borough but hindering the resident. Mr. Smith has concerns with the purchase creating more noise and light for the residents that live there. Also, Mr. Smith stated that the residents used the parking lot for safety parking for when Cedar Street flooded with rain. Mr. Smith wanted the committee to know that these residents were allowed to park there by right as there was a contract made with the current property owner.

Chairperson K. Farrell stated that the Borough has “no great drive to see this go through.” Chairperson K. Farrell urged the residents to come before the Zoning Hearing Board Hearing next week to express their concerns regarding the purchase of this property. Chairperson K. Farrell also wanted Mr. Smith to know that the Borough is still looking into the flooding issues on Cedar Street.

Borough Manager G. Locke wanted Mr. Smith to know that the Borough has no knowledge of an agreement but the agreement could be voided with the sale of the property as the new owners do not have to uphold previous engagements.

President D. Pancoe stated that she does not have any personal interest in seeing the building demolished but would rather see cars parked there “rather than fourteen other places in the Borough.” President D. Pancoe also expressed that she is personally in opposition of the variances and will be attending the hearing.

Maureen Lucak, 115 Cedar Street, stated that the residents are coming “unprepared” as they can only see the codes that they are requesting the variances from and not why they are requesting the variances.

Eric Horowitz, 149 Cedar Street, believes that the building itself is a sound buffer between the houses on Cedar Street and York Road. Mr. Horowitz also believes there will be noise pollution and light pollution as well as not being safe for pedestrians. Mr. Horowitz also wanted the committee to know that this is not an allowed use and does the Borough really want this as the gateway into Jenkintown as the gateway into Jenkintown is no longer impressive with all the car dealerships.

Vice President R. Bunker stated that the residents should come before the Zoning Hearing Board and express their concerns as they will be taken into consideration during the hearing.

Presentations

- **Montgomery County Planning Commission – Gateway / Welcome Sign & 2040 Implementation Grant** – Sarah Richardson appeared before the Committee tonight to highlight the Borough’s new “Welcome to Jenkintown” sign as well as the Montco 2040 Implementation Grant which can be applied for to help cut the costs of the signs.

President D. Pancoe loved the proposal on the “bank side” of York Road but has concerns about the other side where 101 York Road is. President D. Pancoe would like to see benches, planters and banners on the other side.

Sarah Richardson is afraid those amenities will not be seen due to the location of the building and the small road frontage.

Councilor A. MacHaffie asked Ms. Richardson what elements are favorable for the grant.

Ms. Richardson replied by stating that native plants are favorable as they depict sustainability. Also, the introduction or revitalization of pedestrian amenities shows that the Borough is becoming more multimodal as well as creating a community identity.

Vice President R. Bunker asked if the banners would have a spot light and also if the banners on the southbound side can extend onto Love & Care cleaners property.

Ms. Richardson responded that if the Borough can get wiring to that area than yes there can be light shining on the banners. Ms. Richardson also took note to Vice Presidents idea regarding the banners on the southbound side.

Eric Horowitz, 149 Cedar Street, likes the idea but wonders if this would also be an opportunity to install a crosswalk across York Road from Washington Lane. Also, Mr. Horowitz was wondering that since the brick was red in the rendition if the truncated domes can be red to “match” and be visibly pleasing. Finally, Mr. Horowitz had the concern that trucks will run over the banners on York Road.

Engineer K. Hassan stated that the banners will comply with all codes and will also be placed behind the sidewalk.

President D. Pancoe wanted to note that the Borough’s Planning Commission argued that the welcome sign at the train station has a canopy of trees that help distinguish the sign and that this sign does not have any of those features. Also, President D. Pancoe stated that the northbound side is “protected” for pedestrians, however the southbound side is not and wonders if the Borough can install bollards to help protect pedestrians from traffic.

Ms Richardson stated that she would look into this option.

Borough Manager G. Locke stated that the Borough’s match is not to exceed \$20,000 as that would allow the Borough to apply for \$100,000. The Borough needs a commitment for the match from Borough Council.

Engineer K. Hassan stated that the Borough created a preliminary spreadsheet and the cost is estimated at \$65,000-\$70,000 but to be on the safe side the Borough would like to apply for \$100,000 which requires a 20% match would make the match \$20,000.

Vice President R. Bunker made a motion, seconded by Councilor J. Lugar, sending the authorization of the application to the Montco 2040 Implementation Grant and commitment of matching funds not to exceed \$20,000 to full council.

Motion passed unanimously.

Featured Items for Discussion

- **Zoning Hearing Board – Hearing scheduled for Thursday, February 23rd, 2017:** Chairperson K. Farrell highlighted that the Zoning Hearing Board has a hearing scheduled for Thursday February 23rd. The application for 501 Washington Lane was submitted by Jim Glanzmann to request multiple variances from the Zoning Hearing Board to demolish the existing office building and re-purpose as additional vehicle display and storage lot for Glanzmann Subaru.

