



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
June 20th, 2018
7:30 p.m.

Call to Order: President D. Pancoe called the meeting to order.

Attendance

- **Committee members present:** Councilor J. Lugar, Councilor D. Ballard, Councilor M. Golden, and Councilor A. MacHaffie.
- **Committee member absent:** Chairperson K. Farrell.
- **Others present:** President D. Pancoe, Vice President R. Bunker, 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. President D. Pancoe noted that the Planning Commission last night and discussed the Comprehensive Plan, Section 106 comments to SEPTA regarding the platforms and Ordinance #2018-1 pertaining to the Medical Marijuana Grower / Processor.
- **Building Department** – The monthly reports were placed with the monthly meeting materials. Borough Manager G. Locke noted that the Borough has been very busy in the building department as the Borough has issued approximately 235 building permits and 50 zoning permits. Mayor A. Dobbs noted that she had heard from a contractor working in town that the Borough Administration is pleasant to work with and efficient. Mayor A. Dobbs thanked Borough Manager G. Locke for the Borough Administration's work on permitting.

Presentations

New Business

- **Proposed Taco Bell Project – Discussion:** President D. Pancoe noted that this discussion took place during the Special Council Meeting earlier in the evening.
- **Current Development and Potential Projects** – President D. Pancoe highlighted that the Borough currently has four potential development projects within the Borough. First, The Summit House 2018 LLC, 606/610 Summit Avenue, has their ZHB decision under appeal at Court of Common Pleas, Conditional Use Hearing completed and decision has been submitted. 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. Additionally, the Borough has a Zoning Hearing Board hearing for a Zoning Violation appeal for 301 Runnymede Avenue on Wednesday July 12th at 7:00 PM. Taco Bell, 459-471 York Road, has submitted a zoning and zoning hearing board application, the Borough has deemed the application

complete and a hearing has been scheduled for Thursday June 28th at the Jenkintown School District High School Auditorium. Finally, 93 York Road, has appeared before and presented at three meetings including the May Council meeting to discuss the redevelopment of their site including the addition of 14 new apartments and a drive thru. A Zoning Hearing Board application is pending.

- **2035 Comprehensive Plan** – President D. Pancoe highlighted that the Borough Comprehensive Plan has entered the Final Adoption Phase. Planning Commission held final public review session yesterday, June 19th. Consideration of Final Adoption of 2035 Comprehensive Plan, Public Hearing to be held Wednesday, June 27th at 7:30.
- **Revised Planning Commission Meeting Schedule** – President D. Pancoe noted that beginning in June the PC will now meet on the third Tuesday of each month for the remainder of 2018 beginning at 6:30 PM. Minutes, agendas, meeting dates and times will be posted on the Borough website.
- **Cedar Street / Moretti Park** – Discussed during the Administration & Finance Committee meeting.

Ongoing Business

- **2017 Montco 2040 Implementation Grant** – President D. Pancoe stated that the meeting with Glanzmann to sign the documents pertaining to the easement have been postponed due to the passing of Ray Glanzmann. Currently, a meeting is being arranged with Jim Glanzmann to sign easement to move forward bidding project for Southern gateway project.
- **Greenwood and West Avenues Concrete Compliance Update** – Borough Manager G. Locke 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.
- **Handicap curb cut ramps installed on York Road** – President D. Pancoe noted a second letter has been drafted and sent to PennDOT requesting the ramp removals and restoration be expedited due to safety concerns.
- **RFI - Borough Property Development Proposals** – President D. Pancoe highlighted the Borough entered into a contract with the Redevelopment Authority to manage the possible sale of Borough property. Proposals have been delivered to RDA. A meeting is being arranged with the RDA and members of the RFI sub-committee. No other updates at this time. This evening at a Special Council meeting the Borough is looking to authorize a property/building feasibility and assessment study of real property for the purpose of the potential relocation of Borough hall. Study not to exceed \$25,000.
- **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 by the Public Works Department to temporarily restore the areas of disturbance left by PECO/Verizon that are a threat to life safety. Borough Manager G. Locke noted that Verizon is looking to install towers down at 610 York Road. The Borough intends to inform them of the work that needs to take place.

President D. Pancoe noted that the Borough received a request for a bench plaque honoring a nurse that retiring. The committee has no objection to this request being fulfilled. President D. Pancoe noted that the Borough should look at developing a small sub-committee for the honoring and dedication of benches within town square.

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