



BUILDING, ZONING, & REVITALIZATION COMMITTEE

June 16, 2014

7:30 p.m.

Meeting Minutes

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

- **Committee members present:** Chairperson Durkin, Councilor Danilak, Councilor Golden, and Councilor Conners.
- **Committee members absent:** Councilor Boutcher and Councilor Marlowe.
- **Others present:** President Pancoe-Sines, Vice President Bunker, Mayor Foley, Manager Locke, Jim Rose of the Planning Commission, Public Works Director Frank, Accountant Major, Carolyn Hirsch of Lindy Properties
- **Others Absent:** None

Public Comment: Update on 204 Wyncote Road/The Binns Estate

Fred Fellman of 240 Wyncote Road stated his concerns regarding the lengthy time period the property has been in disrepair and the safety issues present. Ron Ruffman of 212 North Bent Road, Cheltenham stated the Binns property in Cheltenham has been condemned and suggested that there be some joint effort between Jenkintown and Cheltenham in getting the issues rectified. Jennifer Staples, mother of Ava Staples, the child bitten on Wyncote Road in 2013 wanted to know what was being done to prevent another incident. Bruce Binns of 204 Wyncote Road noted the improvement that have been made and those that are scheduled. Public Works Director Frank noted that improvements are being made. Mr. Binns apologized to Mrs. Staples but denies that the raccoons were from inside the property and noted that the property could just be part of their travel patterns.

Featured Items for Discussion

- **Status Report of 204 Wyncote Road:** Public Works Director Frank noted the violations that have been addressed including the removal of dead trees; sidewalks and driveway maintenance has been completed; removal of weeds is almost complete throughout the property; and a permit has been obtained for roof repair. Public Works Director Frank stated other repairs to the structure cannot begin until the roof has been completed. Public Works Director Frank noted that he has performed an informal inspection and the property is structurally sound. Public Works Director Frank noted that by working with the property owner and allowing time for repairs to be made it goes in the Borough's favor if this matter does advance to court. Public Works Director Frank stated once the property is brought to code it will continually be monitored.
- **Classic Towns:** Councilor Golden spoke to the benefits of becoming part of the program ex. visibility of the Borough and its events through their website and advertising as well as the cost of membership. Mayor Foley spoke to the ease of being linked to information about the Borough based on the search terms provided. Carolyn Hirsch of Lindy Properties spoke to the branding involved with being part of the program and local businesses possibly providing a link to the Classic Town website on their websites. Jonathan noted that all of the other towns are part of the New Theater Organization, the operations manager for the Hiway Theater. Chairperson Durkin

mentioned updating and enhancing the Borough and JCA websites. Vice President Bunker moved that DVRPC be asked to present before council. Chairman Durkin seconded the motion. Motion passed to move this to council for discussion.

- **Property Maintenance Notices:** Manager Locke spoke of the new door hangers designed as first notice of property maintenance issues. Manager Locke noted that the current procedure is to take a photo of the door hanger, a photo of the violation, an inspection date is set for ten days from the issuance of the door hanger, if the violation has not been corrected a letter of violation will be sent to the property owner. Mayor Foley acknowledged Ms. Pearson's part in updating the Public Works form, informing Public Works of the issue, and notifying the reporting resident of the status of the issue. Chairman Durkin spoke to a report being created to track these violations to insure that they are being followed.
- **Other Vacant Property Updates – List of Vacant Properties and Status of Each; Residential and Targeted Commercial:** Manager Locke noted 108 Walnut is going for judicial sale (the property will be auctioned off) in August 2014. Manager Locke noted that a responsible owner has been found for 212 Township Line Road and that solicitor has advised that she begin receiving citations. Manager Locke spoke to the second floor tenant having a separate entrance from the condemned first floor. Manager Locke noted the Police Department is still monitoring activity at that location.

Items for Decision to Forward to Full Council

- **Zoning Hearing Board: Recommendation of Appointment:** President Pancoe noted one applicant was rescheduled for June 23, 2014 at 6:15 p.m. Other applicants are to be contacted for interviews prior to the June 23rd council meeting. Mayor Foley requested to be included in the process.
- **Recognition Award (s):** President Pancoe noted Edge Dance Company will be recognized at the June 23rd meeting. President Pancoe noted that the managing partner of EisnerAmper will be at the July meeting to accept their award. President Pancoe will be meeting with their marketing department to finalize the arrangements. Councilor Connors noted there were three firemen from Pioneer that just celebrated 50 years of services. Manager Locke noted Chief DiValentino is celebrating 30 years of service that will be recognized at the June 23, 2014 council meeting.

Other Items for Discussion

- **Lindy Sign Proposals – Piazza:** Manager Locke noted Lindy withdrew their initial sign proposals and will be changing seven of the ten signs. Manager Locke noted they are not changing the marquee Piazza sign which will need to go to Zoning Hearing Board due to its size. Manager Locke stated the Lindy would like to come to full council to address the signs. President Pancoe noted that many of the signs presented compliment the signs on the opposite side of York Road.
- **PECO 2014 Natural Gas Projects:** Manager Locke spoke of the meeting with PECO and Henkels & McCoy. Manager Locke noted PECO was cooperative with changing their schedule to accommodate Borough events. Manager Locke noted that PECO offered to clean out the Public Works storage sheds in exchange for being able to store their equipment there.

- **Aqua 2014 Water Main Project:** Manager Locke noted they will be working at night with a possible start date of June 23, 2014 and they will adjust their schedule to not interfere with Borough events. Manager Locke also noted the Washington Lane portion of the project is on hold.

Mayor Foley added to the discussion that Argana Tree would like to have an ice cream truck in town square. President Pancoe stated the business owners may have concerns with food carts coming in when the businesses are paying taxes. Vice President Bunker suggested perhaps these carts be part of town square events.

Items for Information

- **EDU – Filing Status, Procedures, and Remaining Allocation:** Manager Locke noted the five EDU applications were awarded. Manager Locke spoke to Lindy having to refile and the Brew Pub application being in process.
- **Jenkintown Planning Commission:** Manager Locke noted the two applications for 610 York Road, one from Metro PCS and one from Sprint, to change the antennas atop the building. Mr. Rose stated that Metro PCS has no issues while Sprint requires a variance prior to installation. Mr. Rose noted that they have resubmitted to the PHMC for the Jenkintown Train Station to be added to the national register of historical places. Mr. Rose contacted the PHMC community liaison regarding the train station is a contributing building to the Wyncote historic district.
- **New Businesses; Closed Businesses; Progress re: Businesses Planning to Open:** Mayor Foley spoke to the Brew Pub opening in September. Manager Locke stated that Marzano has a few alterations to be made. Manager Locke spoke to the Primp House currently being renovated. Manager Locke noted that UpYourDo is mainly a wedding preparation salon.
- **Permit Issuance Update:** Manager Locke noted that May and June were very busy months for permitting and inspections. Manager Locke noted the beginning of the year was slow due to the extreme weather.

Ongoing Items: Chairperson Durkin noted one of 2014 goals was establishment of a capital plan for repair/replacement of Borough owned assets. If goal is to be accomplished is to be realized a plan should be formulated. Chairperson Durkin suggested an additional work session be added to review this plan.

Other Issues: None

Adjournment: Chairperson motioned to adjourn. Councilor Bunker seconded. All were in favor.