



**BUILDING, ZONING, & REVITALIZATION COMMITTEE  
MEETING MINUTES  
November 17, 2014  
7:30 p.m.**

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

**Attendance**

- **Committee members present:** Chairperson L. Durkin, Councilor T. Danilak, and Councilor M. Marlowe, and Councilor M. Golden
- **Committee members absent:**
- **Others present:** President D. Pancoe, Vice-President R. Bunker, Director of Finance B. Lucy, Borough Manager G. Locke, and Director of Public Works T. Frank.

**Public Comment:** There was no public comment at this time.

**Presentations**

- **Andrew Smith:** Residential real-estate trends and critical issues. Andrew was not able to attend but did give Chairperson L. Durkin information. In general the residential real estate sales in Jenkintown are flat and have been characterized by a change in sales from 2013-2014. In 2013 one third of the sales were for the Beaver Hill condos, and one half of the sales are for Beaver Hill condos this year.

**Featured Items for Discussion**

- **2015 Road Program:** The BZ&R committee reviewed the white board which showed the 2015 Paving Project. This project was approved and letters will be sent out to the affected roads for curb and sidewalk repair.
- **Proposed Liquid Fuels/Loan Paving Project:** Borough Manager G. Locke stated that the Borough is looking to borrow \$400,000 from TD Bank to pave all of the roads listed as a category five in the Borough. This loan would be paid back over a ten year period out of the liquid fuels tax the Borough receives. Chairperson L. Durkin requested to have the road category list updated to reflect the roads that will be paved in 2015. Councilor Golden asked if the road signage could also be addressed as the roads are paved. Manager Locke explained that the signage is being addressed Borough wide and in conjunction with the paving project.
- **New Businesses; Closed Businesses; progress re: businesses planning to open:** Chairperson L. Durkin stated that this subject will be updated at the next committee meeting due to time constraints.

**Items for Decision to forward to Full Council**

- **Recognition Award(s):** Chairperson L. Durkin made a motion, seconded by Vice President R. Bunker, to forward the recognitions of the Shade Tree Commission and the EAC to full council.

## Other Items for Discussion

- **PECO 2014 Projects Updates:** Chairperson L. Durkin stated that this subject will be updated at the next committee meeting due to time constraints.
- **Exxon Property Development Update:** The committee discussed the acquisition of the Exxon property lot as well as the new library language agreement. The Committee brought up multiple lots throughout the Borough, including the Greenwood/Cedar Streets lot, the former Stutz Candy lot, and the Hudson Bank Lot. Borough Manager G. Locke was asked to set up a meeting with Jim Glanzmann and Committee members. The Library parking lot lease is being reviewed for renewal.

## Items for Information

- **Jenkintown Planning Commission: Jim Rose** - Jim stated that Sprint has filed an application to replace the cellphone antennas along the 610 York Road. Jim will be leaving a note for the owners of the building to redirect the spot lights onto the flag and not on the cell phone antennas, also to check the structural integrity of the flag pole, and remove the unused bracket on the pole. Jim Rose did receive the changes to the zoning ordinance from Borough Manager G. Locke and will further discuss with the Planning Commission once he looks into the changes. Jim Rose also wanted to highlight that they did meet with SEPTA to discuss the Jenkintown-Wyncote Train Station. Jim Rose stated that there would be a public meeting but they are unsure when the meeting would be.
- **Vacant Properties Update:** No report.

## Ongoing Items

- **Montgomery County Planning Commission Partnership Proposal:** No report.
- **Zoning Code Proposed Changes:** No report.
- **Property Maintenance Notices:** A report was provided in the packets.
- **Lindy Sign Proposals:** No report.
- **DVRPC Classic Towns Update:** No report.

**Adjournment:** On motion of Chairperson L. Durkin, seconded by Councilor T. Danilak, the motion adjourning the meeting passed unanimously.



