



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
April 20, 2015
7:30 p.m.

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

Attendance

- **Committee members present:** Chairperson L. Durkin, Councilor, Councilor M. Golden, and Councilor M. Marlowe.
- **Committee members absent:** T. Danilak.
- **Others present:** President D. Pancoe, 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.

Featured Items for Discussion

- **2015 Paving Projects:** Chairperson L. Durkin stated that the letters to residents regarding the painting of their curbs and sidewalks have gone out to all the affected residents. So far the residents have gotten a preliminary notice and the official notice of work to be completed. Chairperson L. Durkin stated that the responses are reasonable and agreeing to the work that needs to be completed. Neighbors are banning together to try and get a better price. This is also fixing a lot of curb and sidewalk that is currently out of repair. Councilor M. Marlowe wanted to confirm that this is a continuance of the paving program from last year, just with new streets. Chairperson L. Durkin confirmed this idea. Councilor M. Golden wanted to know if the Borough could find contractors to help the residents at a lower cost. Chairperson L. Durkin stated that Borough Manager G. Locke has given a list of contractors that have done work throughout the Borough on other sidewalk and curb program previously, but recommendations could not be made. The residents are the ones who are forming a large group to try and receive discounted rates for the repairs.
- **611 Traffic Timing:** President D. Pancoe wanted to discuss the timing of the lights on York Road. Borough Manager G. Locke stated that the project that PennDOT has done the retiming study of Route 611 and has made Route 611 10% smoother through all of Montgomery County. PennDOT, DVRPC and Taylor-Wisman Engineers worked with the municipalities on this project.
- **Right Turn on Red at Greenwood Ave Bridge:** Chairperson L. Durkin wanted to talk about the outcome of the "No Right Turn on Red" at the Greenwood Avenue bridge. Borough Manager G. Locke stated that Earl from Pennoni was told that Council had requested the sign to be placed there a few years ago when the bridge restoration was started. President D. Pancoe stated that was not the case and wanted to leave the discussion up to the Public Safety Committee to work on.

Items to Decision to forward to Full Council

- **Business Recognition Awards:** Chairperson L. Durkin stated that Councilor M. Golden wanted to recognize Velvet Sky Bakery for their continuous work in the Borough and have also taken a significant role

in a business association for the Borough Businesses. Chairperson L. Durkin is unsure what had happened to the original list but will go back and list all the businesses who have been recognized in the past.

Other Items for Discussion

- **207 West Avenue Zoning Hearing Board Hearing:** Chairperson L. Durkin stated that the Zoning Hearing Board hearing for 207 West Avenue will be hearing their case on May 4th at 7:30pm. This has been reapplied for to allow for another variance.

Items for Information

- **Comprehensive Infrastructure Schedule:** Chairperson L. Durkin wanted to thank Borough Manager G. Locke and the Borough Staff for putting the Infrastructure schedule together. This schedule was a comprehensive schedule that was shared with all of the residents and business owners via email blast and the website. The Borough is looking at work to be continued through the fall but the most disruptive portion of the work is done. Borough Manager G. Locke stated that the excavation work for AQUA has about two weeks left. The excavation work for PECO Gas will end on May 15th and the PECO Electric excavation work has been completed. The next update will be sent out this Friday.
- **Jenkintown Planning Commission Report:** Chairperson L. Durkin stated that the report was given during the Building Zoning & Revitalization meeting.
- **New businesses; closed businesses; progress re: businesses planning to open:** Borough Manager G. Locke noted that 680 York Road will be a 14,000 sq. ft. doctor's office. This will only be exam rooms and not offering dialysis. Metropol, 479 York Road will undergo a tenant fit out for Goodman Real Estate Building. Fox Chase is leaving 610 York Road but will be replaced by Regus which will be executive office suites. The Eisner/Ampner Space will be empty but Lincoln Financial will expand to the entire first floor and a new tenant for the whole second floor. Wells Fargo Bank lease is up at the end of the year and are unsure if they will be coming back. Also, three new salons have opened up in the Borough.
- **Design Review Board:** Borough Manager G. Locke stated that both 131 Walnut Street and 406 Linden Street have their Design Review Board meeting on Wednesday April 22nd. They started to work on these reviews electronically but Joe Hentz would like to have everyone sit down and discuss the project. 131 Walnut Street is going fine, however, 406 Linden Street is having a few discussions over the vinyl siding.

Ongoing Items

- **Jenkintown Borough Comprehensive Plan Steering Committee:** Chairperson L. Durkin stated that the Steering Committee did have their kick off meeting and it went well. There is a Dropbox for this Planning Committee which has all the old plans as well as the current plans and proposed plans. Everyone is invited to have access to the Dropbox for the Steering Committee.
- **Code Report:** A written report was provided in Dropbox. Borough Manager G. Locke stated that Residential permits are 400% high than they were last year. 2 Rydal Road is a big portion of that due to the cost of work being about \$400,000 dollars. SEPTA is getting ready to submit the Train Station, this project is looking to be about \$2.2 million. Borough Manager G. Locke sent them to the UCC website to make sure that the construction costs are actual permitted costs.
- **Property Maintenance Notices:** A written report was provided in Dropbox.
- **DVRPC Classic Towns Update –** Councilor M. Golden stated that the deadline for the DVRPC Classic Towns Keystone Program Budget will be available May 18th. Councilor M. Golden also wanted to discuss the May 5th Light meeting and the DVSGA meeting is coming up and will keep the Committee and Council informed as more information become available.

- **Marzanos:** Borough Manager G. Locke stated that Marzano's would like to put a pergola out front for outside seating. Borough Manager G. Locke stated that he was unsure if that was going to work due to the sidewalk being Borough Property. All deeds and plans were pulled and were given to Public Works Director T. Frank. Public Works Director T. Frank will be reviewing the plans and have an update next meeting regarding the pergola.

Adjournment: On motion of President D. Pancoe, seconded by Councilor M. Marlowe, the motion adjourning the meeting passed unanimously.