



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
February 2, 2018
7:30 p.m.

Call to Order: Chairperson K. Farrell called the meeting to order.

Attendance

- **Committee members present:** Chairperson K. Farrell, Councilor M. Golden, Councilor A. MacHaffie, Councilor D. Ballard and Councilor J. Lugar
- **Committee members absent:** None at this time.
- **Others present:** President D. Pancoe, Vice President R. Bunker, Borough Manager G. Locke, Director of Finance R. Ware, Mayor A. Dobbs and Fire Marshal K. Lynch.

Public Comment: None at this time.

Presentations

- **Aschkenasy: 93 York Road** – Paul Aschkenasy, owner of 93 York Road, appeared before the committee to discuss the proposed re-development of 93 York Road. Included in the proposal would be a drive-thru facility for Starbucks. Mr. Aschkenasy is also looking to add approximately 24 apartment units onto the second floor of the building. Mr. Aschkenasy is confident that the additional unit would be for commuters and TOD living rather than families due to the unit size. Mr. Aschkenasy noted that these plans are only conceptual and wanted to receive feedback from the Committee regarding the proposed project.

Councilor K. Farrell asked if the apartments would be one or two bedrooms. Mr. Aschkenasy noted that the apartments would be mostly one bedroom, but there would be some two bedroom. Mr. Aschkenasy is looking to have unit sizes of 1,100 square feet max.

Mayor A. Dobbs wanted clarification on the drive thru. Borough Manager G. Locke noted that a drive thru is a permitted use by conditional use in the Gateway Zoning District which would be voted on by Borough Council. Borough Manager G. Locke noted that this property, 93 York Road, is in the Gateway Zoning District.

Rob Lewis, Kaplan Stewart, Architects for Mr. Aschkenasy noted that the property is zoned as Gateway however within the code for Gateway it permits the applicant to use Town Center or Neighborhood Commercial Residential Zoning requirements should they choose. Currently, the applicant is looking to apply under the Town Center, which allows the mixed-use and go before Zoning Hearing Board for the variance for a drive thru. Mr. Lewis noted that under either district, this property would have to go before Zoning Hearing Board for relief, however believes that it fits under the Town Center District more, requiring less reliefs. Mr. Lewis did note that the applicant will apply under either district and prefers to under the district Council believes will best fit the project.

Mayor A. Dobbs asked if Mr. Aschkenasy was looking for support tonight and if this Starbucks would replace the Starbucks in Abington near Rodman Avenue. Mr. Aschkenasy stated that he is not looking for support tonight, just feedback on whether the Borough would potentially support this project in the future. Mr. Aschkenasy also noted that this would not replace the Starbucks in Abington.

Vice President R. Bunker asked how important the drive thru is to the redevelopment. Mr. Aschkenasy noted that it would be the make or break deal. Mr. Aschkenasy additionally noted that the drive thru goes around the rear of the building and ends on the Wyncote Road side of the structure so that it is hidden from York Road.

Councilor M. Golden noted that it appears to have the same traffic pattern as it currently has now. Councilor M. Golden shared the concern that this may be a way for families to get into the school district. Mr. Aschkenasy noted again that the rent cost as well as the unit size may deter families from wanting to rent here rather than other places in the Borough that have more space.

Mayor A. Dobbs asked if the drive thru would be open 24 hours a day. Mr. Aschkenasy replied that it was not the intent to have it open that late.

President D. Pancoe asked if Mr. Aschkenasy would be losing the current tenants and approximately how many spaces for parking. Mr. Aschkenasy replied that he did not know about the current tenant and there would be 120 parking spaces on the property.

Alyson Lester, 315 Greenwood Avenue, asked for a copy of the presentation after the meeting. Ms. Lester also asked if Mr. Aschkenasy felt as though there would be enough parking for the businesses as well as the tenants for the units. Mr. Aschkenasy replied that he was very confident in the parking layout and number of spaces and does not believe that to be an issue.

Eric Horowitz, 149 Cedar Street, asked how many units and if Mr. Aschkenasy intends for the tenants to be long term. If so, how would you make their living space long term living. Mr. Aschkenasy replied that currently they are looking for 20-24 units and will provide things such as balconies, small gym spaces, and community rooms.

Pam Lynch, 418 Maple Street, asked if the sign would remain. Mr. Aschkenasy replied yes.

Chris Devers, 415 Hillside Avenue, asked if this would be used to rent out to the PennState Abington kids and asked Mr. Aschkenasy if he believed it would generate more taxes than currently there. Mr. Aschkenasy replied that it would not be rented to PennState Abington however he does believe it would generate more taxes than currently there.

Randy Garbin, 99 Runnymede Avenue, asked why would people want to rent there. Mr. Aschkenasy noted that he is looking for young professionals with a TOD lifestyle. Mr. Aschkenasy noted that there are people who want to get the suburban living but near urban areas.

Eric Horowitz, 149 Cedar Street, asked Mr. Aschkenasy if he would provide electric charging stations or ride sharing parking. Mr. Aschkenasy noted that he was open to the idea.

Alyson Lester, 315 Greenwood Avenue, asked if it would create a significant traffic impact. Mr. Aschkenasy noted that his traffic engineer did not believe that it would due to using the existing conditions such as the light on York Road.

President D. Pancoe noted that she liked the project but would like to see a bus shelter for the bus stop in front of the property. Councilor M. Golden noted that it appeared to be the best place and use for a drive thru.

Reports

- **Jenkintown Planning Commission Report** – No Report.
- **Building Department** – The monthly reports were placed with the monthly meeting materials.

