



**BUILDING, ZONING, & REVITALIZATION COMMITTEE  
MEETING MINUTES  
May 16<sup>th</sup>, 2016  
7:30 p.m.**

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

**Attendance**

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

**Public Comment:** None at this time.

**Featured Items for Discussion**

- **2035 Comprehensive Plan Update** – Chairperson L. Durkin stated that this meeting was the next to last meeting until the end of summer. This meeting was the first of two meetings regarding the economic development of Jenkintown. Chairperson L. Durkin stated that the Borough's Business Privilege Tax is 31% of the total budgeted revenue. This shows that the Borough has a much higher reliance on the BPT tax than other municipalities around. The discussion of parking was also brought up during this meeting and how critical parking is within the Borough. Since there is not much consensus between the Borough, the business owners and the residents on exactly how much parking is needed and whether or not the Borough needs more, the County Planners, Maggie and Marley, will be doing a parking study over the summer months. This will not cost the Borough any more money.
- **Parking Solutions – Organizing Efforts Going Forward** - There has been no new update regarding the parking solutions.
- **Good Day Philadelphia** – Borough Manager G. Locke wanted to highlight that Fox29 news wanted to broadcast their morning show from Town Square here in Jenkintown. Their whole morning show would take place here, from 7am until 10am, on June 10<sup>th</sup>. Borough Manager G. Locke stated that they have started planning the show with Torrie as well as local businesses from around the Borough. They will be doing Doylestown this Friday, May 20<sup>th</sup>. Mayor E. Foley will be in contact with Torrie to coordinate all the businesses. The Borough will also be in continuing contact with the producer to help coordinate the show.

**Items for Information**

- **Jenkintown Planning Commission Report** – No report at this time.
- **2016 Concrete Paving Project – Update** - Borough Manager G. Locke wanted to highlight the initial letters for the replacement and repair of the curbs and sidewalk went out in September. The

follow up official notice went out in January of this year, and most residents are preparing for the work to be completed.

### 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 30<sup>th</sup> to complete the required concrete repairs. Out of those seventeen, three people have remained non-complaint. Borough Manager G. Locke is requesting that the Committee allows Borough Manager G. Locke to reach out these property owners before he cites them. Borough Manager G. Locke states that he is optimistic but wants to continue to keep in touch with these owners.
- **Avelthorpe Park Partnership with Rockledge Borough** – Chairperson L. Durkin wanted to highlight that she has heard from Mayor E. Foley regarding the meeting with Abington Township. Chairperson L. Durkin stated that the Mayor is in contact with them, but the meeting to discuss Avelthorpe park has not been formally arranged yet.
- **101 York Road Land Development** – Chairperson L. Durkin stated that the Borough does not have a final agreement in terms of the gateway project. The Borough will continue to work with Glanzmann Subaru to get an agreement in place to allow for the continuation of the Land Development approval.
- **206 Township Line Road** - Chairperson L. Durkin stated that 206 Township Line Road has an extension regarding their Land Development. The owners/contractors are still working to get the plans corrected to address the reviews from the Engineer and the Planning Commission for the Land Development Application
- **117 York Road: Court House Update** – Borough Manager G. Locke stated that the Court house is on schedule to have the first judge in by July 2016. They have started the work on the parking lot today and they've continually had inspections to move the interior work along. The County has put a Project Manager on the job as the Developer was running into the three judges stopping in and changing things to fit each of their needs. The Project Manager has stayed in contact with the Borough almost daily.
- **314 York Road: Upper Crist Pizza Update** – Borough Manager G. Locke stated that they are moving along. This building used to be Dr. Giammanco's office, but is now going to be a pizza shop. The Borough has received their sewer approval. They are currently going through a code decision regarding whether or not a vestibule is needed. Borough Manager G. Locke and the Building Department are currently looking into whether or not a vestibule is needed.
- **Septa Train Station Update** – Chairperson L. Durkin stated that the train station cannot have a restaurant due to the parking requirements that are needed for the restaurant. Chairperson L. Durkin will continue to look for other avenues for parking to allow for a restaurant and will 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 in April. This was in hopes to come up with a long term path for banners regarding long term signage and programs. Chairperson L. Durkin has since reached out to Brian Havir from Cheltenham Township to review their banner program in Glenside. 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 Councilor C. Whitney, the motion adjourning the meeting passed unanimously.