**BUILDING, ZONING, & REVITALIZATION COMMITTEE  
MEETING MINUTES  
October 20, 2014  
7:30 p.m.**

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

**Attendance**

- **Committee members present:** Chairperson L. Durkin, Councilor T. Danilak, and Councilor M. Marlowe.
- **Committee members absent:** Councilor M. Boutcher, Councilor M. Golden.
- **Others present:** Councilor J. Conners, President D. Pancoe, Vice-President R. Bunker, Director of Finance B. Lucy, Borough Manager G. Locke, and Director of Public Works T. Frank.

**Public Comment:** There was no additional public comment at this time.

**Presentations**

- **Chloe Coffman Penn Environmental:** A presentation was given by Chloe Coffman to discuss cutting carbon pollution from power plants. Chloe wanted to discuss how Penn Environmental plans to change the amount of carbon pollution goes into our atmosphere by adopting the Clean Power Plan which is under the President's Climate Action Plan. The main objective of this plan is to cut carbon pollution from power plants by 30% in 2030. The plan was announced in June for a public comment period until December 1<sup>st</sup>. The Clean Power Plan will then come up for a vote in June 2015. State and Federal government have not supported this plan, therefore Penn Environmental is looking to go to local and municipal government for support of the Clean Power Plan.

A motion was made by Chairperson L. Durkin, seconded by President D. Pancoe to move the Resolution pertaining to the Clean Power Plan to full council with minor edits including the promotion of Nuclear power.

- **Jim Rose Jenkintown Borough Planning Commission:** Jim Rose stated that they were very fortunate in Harrisburg and the Jenkintown Train Station is now listed on the National Registry. With that, the Planning Commission passed a Resolution to send to Washington D.C. as well as Cheltenham Township. Jim Rose is asking Jenkintown Borough Council to pass a Resolution supporting this project as well to show that all parties to the Station are behind this project. President D. Pancoe stated that she came across a grant that allows "at risk historic properties" to receive funding. Borough Manager G. Locke stated that Director of Public Works T. Frank met with SEPTA who stated that they will be starting repairs on the Train Station in the spring of 2015.

A motion was made by President D. Pancoe, seconded by Chairperson L. Durkin to move a Resolution pertaining to the support of the Jenkintown Train Station to full council.

**Featured Items for Discussion**

- **Other vacant properties updates:** Borough Manager G. Locke stated that there is nothing critical at this time.

- **MCPC - Partnership Proposal:** Chairperson L. Durkin was given the prices for the Montgomery County Planning Commission Partnership Proposal. For the Economic Revitalization Plan Update the cost would be \$9,500 a year for three years. If a Comprehensive plan were to be done the cost would be \$11,500 each year for three years. She believes this is part of the budget and should be planned for in the budget for next year. There were no questions for tonight. Vice President R. Bunker and Chairperson L. Durkin believe they should do the Comprehensive Plan.
- **Residential Vacant Properties Ordinance:** Chairperson L. Durkin stated that after last month's lengthy discussion and further investigation into the subject she does not believe the Residential Vacant Properties Ordinance will work for Jenkintown. Chairperson L. Durkin stated she believes if properly enforced ordinances and codes currently on the books are sufficient to address property maintenance issues.

#### Items for Decision to forward to Full Council

- **Zoning Code Proposed Changes:** Borough Manager G. Locke stated that these changes are requested by Solicitor Sean Kilkenny. Borough Manager G. Locke stated that Sean Kilkenny and his firm had ran into a few problems in other Municipalities relating to the word bond in their codes. Due to the wording, they were unable to hold the developers and contractors liable and ultimately those other municipalities lost money due to the word bond. Anywhere the word bond is found in our codes it would be changed to financial security as approved by the Borough.
- **Recognition Award(s):** Chairperson L. Durkin stated in the September meeting it was decided that the Outgoing Shade Tree Commission will be recognized in the October meeting. On the motion of Chairperson L. Durkin seconded by Vice President R. Bunker the Resolution recognizing the Outgoing Shade Tree Commission will be forwarded to full council.

