



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
May 11, 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 T. Danilak, and Councilor M. Marlowe.
- **Committee members absent:** Councilor M. Golden.
- **Others present:** President D. Pancoe, Vice President R. Bunker, Borough Manager G. Locke, Director of Finance B. Lucy and Director of Public Works T. Frank.

Public Comment: Guido, the owner of Marzano's Ristorante, appeared before the committee to discuss the Pergola that he would like to place at Marzano's. Drawings and pictures were given to the committee members regarding this Pergola. Borough Manager G. Locke prepared the lease for the Pergola, then sent the lease to the Solicitor. The Solicitor made recommend changes to the lease and is now going before the committee for preliminary discussion. This lease is still a proposed lease but the lease was placed in Dropbox. The picture and plans of the proposed Pergola were given to Jim Rose of the Planning Commission for review.

Guido also asked that a sign be placed on York Road that there is a parking lot in Town Square. He stated that this affects the businesses due to visitors not knowing that there is more parking off of York Road. Director of Public Works T. Frank stated he is unsure if a sign currently exists but has no problem creating a sign to highlight the Town Square and Greenwood Avenue parking lots. Chairperson L. Durkin asked what the approximate cost would be to create the sign as well as the poles for the sign. Director of Public Works T. Frank stated that the Borough makes their signs in house and has all the materials to create the sign. The sign cost could cost between \$20 and \$60. President D. Pancoe stated that she would rather see a permanent banner on York Road for parking but she is unsure of the PennDOT approval process to allow a banner to be placed over a state road. Borough Manager G. Locke stated that if the banner does not go too far south of Summit Avenue, Pennoni, the Borough traffic engineers, has all the engineered drawings from the Streetscape Program and the road would not have to be surveyed a second time. Chairperson L. Durkin stated that she would like Director of Public Works T. Frank to look at the cost of placing the parking banner on York Road.

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. An excel spreadsheet has been placed in Dropbox of the complete list of residents that have affected with the Paving Program and must replace their curb and sidewalk. This list will be updated with scheduled meetings, permit approvals, and completed work. Chairperson L. Durkin stated that some residents are surprised that they are responsible for the curb and sidewalk as it is not placed in their deed. They would like more time to plan for this expense and work. Chairperson L. Durkin would like to see the 2016 Paving letters sent out as soon as possible to allow the residents enough time as possible for the work to be completed.
- **Act 537 Plan - Cheltenham:** Chairperson L. Durkin stated that Cheltenham submitted to the DEP has been withdrawn by Cheltenham Township. This sends the project back to the I&I drawing board. Jenkintown

Borough requested 25 EDU's but in the revised plan, Jenkintown Borough will be looking to receive more than 25 EDU's. Borough Manager G. Locke stated that Council approved this plan before it was withdrawn.

- **Comprehensive Plan Update:** Chairperson L. Durkin wanted to talk about the outcome of the second meeting. Chairperson L. Durkin wanted to highlight that the group has great dynamics and will continue to work on the Comprehensive Plan for Jenkintown Borough. A draft vision statement has been received and the demographic data analysis. Council is invited to access the Dropbox for the Steering Committee as well as attend the meetings.
- **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. Chairperson L. Durkin believes that Pennoni has started the plans for the surface lot and has recommended that Borough Manager G. Locke reach out to them to obtain a copy those plans. Vice President R. Bunker believes the committee should look into the parking lot on Johnson Street behind Fiesta Pizza.
- **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.

Items to Decision to forward to Full Council

- **Business Recognition Awards:** Chairperson L. Durkin stated that the recommendation for this month's recognition award should be for Jose and Jennifer Vargas, the owner of Lelias which is located on the corner of West Avenue and Leedom Street.

A motion was made by Chairperson L. Durkin, seconded by President D. Pancoe, to forward the Resolution #2015-7 recognizing Jose & Jennifer Vargas, to full council.