Solicitor N. Taylor-Smith read Glanzmann Subaru's application amendment stating:

A variance from Section 181-59.A.(1) of the zoning ordinance to allow the existing non-conforming lot size. A variance from Section 181-59.A.(4) of the zoning ordinance to allow 89.1% impervious coverage where the current impervious coverage is 97%. A variance from Section 181-59.A.(9) of the zoning ordinance to allow a minimum parking setback from the ultimate right-of-way line of less than 10 feet. Variances from Section 181-59.A.(10) and Section 181-69.E of the zoning ordinance to allow parking to be located less than 10 feet from nonresidential property lines and property lines. A variance from Section 181-59.A.(11) to allow a minimum parking setback from residential property lines of less than 30 feet. A variance from Section 181-61.C(10) of the zoning ordinance to allow a parking area containing 50 or more cars to have a minimum driveway length of less than 50 feet between the road ultimate right-of-way line and the first parking space or internal driveway intersection. A variance from Section 181-61.C(1) of the zoning ordinance to not provide planting islands at the ends of all parking rows. A variance from Section 181-61.C(3) of the zoning ordinance to allow parking islands less than 10 feet by 20 feet. A variance from Section 181-61.C(5) of the zoning ordinance to not provide the required perimeter planting area of at least 10 feet in width along all property lines and street ultimate right-of-way lines. Variances from Section 181-69.G and Section 181-61.C(7) of the zoning ordinance that require in certain situations that new parking areas on abutting nonresidential lots should have interconnected access driveways and cross-access easements. A variance from Section 181-69.H of the zoning ordinance to not provide the required 24-foot-wide drive aisle between rows of parking for 90-degree parking. A variance from 181-57 of the zoning ordinance to allow the proposed use at the property. A variance from 181-61.G(2) of the zoning ordinance to allow the proposed outdoor sales and storage areas.

Solicitor N. Taylor-Smith finished with stating that currently five residents have party status and the Zoning Hearing Board will be reopening party status to residents that are interested. Solicitor N. Taylor-Smith stated that the applicants must also show hardship and that if they cannot then the application should be denied.

Chairperson K. Farrell thought that 101 York Road and 501 Washington Lane would be connected allowing for access between the two lots easier. Also, Chairperson K. Farrell thought that there would be no additional traffic on Cedar Street and not much traffic at 501 Washington Lane.

Vice President R. Bunker wanted the committee and residents to know that Council does not have a say in the Zoning Hearing Board hearing but does have lots of say during the land development aspect of the property.

Adrian Smith, 158 Cedar Street, wanted the committee to know that there is still a lot of traffic pertaining to the car dealership and lots around the Borough.

Rosemary Carlin, 107 Cedar Street, seconded Mr. Smith's comment regarding the traffic that Glanzmann creates.

President D. Pancoe asked the committee if they would be willing to require permit parking on Cedar Street to help the residents in that area.

Maureen Lucak, 115 Cedar Street, stated that there are too many cars that belong to the residents on Cedar Street to create permit parking.

Solicitor N. Taylor-Smith stated that the residents should voice their concerns before the Zoning Hearing Board next week as that would be the time that they could be addressed.

- **Zoning Hearing Board – Open items** – Chairperson K. Farrell wanted to discuss the application for 325 Highland Avenue, Jenkintown School District, to appear before Zoning Hearing Board. The Jenkintown School District has applied for a variance to allow their proposed electronic sign to be installed at the corner of West Avenue and Walnut Street. Chairperson K. Farrell stated that she recommends appearing before the Jenkintown School District Board to ask any questions regarding this proposal as the school is the one who will be funding the project as well as applying for the variance.
- **Court Date Scheduled for 303 Runnymede Avenue** – Chairperson K. Farrell noted that the court date for the zoning violation at 303 Runnymede Avenue has been set for Wednesday February 15th. Solicitor N. Taylor-Smith will appear on behalf of the Borough.
- **Open Space Planning – 433 /435 Cedar Street** – Councilor K. Farrell highlighted that the public planning meeting is set for this coming Wednesday, February 15th at 7pm. This meeting will be held at Borough hall and she encourages all residents to attend and offer their input.

Action Items

- **Proposed Zoning Ordinance – Medical Marijuana Act** – Chairperson K. Farrell highlighted that the Borough has been discussing this ordinance for the past few months. The ordinance has been drafted by the Borough's Solicitor and covers the concern that the dispensary can only be on a property abutting York Road.

Vice President R. Bunker is enthusiastic of this ordinance.

Borough Manager G. Locke wanted to make sure everyone was happy with the placement inside the Neighborhood Commercial Residential district and with the condition that the property frontage has to be on York Road.