#### Other Items for Discussion

- **Exxon Property Development:** Chairperson L. Durkin wanted to highlight that Sean Kilkenny proposed memorandums to outline the difference of a parking lot versus a storage lot. Chairperson L. Durkin stated that she wanted to continue this discussion next month but wanted an update on this project. Chairperson L. Durkin stated she did contact Abington Township and they have a section of codes pertaining to Automotive Dealerships. Chairperson L. Durkin only received this information tonight and would like to further look over the information and speak about it next month. Manager Locke stated he had been informed that the Exxon agreement of sale was for 2 million dollars. Jim Glanzmann must apply for a Zoning Hearing Board hearing before land development is started, and the consensus is that Mr. Glanzmann will be coming to Zoning Hearing Board as soon as possible.
- **Property Maintenance Notices:** A written report was provided with the monthly meeting materials.

#### Ongoing Items

- **Status report on 204 Wyncote Road:** Public Works Director T. Frank stated that the roof is complete, there is a few minor things that they are finishing up. Then they will be working on the fascia boards, but the progress is still coming along nicely.
- **Property Maintenance Notices:** Chairperson L. Durkin stated she and Borough Manager G. Locke and discussed doing a comprehensive assessment of properties that are not up to code. Chairperson L. Durkin and Borough Manager G. Locke discussed that approximately 50% through the Borough in terms of assessing the proactive oversight of property maintenance issues. Chairperson L. Durkin found this to be great news and wanted to share with the rest of the committee. Borough Manager G. Locke plans to reduce the amount of property maintenance letters to be send out due to the winter season coming up.

- **Lindy Sign Proposals:** Borough Manager G. Locke stated that they have installed one sign out of all the signs that have been approved. This one sign is on the wall to the entrance to the upstairs office. All the approved signs, including the posted sign, meet the codes.
- **DVRPC Classic Towns:**

Chairperson L. Durkin announced due to time restrictions, PECO 2014 Natural Gas Projects, Jenkintown Planning Commission, New business; closed businesses; progress re: businesses planning to open, and DVRPC Classic Towns were not discussed.

**Adjournment:** On motion of Chairperson L. Durkin, seconded by Councilor T. Danlak, the motion adjourning the meeting passed unanimously.



# REPORT ON PERMITS ISSUED 2014

REPORT PERIOD	10/15/14 -11/12/14											
PERMIT TYPES	# of PERMITS THIS PERIOD	FEES THIS PERIOD	PERMITS PRIOR	FEES PRIOR	# of PERMITS YEAR TO DATE	FEES YEAR TO DATE	2013 Fees YTD	Difference YTD	% Difference YEAR TO DATE			
<b>COMMERCIAL</b>	17	\$ 9,337.00	220	\$ 59,538.00	237	\$ 68,875.00	\$38,559.00	30,316.00	78.62%			
Building	5	\$ 2,540.00										
Demolition	0	\$ -										
Electrical	0	\$ -										
Fire Sprinkler	1	\$ 479.00										
Fire Prevention	1	\$ 1,054.00										
Highway R.O.W.	2	\$ 4,410.00										
Mechanical	1	\$ 504.00										
Plumbing	0	\$ -										
Tree	0	\$ -										
Town Square	0	\$ -										
Annual Fire Inspection	0											
Zoning	7	\$ 350.00										
<b>RESIDENTIAL</b>	24	\$ 1,954.00	117	\$ 19,346.00	141	\$ 21,300.00	22,791.00	(1,491.00)	-6.54%			
Building	6	\$ 936.00										
Demolition	0	\$ -										
Dumpster	1	\$ -										
Electrical	4	\$ 116.00										
Fire Sprinkler	0	\$ -										
Fire Prevention	0	\$ -										
Highway R.O.W.	8	\$ 590.00										
Mechanical	2	\$ 168.00										
Plumbing	1	\$ 84.00										
Tree	1	\$ 25.00										
Zoning	1	\$ 35.00										
<b>This Period Totals</b>	41	\$ 11,291.00										
<b>Prior Totals</b>			337	\$ 78,884.00								
<b>Year To Date Totals</b>					378	\$ 90,175.00	61,350.00	28,825.00	46.98%			







