



**BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
March 21st, 2016
7:30 p.m.**

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

Attendance

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

Public Comment: Stephanie Berardi, 106 Walnut Street, appeared before committee to change the hours of the Farmers Market agreement from 7pm-9pm to 4pm-8pm. Borough Manager G. Locke stated that this is different than the current agreement that has been placed in Dropbox.

Featured Items for Discussion

- **2035 Comprehensive Plan Update** – Chairperson L. Durkin stated that the meeting went well. PennDOT and SEPTA were in attendance. The topic of discussion was dieting York Road, specifically taking the four lanes and reducing it to two, with a turning lane and road parking. After many discussions this idea was just not feasible for PennDOT and they were not inclined to continue to research the topic. PennDOT recommended a comprehensive traffic study to provide additional information
- **Parking Solutions – Organizing Efforts Going Forward** - Councilor M. Golden highlighted that the parking meeting will be meeting with Jeff Lustig and Tom Federman to discuss the court house parking lot. The parking committee is also working with Immaculate Conception regarding their parking lot as well as working with Sack's Jewelers regarding their parking lot. Once more information is received regarding these agreements they will be forwarded along to the committee.

Items for Information

- **Jenkintown Planning Commission Report** – No report at this time.
- **2016 Concrete Paving Project – Update** - . Borough Manager G. Locke wanted to highlight that himself, Director of Finance B. Lucy, Councilor J. Conners and Pennoni Associates Khal Hassan sat down for a meeting to go over the specifics of the paving program. They went over the speed humps, materials, crosswalks and so forth.
- **Zoning Hearing Board Decision – 101 York Road** – Chairperson L. Durkin stated that Glanzmann Subaru was approved for moving the building up to the street and the flat roof.
- **Farmers Market Agreement** – After being discussed in Public comment, no objections were found to move the hours of the Farmers Market. Councilor M. Golden made a motion, seconded by Councilor C. Whitney the 2016 Farmers Market Agreement was moved to full Council.

Motion passed

- **SEPTA Way Station Status** – Chairperson L. Durkin stated that the project is scheduled to be completed in October or November of this year. Chairperson L. Durkin has had conversation with SEPTA regarding the sound level coming from the construction.
- **Avelthorpe Park Partnership with Rockledge Borough** – Chairperson L. Durkin wanted to highlight that she has met with the manager of Rockledge to discuss the use of Avelthorpe Park together. Borough Manager G. Locke will be setting up a meeting with Abington Township's Manager as Avelthorpe Park is in Abington Township. All discussions are in the preliminary stages.
- **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. Work has been started regarding these home and the Borough hasn't had many problems regarding this years project.

Ongoing Items

- **2015 Paving Project – Required Concrete Repairs** – Borough Manager G. Locke stated there were approximately 260 homes on the 2015 paving program and only two residents remained non-responsive. The Borough has moved ahead with enforcement actions in the form of citations to those two properties that did not indicate 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
- **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 and will go to full council on Monday March 28th.
- **101 York Road Land Development** – Borough Manager G. Locke stated that they are bringing in new plans showing the building being moved to the curb. Once the plans are received they will be distributed to the appropriate parties, including this committee.
- **Lindy Recyclable Dumpster** – Borough Manager G. Locke stated that Carolyn Hirsh from Lindy Properties have withdrawn the drawings of the dumpster.
- **Septa Train Station Update** – Chairperson L. Durkin stated that she will be meeting with Wendy Green Harvey regarding the train station. Ms. Harvey will be holding the meeting in April and Chairperson L. Durkin will continue to update the committee as information becomes available.
- **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.

- **Banner Program Update** – Chairperson L. Durkin stated that she did have a meeting with Carolyn Hirsh from Lindy Properties. This was in hopes to come up with a long term path for banners regarding long term signage and programs. Carolyn Hirsh of Lindy Properties and Chairperson L. Durkin will continue to update the committee as information becomes available

Adjournment: On motion of Chairperson L. Durkin, seconded by President D. Pancoe, the motion adjourning the meeting passed unanimously.