Councilor J. Lugar made a motion, seconded by President D. Pancoe, sending the motion to advertise Ordinance #2017-1 pertaining to the Medical Marijuana Act to full council.

Motion passed unanimously.

- **Proposed Zoning Ordinance – Wireless Communications Facilities** – Chairperson K. Farrell wanted the committee to know that Verizon has approached the Borough and wants to install "booster stations" in the public right of way. The current zoning code does not protect the Borough against these "booster stations" being installed anywhere. Chairperson K. Farrell wanted the committee to know that an application has not been submitted as of yet and would like to have the solicitor draft an ordinance limiting the areas in which these "booster stations" can be installed. After much discussion it was decided that the ordinance would state that these stations can be installed within the Gateway, Neighborhood Commercial Residential, and Town Square Districts.

Solicitor N. Taylor-Smith will make these changes and present before February's Council meeting for advertisement.

- **Proposed Zoning Ordinance – Car Storage / Surface Parking Lots** – Chairperson K. Farrell stated that Faulkner-Nissan wants to store cars at 610 York Road. A zoning application was submitted today, February 13th, to store cars.

President D. Pancoe wants an amendment to the zoning code to significantly reduce the area of storage lots and keep it within the gateway district.

Solicitor N. Taylor-Smith stated that they could regulate with the lot size, dimensions and other standards. The Solicitors will begin to work on a draft ordinance.

Items for Information

- **Jenkintown Planning Commission Report** – No report.
- **Design Review Board – Open Items** – Councilor K. Farrell highlighted that there are still open items with the Design Review Board such as 206 Township Line Road, 249 Mather Road, and 207 West Avenue. All of these items are on-going and there is nothing exceptional to note.

Ongoing Items

- **Residential Resale Use & Occupancy** – Borough Manager G. Locke has stated that this is still a working progress. Borough Manager G. Locke feels as though this topic should be acted on within the first few months of this year. Chairperson K. Farrell asked that this item be discussed and concrete inspection items be listed for next month's meeting. Last month, Borough Manager G. Locke placed a memo in Dropbox listing four items that he believes should be on the residential resale use & occupancy. These items include a notarized affidavit of the location of smoke detectors, curb and sidewalk inspection, videotaping of the sewer lateral from the house to the main and a four-inch reflective sign indicating the street address of the property. Borough Manager G. Locke would like to model the ordinance for the lateral inspection off of Cheltenham's lateral inspection ordinance.
- **101 York Road Land Development Update** – Borough Manager G. Locke highlighted that the service center is completed and open under a temporary certificate of occupancy. Engineer K. Hassan highlighted that Glanzmann Subaru has also filed for their first escrow release as a majority of the improvements are completed. Currently the Borough is waiting for the as-builts to confirm the final improvements.
- **Banner Program** – Councilor K. Farrell stated that there are no new updates. Last month, Borough Manager G. Locke wanted to highlight that the Borough has continually been working on implementing a banner program for Jenkintown Borough. The Borough has reached out to King Design to have them design a branding proposal.

President D. Pancoe stated that Lindy Properties are the ones who wanted a banner program. President D. Pancoe believes that if Lindy still feels strongly in this program they should approach the Borough with their findings.

- **Zoning Code Review** – No new updates. Last month, Borough Manager G. Locke stated that the Borough is looking to update their Zoning Code with the help of the County Planners, the Solicitors Office and the Zoning Officer. Borough Manager G. Locke began a preliminary list of items that have created a difficult review in the past. The Borough also received a preliminary list from the

Jenkintown Borough Planning Commission. Both lists have been turned over to the Solicitors office for legal opinion.

- **Borough Sidewalk Safety Program** – Borough Manager G. Locke highlighted that this pertains to all the curb and sidewalk notification that has taken place within the Borough. Borough Manager G. Locke stated that there is eight properties on Rodman Avenue, eleven properties on West Avenue and three properties on Greenwood Avenue that remain non-compliant. Borough Manager G. Locke intends on creating a map showing the sections of town that have been paved and the curb and sidewalk that has been completed to update the committee and council as to the progress that has been completed under this program.
- **Candidate Search – Full time Borough Building / Property Maintenance Inspector** – Borough Manager G. Locke stated that the search continues for a full time building / property maintenance inspector. The Borough had two applicants that appeared to be interested but after further discussion and personal reasons withdrew their applications.

Borough Manager G. Locke wanted to highlight that Lindy Properties handed in a Zoning application for a sign for the Uptown. As where the sign met all of the LED criteria, due to the size of this sign, Borough Manager G. Locke denied the sign. Borough Manager G. Locke stated that Lindy has expressed that intend to appeal to the Zoning Hearing Board.

Adjournment: On motion of Chairperson K. Farrell, seconded by Vice President R. Bunker, the motion adjourning the meeting passed unanimously.