New Business

- **New Zoning & Use Permits Issued to Proposed Businesses** –Chairperson K. Farrell highlighted that the Borough has received and approved Zoning & Use permit for a Coffee / Smoothy Shop at former Southern Bell at a Farmers Insurance former Lindy Office at 207 Leedom Street. President D. Pancoe asked how the Borough finds businesses that do not have a Zoning & Use Application on file with the Borough. Borough Manager G. Locke noted that the Borough's Fire Marshal K. Lynch has been completing fire inspections and noting who was occupying the spaces. The Borough is also checking signage.
- **Current Development Proposals** – Chairperson K. Farrell noted that the Borough has 610 Summit Avenue, Roizman which will be holding a presentation during the February 28th Council meeting. Additionally, 459/471 York Road, Hummel which held a community conversation on February 20th. Also, 93 York Road, Aschkenasy which was the presentation earlier this evening and finally 169 Greenwood Avenue, Shapiro which the Borough completed a review, sent a letter, and now the applicant is revising their plans.

Ongoing Business

- **RFI - Borough Property Development Proposals** – Chairperson K. Farrell highlighted the Borough entered in to agreement with the Re-Development Authority, no other binding decisions made at this time.
- **Verizon Utility Pole Removal – Update** – Chairperson K. Farrell asked Borough Manager G. Locke if progress has been made regarding the removal of Verizon poles. Borough Manager G. Locke noted that the Borough was making significant progress, however Verizon went back to the same engineer who the Borough found to be unresponsive in the beginning of the removal process. The Borough has now enlisted the help from PennDOT as they are in the Borough's right of way. Borough Manager G. Locke noted that the only other action of recourse is that the Borough file a grievance with the Public Utilities Commission, however it is found that the Public Utility Company that had the grievance filed against them usually become unresponsive. The Borough is hopeful that PennDOT will help. Currently there are approximately 60 poles left.
- **2018 Paving Project** – Chairperson K. Farrell highlighted that the 2018 paving project specifications have been completed and are approved by PennDOT. The Borough is looking to bid the project in March and pave in August before the beginning of School.

- **Commercial Fire Inspection Program** – Fire Marshal K. Lynch noted that the Commercial Fire Inspection Program is continuing. The Borough intends to send out reminder letters for the inspections that have not been completed to date.
- **Property Maintenance Inspections** – Fire Marshal K. Lynch noted that the Borough received a complaint from a property owner on Township Line Road about a garage on Wyncote that abuts their property. Fire Marshal K. Lynch assessed the site and found the garage to be in major disrepair. Fire Marshal K. Lynch spoke with the homeowner of the garage who agreed about the condition and is currently working to have the garage secure.
- **West Avenue & Greenwood Avenue Concrete / Code Enforcement** – Chairperson K. Farrell highlighted that there are currently two properties remaining on West Avenue and one property on Greenwood Avenue that need to comply with the concrete repairs. All three properties have indicated that they intend to comply.
- **Realtor request to mail Residential U&O Requirements to all homes within Borough limits** – Chairperson K. Farrell noted that the Borough received a request from a realtor to mail Residential U&O Requirements to all homes within Borough limits. The Borough included an insert in with this year's real estate tax bill.
- **Design Review Board – 204 / 206 Township Line Road** – Chairperson K. Farrell highlighted that the Borough received new plans that were resubmitted by the new owners on January 10th. Sent to Design Review Board for review and comments on January 11th. Chairperson K. Farrell noted that Design Review Board has initially reacted favorably towards this development and approved its design.

Mayor A. Dobbs wanted the committee to know that the Kwanis Club of Jenkintown is looking to install permanent signs for the Sunset 5K Run. Draft copies of the signs have been provided with the monthly meeting materials.

Councilor M. Golden wanted to discuss last night's community gathering with the proposed owners of the new Taco Bell. Councilor M. Golden feels as though Taco Bell did not submit the information that the Borough requested when the Borough voted in support of their application to the Zoning Hearing Board. Councilor M. Golden made a motion to require additional information from Taco Bell if the Borough was going to continue to support this project. Councilor M. Golden had two conditions to his proposal, one that the drive thru closes at 12AM, midnight and two that the owners of Taco Bell, Summerwood, agree in a bind contract that they will pay 50% higher than the current assessment rate, which will require Taco Bell to be assessed at \$854,730. This would allow the payment of \$34,000 to the school district at \$6,600 to the Borough. Councilor M. Golden noted that these conditions were contingent upon whether the Borough could legally impose them. Councilor J. Lugar seconded the motion.

President D. Pancoe noted that she received a handout from a resident, Tim Dibble, but has not compared the information to any information that she has received from the Borough's Finance Director, R. Ware. President D. Pancoe would like to see a tax analysis of the property and agrees that there should be a floor or a minimum that Taco Bell is required to pay.

Katie Costandino, 418 Hillside, noted that she asked the developer during the gathering that if they believed it would double or triple the taxes could they guarantee it or put it in writing. Ms. Costandino noted that the developer only responded by stating interesting and they would not commit.

Vice President R. Bunker noted that he would like to see an analysis of the property from an independent source or one completed by the Borough. Vice President R. Bunker noted that the Borough reached out to the county and they are unsure due to the structure not being built yet.

Mayor A. Dobbs noted that Councilor M. Golden had an interesting point, because if the developers are confident in the assessment then they should provide documentation agreeing with such.

The motion on the floor made by Councilor M. Golden, seconded by Councilor J. Lugar moved to full Council unanimously.

Adjournment: On motion of Vice President R. Bunker, seconded by Councilor J. Lugar, the motion adjourning the meeting passed unanimously.