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 that the excavation work for PECO Gas will be completed tomorrow and AQUA has about one week left of excavation. The PECO Electric will begin restoring West Avenue this week. There is a walk thru of the Borough tomorrow with PECO Gas to restore the homes to the standard in which they were before the work had been started.
- **Jenkintown Planning Commission Report:** No Report.
- **93 York Road – AAA Car Care Center – Conditional Use Hearing:** Borough Manager G. Locke stated that a conditional use hearing is scheduled for the May 18th Council meeting. Borough Council has 45 days to render a decision after the hearing, the decision can be given that night but there is time for a discussion if Council would like. Borough Manager G. Locke stated that he has put all information regarding 93 York Road conditional use hearing in Dropbox for both Council and the Building Zoning & Revitalization.

- **New businesses; closed businesses; progress re: businesses planning to open:** Chairperson L. Durkin stated that Jeff Lustig will be opening an organic sandwich shop at 407 York Road where Fiesta Pizza has closed. 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.
- **Lindy's Recyclable Dumpster:** Borough Manager G. Locke stated that Lindy has submitted a plan for a recycling dumpster. In this plan Lindy would take one parking spot from the lot, put curbing around it and order a new double dumpster to allow for recycling. Lindy since then, has withdrawn the project due to the cost of the project. This plan is being raised and Lindy plans to resubmit this project.
- **Septa Train Station Update:** Borough Manger G. Locke stated that Septa has placed the work for the train station out to bid and expects to receive the bids back in June. Construction should be started by the end of June which will take care of all the property maintenance issues the Borough had.
- **204 Wyncote Road:** Director of Public Works T. Frank reached out to Mr. Binns, who has been down in Florida this winter. Mr. Binns had been continuously working on the property until the winter, but due to the weather has not progressed since. Director of Public Works T. Frank confirmed that roof has been finished, interior work on the second floor has been completed, the decking and overhang on the second floor has been restored, and removed tree debris from the back of the property. Director of Public Works T. Frank stated that there is no deadline for Mr. Binns to complete the work on the property but plans on having Mr. Binns continue to make progress on the house.
- **126 Summit Avenue –** Borough Manager G. Locke stated that the homeowner had passed away two years ago and the Borough has not been able to contact the bank who currently owns the property. Borough Manager G. Locke has stated that if the Bank delays the repairs the Borough may address the two blocks of sidewalk in the public right of way due to the dangerous condition of the sidewalk. There is currently no "For Sale" sign on the property.
- **108 Walnut Street –** Borough Manger G. Locke stated that the sheriff sale for 108 Walnut Street has been postponed. As soon more information becomes available Borough Manager G. Locke will update the Committee.
- **Abington Master Bike Plan –** President D. Pancoe felt as though one of the committee members from the Building Zoning & Revitalization should be on the committee for Abington's Master Bike Plan. Abington was awarded sixty thousand dollars for their bike plan. The next meeting is on June 8th at 7pm. Councilor T. Danilak has offered to sit in on these meetings with Abington.
- **100 Greenwood Avenue -** Borough Manager G. Locke wrote an email to the third ward council members, Councilor C. Soltysiak, Councilor M. Marlowe and Councilor C. Durkin, that the chiller, which is a big heating and ventilation unit, on top of 100 Greenwood Avenue went out of service over the weekend. A temporary chiller has been brought in, but creates a lot of noise. Borough Manager G. Locke wanted to bring it to the attention of the committee to alert them that phone calls may be received for the noise. The original chiller is expected to be repaired in a week.

Ongoing Items

- **207 West Avenue – ZHB Hearing June 3rd 7:30pm:** Borough Manager G. Locke stated that the Zoning Hearing Board for 207 West Avenue, Mr. & Mrs. Joesph Zeccardi Jr, has been continued until June 3rd at 7:30pm.
- **Code Report:** A written report was provided in Dropbox.
- **Property Maintenance Notices:** A written report was provided in Dropbox.

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