



**JENKINTOWN BOROUGH COUNCIL  
PUBLIC MEETING  
May 23<sup>rd</sup>, 2018  
6:30 P.M.  
700 Summit Avenue, Jenkintown Pennsylvania**

**MINUTES**

1. **Call to Order:** President D. Pancoe called the meeting to order at 7:30 p.m.
2. **Pledge of Allegiance:** Mayor A. Dobbs led those present in the Pledge of Allegiance
3. **Roll Call:**
  - **Council members present:** President D. Pancoe, Vice President R. Bunker, Councilor J. Conners, Councilor C. Whitney, Councilor C. Soltysiak, Councilor A. MacHaffie, Councilor M. Golden, Councilor J. Lugar, Councilor K. Farrell, Councilor K. McGlenn, and Councilor M. Ashton Young.
  - **Council members absent:** Councilor D. Ballard
  - **Others Present:** Manager G. Locke, Chief A. DiValentino, Solicitor P. Hitchens, Engineer K. Hassan, Mayor A. Dobbs, Fire Marshal K. Lynch, and Director of Finance R. Ware.
4. **Approval of Minutes: April 25<sup>th</sup>, 2018:** On motion of Councilor J. Conners, seconded by Councilor C. Whitney, the motion approving the April 25<sup>th</sup>, 2018 council minutes were approved unanimously.
5. **Approval of Payrolls dated April 26<sup>th</sup> and May 10<sup>th</sup> in the amount of \$150,795.20 and Invoices totaling \$303,627.48.** On motion of Vice President R. Bunker, seconded by Councilor J. Lugar, the motion approving payrolls dated April 26<sup>th</sup> and May 10<sup>th</sup> in the amount of \$150,795.20 and Invoices totaling \$303,627.48 were approved unanimously.
6. **Presentations:**
  - **Promotion of Sergeant Mark Welsh:** Police Chief A. DiValentino appeared before Council to complete the swearing in of Sergeant Mark Welsh. Sergeant Welsh was promoted to Sergeant during last month's Council meeting, however the swearing in ceremony took place during the May Council meeting.
  - **Citizen's Award:** Police Chief A. DiValentino noted that he wanted to present a citizen's award to a member of the community who has gone out of their way to help make everyday life a little better for those less fortunate. Police Chief A. DiValentino recognized Sofia Maneely for her dedication and hard work for providing to the homeless. Police Chief A. DiValentino noted that Sofia Maneely has taken this project on herself, and the Police Department and Community are proud of the efforts she has taken to help those less fortunate.
  - **Barbican, Thorton & Company:** Pam Baker appeared before Council to highlight the completed 2017 Financial Audit. Ms. Baker highlighted that there were no findings on this year's audit. Last year, Barbican, Thorton & Company noted three comments and to date two of the three comments have been addressed. The final comment pertains to the outside payroll agency completing an independent audit. Ms. Baker noted that these comments are not findings but rather suggestions to help continue to the "checks and balances" of the Borough's finances.
7. **Public Comment:** President D. Pancoe read a statement prior to public comment. President D. Pancoe noted that she wanted to clarify a few misconceptions regarding the Summit House Conditional Use hearing for the property located at 606-610 Summit Avenue. President D. Pancoe noted that it is Salem Baptist Church's

decision to sell their property and the Borough did not ask Salem Baptist Church to sell. President D. Pancoe is hopeful to bring this property back onto the tax roles.

Peggy Downs, 301 Runnymede Avenue, appeared before Council to inform them that she is not nor ever has operated a business out of her home at 301 Runnymede Avenue. Ms. Downs noted that she had to pay \$1,000 to hold a Zoning Hearing Board hearing. Ms. Downs also noted that the meeting is next week, May 30<sup>th</sup> at 7:00 PM and that her application was not on the Land Development / Zoning Hearing Board page on the Borough's website.

