



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
May 16th, 2018
7:30 p.m.

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

Attendance

- **Committee members present:** Councilor K. Farrell, Councilor M. Golden, and Councilor A. MacHaffie.
- **Committee member absent:** Councilor J. Lugar, Councilor D. Ballard and.
- **Others present:** President D. Pancoe, Vice President R. Bunker, Councilor J. Conners, Councilor C. Soltysiak, Councilor C. Whitney, Councilor K. McGlenn, Borough Manager G. Locke, Solicitor P. Hitchens, Finance Director R. Ware, Fire Marshal K. Lynch, and Mayor A. Dobbs.

Public Comment: None at this time.

Reports

- **Jenkintown Planning Commission Report** – No written report. Chairperson K. Farrell noted that the Planning Commission meetings will be moved to the third Tuesday of the month, beginning on Tuesday June 19th.
- **Building Department** – The monthly reports were placed with the monthly meeting materials. Borough Manager G. Locke noted that the house located at 358 Walnut Street has completed their restoration work and have been issued their Certificate of Occupancy. Borough Manager G. Locke also noted that 356 Walnut has not continued progress as there is an issue with the insurance company and the contractor. Borough Manager G. Locke noted that the port-a-poty will be removed from the property as work is not continuing.

Presentations

- **93 York Road** – Paul Aschkenasy and Gregg Adelman appeared before the committee to discuss the possible redevelopment of 93 York Road. Mr. Aschkenasy, who owns the building, noted that the current lay out of the building is functionally obsolete. Gregg Adelman noted that the proposed building would have approximately 13,000 sf of retail on the first floor including a Starbucks as well as twenty-four (24) apartments on the second and third floor. Mr. Adelman noted that the building is currently three stories in height. After reviewing the Jenkintown Borough Zoning Code, Mr. Adelman noted that the property can be reviewed under the Town Center Zoning District or the Gateway Zoning District. After much consideration, it appears as though they will be applying the Gateway Zoning District to this property. Mr. Adelman noted that this property would need two major reliefs, window for the drive thru faces a road, and the twenty-four (24) apartments that would be on the second and third floors. Mr. Aschkenasy noted that the project would not be feasible without the drive thru and without the apartments.

Vice President R. Bunker asked if the drive thru stacking would be away from York Road behind the structure. Mr. Aschkenasy noted that it would be.

Councilor A. MacHaffie asked if some of the structure would remain. Mr. Aschkenasy noted that they will keep a portion of the structure, however others would be demolished and / or added onto the main structure. Councilor A. MacHaffie also asked if the green space in the rear, abutting the residential properties on Washington Lane was to remain and how garbage would be disposed of for the apartments / commercial space. Mr. Aschkenasy noted that the green space in the rear of the structure was to remain the same including the fence along the rear of the property. Mr. Aschkenasy also noted that currently there are two small dumpsters on site that receive pick up twice a week. It is the intention of Mr. Aschkenasy that the dumpsters will be upgraded to larger dumpsters and will be picked up three times a week or every other day depending on the amount of trash that is disposed of.

Chairperson K. Farrell asked the amount of apartments and the approximate unit distribution between one and two bedroom apartments. Paul noted that there will be twenty-four (24) units with approximately half being one bed and the other half being two bedroom. Mr. Aschkenasy noted that the one bedroom would be approximately 700 sf and the two bedroom would be approximately 1050 sf.

Councilor A. MacHaffie asked how many parking spaces were on site. Mr. Aschkenasy noted that there were 117 spaces.

Borough Manager G. Locke asked Mr. Aschkenasy if he believed that the occupants would increase the load on the School District as well as if he would be able to rent the building out. Mr. Aschkenasy noted that he believes that the building will be fully occupied as there is currently nothing like this in the area. Mr. Aschkenasy noted that the building will be made with contemporary materials and attracts those who are looking to move out of the city, however do not own a home yet. Mr. Aschkenasy noted that the small unit size, over commercial spaces at the price these will be at are not conducive for children and / or families. Mr. Aschkenasy noted that the rent would be approximately \$2,000.

Councilor C. Soltysiak asked if Starbucks was contingent on the approval for the drive thru. Mr. Aschkenasy noted that they were.

President D. Pancoe made a motion, seconded by Councilor K. McGlenn to move the support of the redevelopment of 93 York Road to full Council.

Motion approved 9-0

New Business

- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that the Borough currently has four potential development projects within the Borough. First, The Summit House 2018 LLC, 606/610 Summit Avenue, appeared before Council for their Conditional Use hearing which has will have their decisions rendered next Wednesday, May 23rd. The Conditional Use approvals being sought include the “apartment building use”, “five story building” and a “reduction in parking”. Next, Greenwood Terrace, 141/169 Greenwood Avenue, has submitted a zoning application, the Borough has issued denial, and revised plans are being resubmitted. Plans are for expansion of non-conforming use which include an additional 14 apartments. Additionally, the Borough has a Zoning Hearing Board hearing for a Zoning Violation appeal on Wednesday May 30th at 7:30 PM. Taco Bell, 459-471 York Road, has submitted a zoning and zoning hearing board application, the Borough has deemed incomplete and not accepted. The Borough expects refileing to take place within the near future in time to set a June ZHB Hearing date.
- **2035 Comprehensive Plan** – Chairperson K. Farrell highlighted that the Borough Comprehensive Plan has entered the Final Adoption Phase. Planning Commission Meetings will be held on May 17th and June 19th including public presentation by the County Planners. Consideration of Final Adoption of Plan. The Public Hearing will be held Wednesday, June 27th.

- **Revised Planning Commission Meeting Schedule** – Chairperson K. Farrell noted that due to increased workload and tasks that the Planning Commission has undertaken, the Planning Commission will meet on their own evening. The first meeting will be tomorrow evening, Thursday, May 17th. Beginning in June they will meet on Tuesday, June 19th at 6:30 PM and the third Tuesday of each month for the remainder of 2018. Borough Manager G. Locke also noted that the Planning Commission will have their own agenda and minutes on the Borough's website.
- **2017 Montco 2040 Implementation Grant** – Chairperson K. Farrell stated that the Borough will be meeting with Glanzmann to sign the easement agreement so the Borough can move forward with bidding the project. Borough Manager G. Locke noted that Ray Glanzmann passed away in the evening. Council and Borough Administration send their condolences to the Glanzmann family.
- **Cedar Street / Moretti Park** – Discussed during the Administration & Finance Committee meeting.

Ongoing Business

- **Greenwood and West Avenues Concrete Compliance Update** – Chairperson K. Farrell noted that all properties have been addressed on Greenwood Avenue and one property remains to be addressed on West Avenue. That property has two (2) sidewalk blocks to repair. These two portions of roadways were not paved and compliance was much more time consuming to gain compliance. It took two years to gain total compliance on these roadways.
- **RFI - Borough Property Development Proposals** – Chairperson K. Farrell highlighted the Borough entered in to agreement with the Re-Development Authority, RDA, and has delivered the proposals to the RDA. No other binding decisions made at this time.
- **2018 Montco 2040 Implementation Grant: Long Planters on York Road – submitted** – Chairperson K. Farrell noted that the grant submittal was made before the required deadline and the Borough is anticipating a decision in June
- **Verizon Utility Pole Removal – Update** – A written report was provided with the monthly meeting materials. The Public Works Foreman has been working with Verizon who is making slow progress. Measures are being taken to motivate Verizon.

Adjournment: On motion of Councilor M. Golden, seconded by Councilor J. Lugar, the motion adjourning the meeting passed unanimously.