



**BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
February 8th, 2016
7:30 p.m.**

Call to Order: President D. Pancoe called the meeting to order.

Attendance

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

Public Comment: None at this time.

Featured Items for Discussion

- **2035 Comprehensive Plan Update** – President D. Pancoe asked that since Chairperson L. Durkin is not in attendance, that the 2035 Comprehensive Plan Update be placed on the Borough Council agenda.
- **Parking Solutions – Organizing Efforts Going Forward** - Councilor M. Golden highlighted that the first parking meeting will be held on Thursday February 11th at 7:00pm. All are welcome to attend.

Items for Information

- **Jenkintown Planning Commission Report** – No report at this time.
- **Design Review Board Comments – 101 York Road** – Borough Manager G. Locke stated that the Design Review Board did meet and the meeting minutes have been placed in Dropbox. Borough Manager G. Locke stated that the Design Review Board had four issues with the plans as they were currently submitted, such as the pitch of the roof, the building materials calling out stucco, the building needs a front door and a walkway with a covered entryway, etc. Borough Manager G. Locke wanted to state that three of the four comments and recommendations were not listed in the Zoning Code.
- **2015 Paving Project – Required Concrete Repairs** – Borough Manager G. Locke stated there were approximately 260 homes on the 2015 paving program and only three residents remained non-responsive. The Borough has moved ahead with enforcement actions in the form of citations to those three properties that did not indicate an intent to comply. Also, due to the magnitude of the project, seventeen properties did receive an extension until April 30th to complete the required concrete repairs.
- **2016 Paving Project – Required Concrete Repairs** – Borough Manager G. Locke stated that on the 2016 Paving Project there are approximately 85 properties for next year's paving program on Rodman Avenue and Linda Vista Avenue. Markings have been marked out and the letters to the homeowners were sent out on January 21st.

- **EDU Submittals – 101 York Road and 215 York Road** – Borough Manager G Locke just wanted to inform the committee that the EDU submittals were sent to Cheltenham for the eight apartments above 215 York Road which is owned by Midgard Properties, and 101 York Road which is Glanzmann Subaru's new facility. Borough Manager G. Locke stated that Cheltenham has questions on both submittals and he has put the engineers in touch with Amy Montgomery from Cheltenham Township to further discuss the submittals.
- **Update of Zoning Code** – Chairperson L. Durkin has stated that Council and other parties will begin to look at updating the Zoning Code for the Borough. The Zoning Code was last updated in 2010. It was recommended that the Zoning Code be updated once the Comprehensive Plan is completed so the zoning code would achieve the intent of the Comprehensive plan. The Jenkintown Planning Commission, Montgomery County Planning Commission, along with Solicitor S. Kilkenny and Borough Manager G. Locke have all started organizing thoughts and ideas for the updates on the Code. President D. Pancoe wanted to talk with the consultants from the County, Marley Bice and Maggie Dobbs, for a cost to review and revise the Borough's Zoning Code.

Ongoing Items

- **801 Cloverly Avenue, Minor Sub-Division / Lot Line Change** – Borough Manager G. Locke wanted to bring the lot line submittal to the attention of the B,Z&R committee. This property is actually a reverse subdivision, the property owner is looking to combine two properties into one. The stated reason for this is to allow the homeowner to put a small kitchen bumpout on the current property without going before the Zoning Hearing Board. The adjoining property that was purchased could not be built on as it sits because it did not meet the minimum lot size. The application and plan have been reviewed by the Jenkintown Borough Planning Commission and sent to the Montgomery County Planning Commission. The results of those reviews were not yet available.
- **101 York Road Land Development** – Borough Manager G. Locke stated that they have submitted a Zoning application which has been denied due to the applicant wanting to place the building within the front yard setback and to allow for a flat roof. The applicant has since requested a hearing before the Zoning Hearing Board, who were notified of the request, but a date has not been set yet.
- **Lindy Recyclable Dumpster** – Borough Manager G. Locke stated that the Borough is still waiting for a rendition of the plan. President D. Pancoe is going to draft a letter to send to Lindy to explain what exactly the Borough needs.
- **Septa Train Station Update** – No update at this time.

Adjournment: On motion of Vice President R. Bunker, seconded by President D. Pancoe, the motion adjourning the meeting passed unanimously.