Shirley Breslin, 226 Mather Road, asked Council why the Zoning Hearing Board page on the Borough website is not up to date. Ms. Breslin noted that Linda Manfredonia was missing from the page. President D. Pancoe noted that she opened the page and it is up to date.

Alyson Lester, 315 Greenwood Avenue, appeared before Council to recap the hearing for the Conditional Use that was before Council for voting tonight. Ms. Lester noted the reasons in which she believes that Council should not approve the Conditional Use.

Dave Donaldson, 216 Hillside Avenue, appeared before Council to state his displeasure in Council granting a "parking variance" for the Summit House Conditional Use hearing for the property located at 606-610 Summit Avenue. Mr. Donaldson noted that years ago Council "took land from the Fire House to create parking" because the Borough was short on parking and is confused on how the Borough would be willing to reduce the amount of parking that is needed by the Summit House Associates.

Margaret Remich, 128 Cedar Street, appeared before Council to discuss the Summit House Conditional Use hearing for the property located at 606-610 Summit Avenue. Ms. Remich noted that she just moved into the Borough onto the 100 block of Cedar Street and was not informed by the Borough or the sellers of the property that this was taking place in her back yard.

Mary Jane Reilly, 410 West Avenue, appeared before Council and noted that no one likes change whether the change is good or bad, however this is too much change.

- 8. Public Hearing 606-610 Summit Avenue Conditional Use – Summit House Associates 2018 LLC:** Solicitor P. Hitchens asked that Council open the Public Hearing regarding the Conditional Use Application for 606-610 Summit Avenue. On motion of President D. Pancoe, seconded by Vice President R. Bunker, the motion opening the public hearing for 606-610 Summit Avenue's conditional use passed unanimously. Solicitor P. Hitchens explained the Public hearing policies and procedures prior to the commencement of the hearing itself. Court Stenographer M. Manjardi was in attendance and transcribed the hearing. Solicitor P. Hitchens gave a brief overview of the application submitted by Summit House Associates 2018 LLC. It was noted that Councilor D. Ballard phoned in for the vote.

After a brief executive session, Councilor K. Farrell made a motion, seconded by Councilor C. Whitney, to conditionally approved the age restricted, four stories, 74-unit apartment building at 610 Summit Avenue. Jenkintown Borough Council approved the apartment building use with the following conditions; 20% of this first floor of the building along the street frontage must be walk in retail not associated with the operation of the residential portion of the building, a deed restriction must be placed on the property to restrict the apartment to individuals 62 and older as permitted by the "Housing for Older Persons Exemption" under the Fair House Act, applicant must comply to and one to one parking ratio based on the number of units on the approved plan, comply with all conditions set forth in the March 28th 2018 letter from the attorney for Dr. Steven Moriconi, comply with all conditions set forth in the April 20th Opinion and Order from the Jenkintown Borough Zoning Hearing Board, install a historical marker or plaque to commemorate the location and history of Salem Baptist Church, and finally the applicant shall not seek an exemption from any property taxes while owned by the applicant.

This motion was approved by a roll call vote of 11-1.

President D. Pancoe made a motion, seconded by Vice President R. Bunker, to go back into the Borough's monthly meeting, and continue with the agenda items listed. The motion passed unanimously.