## **Jenkintown Borough Director of Code Enforcement & Zoning Monthly Report 10/15/2014 – 11/12/2014**

### **Residential Permit, Plan Review and Inspections**

#### **Permits issued**

10/16/14 – 605 Cloverly Avenue – Electrical  
10/17/14 – 314 Hillside Avenue – Mechanical  
10/21/14 – 207 Rodman Avenue – Highway  
10/23/14 – 206 Rodman Avenue – Highway  
10/23/14 – 217 Runnymede Avenue – Highway  
10/23/14 – 219 Runnymede Avenue – Highway  
10/23/14 – 221 Hillside Avenue – Tree  
10/22/14 – 306 Runnymede Avenue - Electrical  
10/22/14 – 306 Runnymede Avenue – Plumbing  
10/27/14 – 517 Greenwood Avenue – Mechanical  
10/29/14 – 211 Rodman Avenue – Highway  
11/03/14 – 201 Rodman Avenue – Electrical  
11/03/14 – 403 Cheltona Avenue – Building  
11/04/14 – 306 Runnymede Avenue – Highway  
11/07/14 – 319 Runnymede Avenue – Highway  
11/10/14 – 605 Runnymede Avenue – Highway  
11/12/14 – 602 Runnymede Avenue – Building  
11/12/14 – 602 Runnymede Avenue – Electrical  
11/12/14 – 320 Greenwood Avenue – Building  
11/12/14 – 325 Florence Avenue - Building

#### **Residential Inspections performed**

10/20/14 – 441-443 Leedom Street – Building -Chimney  
10/23/14 – 207 Rodman Avenue – Highway – Pre pour  
10/27/14 – 517 Greenwood Avenue – Highway – Pre pour  
10/27/14 – 517 Greenwood Avenue – Rough plumbing  
10/28/14 – 801 Cloverly Avenue – Highway – Pre pour  
10/30/14 – 515 Cloverly Avenue – Final Building  
11/03/14 – 315 Hillside Avenue – Highway – Pre pour  
11/03/14 – 601 Rodman Avenue – Highway – Pre pour  
11/05/14 – 217 Runnymede Avenue – Highway – Pre pour  
11/05/14 – 219 Runnymede Avenue – Highway – Pre pour  
11/07/14 – 508 Summit Avenue – Highway – Pre pour  
11/07/14 – 517 Greenwood Avenue – Rough plumbing  
11/10/14 – 311 Runnymede Avenue – Highway – Pre pour  
11/12/14 – 305 Summit Avenue – Highway-marking sidewalk  
11/12/14 – 314 Hillside Avenue – Final Building



**DUMPSTER PERMITS**

11/10/14 – 500 Elm Avenue

**USE OF TOWN SQUARE PERMITS**

10/26/14 – Scare on the Square

**BLOCK PARTY PERMITS**

No permits issued

**New Businesses**

419 York Road – Jay Ann Intimates

**Closed Businesses**

**EDU - Allocation request in progress**

208/210 York Road – Cheltenham approved. DEP is requiring a full blown planning module. Engineer has started the process.

309 York Road – Phase II - Basement jazz club and second floor office is being resubmitted by Lindy.

**EDU allocations approved**

310 York Road – Forcella Restaurant – no increase in flow, name change only.

509/515 York Road – Barry P. Levin DMD, Dental Firm -1.07 EDU

**Current Remaining EDUs as of 11/12/2014**

**Unallocated reserve (Non-project specific)** **16.74**

**Allocated reserve (Project specific)** **1.72**

(Drake - .72, Goldberg Sub-Div. – 1.0)

**Total combined** **18.46**

**Design Review Board** - No activity during this period

**Planning Commission** – Minutes provided to BZR

- 610 York Road – Sprint antenna
- Train Station

**Zoning Hearing Board** – Pending Appeals:

- 101 York Road
- 208 Summit Avenue

**U.C.C. Appeals** – No activity during this period

**P.M. Appeals** – No activity during this period

