



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
June 15, 2015
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.
- **Committee members absent:** Councilor M. Golden and Councilor M. Marlowe.
- **Others present:** Vice President R. Bunker, Borough Manager G. Locke, and Director of Finance B. Lucy.

Public Comment: None.

Featured Items for Discussion

- **Comprehensive Plan Update:** Chairperson L. Durkin wanted to highlight the Comprehensive Plan Steering Committee Meeting. Things such as history, geology, and water development were discussed. Chairperson L. Durkin wanted to inform the Committee that there will be no meeting in the month of July and the meetings will resume in August. Councilor T. Danilak gave an update regarding the preliminary meeting for the Bike trail. This meeting discussed the possibilities of the roads and trails, mostly through Abington, which would conducive to the bike trails as well as crossing major, heavy trafficked roads.
- **Short & Long Term Plans for Parking:** Chairperson L. Durkin wanted to talk about the parking problems in Jenkintown Borough. Chairperson L. Durkin reached out to the County Planning Consultants to help with the long term & short term parking solutions. They will continue to look for grant opportunities, but there is not a grant opportunity at this moment. It was noted that Jeff Lustig has bought the old Pets Plus on the corner of York Road and Summit Avenue to turn into a surface parking lot. This surface parking lot is still in the planning stage.
- **Update of the Zoning Code:** Chairperson L. Durkin wanted to talk about possibly revising the Zoning Code in one complete update. This would be cheaper than continuing to update each section one at a time. The County Planning Consultants stated that the update should be comprehensive which will cost the Borough a lot of money. Chairperson L. Durkin spoke with Borough Manager G. Locke about creating a list of the updates for the Zoning Code. Once that list is created, Chairperson L. Durkin would like to engage the Jenkintown Borough Planning Commission to review and develop recommendations that will be brought before Council. The goal is to have a draft of the changes in late summer.

Items for Information

- **Comprehensive Infrastructure Schedule:** Borough Manager G. Locke stated that the schedule went out this past Friday updating the infrastructure work in the Borough. 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 almost done. Borough Manager G. Locke stated PECO Gas / Electric and Aqua Pennsylvania have completed the underground infrastructure projects in the Borough. At this time the permanent paving restoration of all utility trenches and access pits has been performed on all Borough Roads with the exception of Leedom Street (West Avenue to Summit Avenue) and Summit Avenue (Leedom Street to York Road) which was postponed so as not to negatively affect the "Sunset Run". The concrete restoration of Curb and Handicap Ramps on West Avenue will began today from York Road to Leedom Street. There will be "No Parking" on West Avenue (York Road to Leedom Street) between the hours of 8:00 AM to 4:00 PM for access to the curb and H.C. ramps. York Road / RT 611 has now been milled. The entire length of York Road / RT 611 will now be repaved throughout Jenkintown Borough. PennDOT will be notifying the Borough of the paving dates next week.

- **Jenkintown Planning Commission Report:** No Report.
- **New businesses; closed businesses; progress re: businesses planning to open:** Chairperson L. Durkin stated that the Guild Hall Brew Pub should be opening very shortly at 208-210 York Road. Also, The Vendors Boutique opened in the old Helwegs Funeral Home located at 263 York Road and Quick Dollar will be operating in 455 York Road Ste 3 next to NOVACARE. Also, Jenkintown Business Graphic has closed their location at 201 York Road and may be going into business with the Art 270 Inc, located on Johnson Street.
- **EDU Allocation Request:** Chairperson L. Durkin stated that the Borough asked the DEP for an EDU Allocation for this year. The DEP did approve the allocation request in the amount of 49.5 EDU's. This will be added to the current balance that the Borough has. Borough Manager G. Locke stated that he does have a meeting with the DEP, Cheltenham, Abington and Philadelphia tomorrow and will keep the committee updated on any new information.
- **Farmers Market Agreement:** This topic was discussed during the Administration and Finance Meeting. The Farmers Market Agreement will be going before Council on June 22nd.

Ongoing Items

- **204 Wyncote Road:** Borough Manager G. Locke stated there was no new updates regarding this property.
- **206 Township Line Road –** Borough Manager G. Locke stated that the homeowner had passed away and the Borough has written a letter to the Federal National Mortgage Association on June 11th. The letter gave the bank 30 days to abate the violations listed, such as weeds, both the main building and the garage roof, the protective treatment on both buildings, the windows on the main house, and the foundation walls of the garage. Other violations were listed in this letter. Borough Manager G. Locke stated that he will continue to keep up with this property since the bank has foreclosed it.
- **108 Walnut Street –** Borough Manger G. Locke stated that the sheriff sale for 108 Walnut Street has been postponed. Because they cannot figure out who the owner is, they have no one to serve papers to and the property cannot be sent to sale without serving the owner. As soon more information becomes available Borough Manager G. Locke will update the Committee. There also is an update in Dropbox regarding 108 Walnut Street from the Solicitor.
- **Town Square Signage:** Borough Manager G. Locke has not received an update from Director of Public Works T. Frank regarding the signage and banners on York Road for the parking in Town Square. Borough Manage G. Locke will continue to receive updates on the possibility of these signs.
- **101 York Road:** Chairperson L. Durkin did want to mention that Glanzmann did not settle on the Exxon lot at 101 York Road. Chairperson L. Durkin wanted to inform the Committee that Glanzmann is not 100% certain that he will settle on that lot.

- **Business Recognition:** Borough Manager G. Locke wanted to recognize 7th Dimension Games for their continued work, especially with the youth, in the Borough. The Committee agreed that 7th Dimension Games should go before Council during the July Council Meeting. Chairperson L. Durkin would like to add Friendly Planet, the Chesecake Lady, the Children’s Hospital and Befeld Jewelry to the list of businesses to be recognized by Council.
- **Lindy Parking Agreement** – Lindy’s parking agreement was discussed during the Administration and Finance meeting earlier that evening.
- **SEPTA Train Station Update:** Borough Manager G. Locke stated that the train station will be bringing in plans shortly for review. Once the plans are submitted the Borough and the Engineer will review the plans and keep the committee updated.
- **2015 Paving Project – required Concrete Repairs:** A written report was provided in Dropbox. Borough Manager G. Locke is working on the third letter that will be sent to residents who have not applied for a permit yet. He believes last year’s letter was a little harsh and would like to tailor the letters to the amount of residents that still have permits to pull.
- **Farmers Market Agreement:** A written report was provided in Dropbox. The Farmer’s Market agreement was sent to full Council during the Administration and Finance meeting earlier that evening. Some of the businesses in Jenkintown are not completely fond of the Farmers Market as they are not selling “farmer” items such as produce. The agreement will remain the same and will be reviewed in February 2016.
- **Portable Toilets:** Chairperson L. Durkin wanted to discuss the option of putting in portable toilets for the Summer Music Series events. This would help the businesses with less “non-patrons” entering the stores. The portable toilets would be dropped off Tuesday and picked up Wednesday each week as not to sit during the whole summer. The Committee wanted to continue discussion over the portable toilets as the Borough would be paying for them and not the local businesses.

Adjournment: On motion of Chairperson L. Durkin, seconded by Vice President R. Bunker, the motion adjourning the meeting passed unanimously.