



**BUILDING, ZONING, & REVITALIZATION COMMITTEE**  
**MEETING MINUTES**  
**March 16, 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, Councilor M. Golden, and Councilor M. Marlowe.
- **Committee members absent:** none.
- **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**

- **MCPC - Partnership Agreement:** Chairperson L. Durkin stated that they will be holding a kick off meeting shortly and will be sending out meeting requests to those who would like to attend. A motion was made by Councilor M. Golden, seconded by Councilor T. Danilak, to send the list of potential steering committee members to full council.  
Motion passed 5-0
- **2015 Paving Projects:** Borough Manager G. Locke stated that the first round of letters were sent out to the Residents on the streets which the 2015 Paving Project will be completed on. The Public Works Committee went over the roads which are going to be paved as well as the permission to advertise and bid, which will be voted on at full Council on March 23<sup>rd</sup>. Borough Manager G. Locke stated that there is no change in the scope of the work that will be completed. Most of the complaints that the Borough receives are those on the roads that will be paved by this Paving Project. The mill head and the power broom was bought to address those holes not on the roads that will paved. The Borough plans to fix the other pot holes in house with those items purchased.

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

- **Inter-municipal Liquor License Transfer – 505 York Road:** Borough Manager G. Locke stated that this has been withdrawn and can be taken off of next month's agenda. The business owner was looking to have a transfer of an inter-county liquor license. The business owner and Spring Hill Reality could not come to terms but the business owner is still looking to move into Jenkintown.

**Other Items for Discussion**

- **101 York Road Zoning Hearing Board Hearing:** Chairperson L. Durkin stated that the hearing regarding 101 York Road took place on March 10<sup>th</sup> and determination letter has not been received as of yet but essentially the Zoning Hearing Board approved the request for a service center for Glanzmann Subaru at

101 York Road. This Hearing Board request was approved with two conditions being that they did not approve the full request from relief of impervious coverage. This affects the number of parking spaces that is allowed at 101 York Road. The other issue was in regards to the landscaping and appearance of the lot and holding Glanzmann accountable for an attractive landscaping of this property. Along with these conditions an agreement was signed regarding the former Hudson Bank and the 600-602 Greenwood property Glanzmann currently owns. A time frame of three months was placed on the agreements for the former Hudson Bank and 600-602 Greenwood lot.

- **207 West Avenue Zoning Hearing Board Hearing:** Chairperson L. Durkin stated that 207 West Avenue has changed their meeting from March 19<sup>th</sup> because of the amended application received from Mr. Zeccardi. Borough Manager G. Locke stated that the continuance has been granted by the Zoning Hearing Board. This variance was for the rear yard setback, because this is no longer an accessory structure but a dwelling the rear yard setback has increase from five feet and would need a variance for the dwelling located at 207 West Avenue.

#### Items for Information

- **PECO Electric and Gas / Aqua Water Main Projects Update:** Borough Manager G. Locke stated that he will be meeting with all of the utility companies to receive a comprehensive plan and schedule of the work being done in the Borough. Once the plan and schedule is complete Borough Manager G. Locke will send it out to both Council and the residents.
- **Jenkintown Planning Commission Report:** Chairperson L. Durkin stated that there is no report due to the meeting being postponed tonight.
- **New businesses; closed businesses; progress re: businesses planning to open:** Chairperson L. Durkin stated that Wood and Wool is currently open on West Avenue. This is a very nice store including rugs, chair and furniture. Borough Manager G. Locke mentioned that Chairperson L. Durkin and himself met with the owner of 680 York Road and were showed a concept plan of 680 York Road becoming a 14,000 sq. ft. doctor's office which would include 35 exam rooms. Borough Manager G. Locke did explain the zoning and permitting process to the owner of the building as well as the contractors. The EDU process has been started for 680 York Road. Borough Manager G. Locke also discussed AAA possibly coming into the Borough. There will be more information that will be provided during the Council meeting. There will also be a presentation during full council regarding the proposed AAA center.

#### Ongoing Items

- **Code Report:** A written report was provided in Dropbox.
- **Property Maintenance Notices:** A written report was provided in Dropbox.
- **DVRPC Classic Towns Update –** Councilor M. Golden stated that they have finished the studies and the DVRPC believes there is a way to use traffic calming studies for York Road. The DVRPC will be setting up a meeting regarding these studies and any who would like to attend is welcome. The other topic was the development of the garage is in the process of being discussed and information is being gathered regarding the parking garage. Once the information is gathered, the DVRPC is willing to help in any way they can. Councilor M. Golden would also like to start recognizing business owners again. He suggested Velvet Sky and Jennifer & Jose Vargas to be acknowledged by the Borough. President D. Pancoe stated she had a list of businesses that would be recognized and will add these two businesses to that list.

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