



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
May 15th 2017
7:30 p.m.

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

Attendance

- **Committee members present:** Chairperson K. Farrell, Councilor M. Golden, Councilor A. MacHaffie and Councilor J. Lugar
- **Committee members absent:** Councilor T. Danilak.
- **Others present:** President D. Pancoe, Solicitor S. Kilkenny, Borough Manager G. Locke, and Director of Finance R. Ware.

Public Comment: None at this time.

Reports

- **Jenkintown Planning Commission Report** – No report.
- **Building Department** – Borough Manager G. Locke highlighted that the Borough has made headway. Borough Manager G. Locke highlighted that 108 Walnut Street has filed for permits and has begun installing a new roof and will be rehabilitating the house, bringing it up to code. The Borough's inspector has been stopping at least once a week and has been providing the Borough a report once the site visit is completed. Borough Manager G. Locke also highlighted that all six homeowners have elected to tear down their garages in the ally way behind Linden Street.

Chairperson K. Farrell stated that she did receive nice feedback from the Rocco's on Rodman Avenue as they finished their addition and installed their garage. The Rocco's were very happy with the way the Borough assisted them in the building and installation of their garage and were thankful for all of the work the Borough staff put into this project.

New Business

- **Zoning Hearing Board – Hearing #381 610 York Road** – Chairperson K. Farrell wanted to inform the committee that the Zoning Hearing Board Hearing #381 for 610 York Road, Faulkner Nissan, to appear before Zoning Hearing Board has been set for Thursday May 25th at 7PM. Faulkner Nissan would like to store cars at 610 York Road. Council has officially opposed the variance and asked that the Solicitor's office to represent the Borough at the hearing.
- **Request for Information – Borough Property Development Proposals** – Chairperson K. Farrell highlighted that this request for information was to have developers begin to discuss the development of Borough owned property on Summit Avenue. Borough Manager G. Locke highlighted that the advertisement was placed in the paper on May 7th and May 14th and will be available for distribution tomorrow May 16th.
- **Borough Code Review** – Chairperson K. Farrell highlighted that the Borough is looking to update Chapter 156 of the Borough's Code. Chapter 156 specifically pertains to streets and sidewalks. This code was written in the 1970's and Borough Manager G. Locke as well as the committee

believes that the code is now antiquated and needs to be reviewed and updated. Borough Manager G. Locke has begun reviewing this Chapter and highlighting everything that no longer pertains or is relevant to the Borough. Borough Manager G. Locke has given copies to legal, the Borough's Engineer and the Planning Commission.

- **210 York Road Conditional Use** - Borough Manager G. Locke highlighted that the conditional use hearing for 201 York Road will be postponed until the June Council meeting as the Borough was unable to adhere the advertising deadlines. The Borough has informed the property owner of the hearing date. Chairperson K. Farrell just wanted to note that this property is going before a conditional use hearing due to wanting four apartments on the third floor. The Borough Code only allows two apartments unless a conditional use is sought.
- **LED Procurement Project Update** - Borough Manager G. Locke highlighted that this item was discussed during the Public Safety / Public Works Committee meeting. Borough Manager G. Locke intends to continue to update the Committee monthly.

Ongoing Business

- **Gateway / Welcome Signs & 2040 Implementation Grant** – Chairperson K. Farrell highlighted that the grant was received in the amount of \$73,000 for the 2040 Implementation Grant to develop the southern gateway and create Welcome Signs in that area.
- **Property Maintenance Inspections** – Borough Manager G. Locke highlighted that there has been an updated spreadsheet placed in Dropbox. The Borough will continue to handle property maintenance complaints and the enforcement of the complaints. Borough Manager G. Locke highlighted that this spreadsheet shows the communication with the property owners and the progress made with the property maintenance complaints.
- **Design Review Board – Open Items** – Chairperson K. Farrell highlighted that there are still open items with the Design Review Board such as 206 Township Line Road. The Borough is waiting for the response to the few comments left regarding the Design Review Board.
- **Ordinance #2017-04 Car Storage / Parking Lot** – Chairperson K. Farrell stated that Ordinance has been advertised and the hearing has been set for the May Council meeting on May 22nd.
- **Ordinance #2017-05 Residential Resale Use & Occupancy** – Chairperson K. Farrell stated that Ordinance has been advertised and the hearing has been set for the May Council meeting on May 22nd. Chairperson K. Farrell asked Borough Manager G. Locke if the Borough has received any feedback regarding the Residential Resale Use & Occupancy Ordinance. Borough Manager G. Locke stated that the Borough has received no feedback regarding the advertised ordinance. The Borough has frequently received phone calls asking if the Borough has a Use and Occupancy Ordinance and are surprised when the Borough informs them there are no inspections.

Solicitor S. Kilkenny wanted to give an update on 303 Runnymede Avenue. Solicitor S. Kilkenny stated that his office has written a letter to Judge McHugh regarding the zoning citation written that was held open per the Judge's request. Solicitor S. Kilkenny stated that the Borough received notice that there was violations of the Borough's zoning ordinance during public comment at one of the Borough's open meetings. Solicitor S. Kilkenny informed Judge McHugh that the person who informed the Borough that the violations took place, Ms. Downs, wanted to present before the Judge. This hearing has been scheduled for May 31st. Solicitor S. Kilkenny will be meeting with Ms. Downs on May 26th to go over the evidence that will be presented on May 31st.

Adjournment: On motion of Chairperson K. Farrell, seconded by President D. Pancoe, the motion adjourning the meeting passed unanimously.