## 9. Committee Reports

- **Administration and Finance:** Vice President R. Bunker noted that there was information provided with the monthly meeting materials. Vice President R. Bunker highlighted that the Borough is looking into ways to help homeowners receive loans or lines of credit to complete the curb and sidewalk repairs. Vice President R. Bunker also noted that the Borough is looking to eliminate the per capita tax.
- **Building, Zoning and Revitalization:** Councilor K. Farrell noted that there was information provided with the monthly meeting materials. Councilor K. Farrell highlighted that the Planning Commission has no more vacancies on their board and will be moving their meetings to the third Tuesday of the month beginning in June. Councilor K. Farrell also noted that the Zoning Hearing Board hearing for 459-471 York Road has been tentatively scheduled for Thursday June 28<sup>th</sup> at the Jenkintown School District.
- **Public Safety:** Councilor C. Whitney noted that there was information provided with the monthly meeting materials.
- **Public Works:** Councilor J. Conners noted that there was information provided with the monthly meeting materials.
- **Jenkintown School District:** Councilor K. McGlenn noted that she had met with the School District and they have been talking about security within the School District which included a new, more secure vestibule and possibly the addition of a Police Officer within the School District. Councilor K. McGlenn noted that these discussions are preliminary, however have been taking place and the School District is hopeful that the Borough will help find solutions that will better secure the School.
- **Jenkintown Community Alliance:** Councilor K. Farrell noted that the Annual Festival of the Arts planning is going well.
- **Multi-Municipal Group:** Councilor M. Golden noted that the Pennsylvania Municipal League will be in town on June 14<sup>th</sup> or June 15<sup>th</sup> to sit down with Council and the Administration to discuss how the Borough can implement the advantages and incentives the Pennsylvania Municipal League has to offer. Councilor M. Golden would like to receive a count on how many Councilors would like to attend this informational session.
- **2035 Comprehensive Plan:** President D. Pancoe highlighted that the 2035 Comprehensive Plan is under public review. President D. Pancoe noted that there are copies of the draft plan located at Borough Hall and the Library as well as the draft plan can be found on the Borough's website. The Borough will be adopting the 2035 Comprehensive Plan during the June 27<sup>th</sup> Council meeting.

**10. Engineers Report:** Engineer K. Hassan noted that there was a report with the monthly meeting materials.

**11. Solicitor's Report:** No Report.

**12. Mayor's Report:** Mayor A. Dobbs wanted to thank Council and Solicitor P. Hitchens for allowing her input during the Conditional Use Hearing for the Summit House property located at 606-610 Summit Avenue. Mayor A. Dobbs noted that the Sunset 5K Run is approximately two weeks away and the kids race begins at 6:40 PM and the adult race beginning shortly after at 7 PM. Additionally, Mayor A. Dobbs highlighted that the Memorial Day Parade will take place on Monday May 28<sup>th</sup>, beginning at 10:30 AM in front of the Jenkintown School District.

Councilor J. Conners noted that the Memorial Day Parade Service is a great service and encourages everyone to attend.

Borough Manager G. Locke noted that the restoration of the World War I monument located outside Borough Hall has been completed and the Borough and VFW would like to dedicate the monument.

**13. Police Chief's Report:** Police Chief A. DiValentino noted that there was a report with the monthly meeting materials. Police Chief A. DiValentino wanted to highlight that the Police Department attended a dinner at the Masonic Lodge received a donation from the Masonic Lodge.

**14. Public Work's Report:** Borough Manager G. Locke noted that there was a report with the monthly meeting materials and the Public Works Department has begun the street sweeping schedule. Borough Manager G.

Locke also noted that the Borough has signed an agreement with Abington Township to pave Rydal Road from York Road to Newbold Road. This work will take place within the coming weeks.

- 15. Manager's Report:** Borough Manager G. Locke noted that there was a report with the monthly meeting materials. Borough Manager G. Locke did note that Stephanie Berardi reached out to the Borough to discuss the Farmers Market agreement. Additionally, the Borough has placed the paving project out to bid which will include four way stop bars and crosswalks at Hillside Avenue and Walnut Street.

President D. Pancoe asked if the Borough can look into restriping Walnut Street between Greenwood Avenue and Runnymede Avenue. Borough Manager G. Locke noted that the State owns Walnut Street between West Avenue and Runnymede Avenue, but we can ask PennDOT to place that on their maintenance list while the Borough receives quotes to stripe Walnut Street between Greenwood Avenue and West Avenue.

## ORDER OF BUSINESS

- 1. Permission to Advertise: Ordinance #2018-1:** Vice President R. Bunker made a motion, seconded by Councilor M. Golden, to advertise Ordinance #2018-1, amending Ordinance #2017-1 which provides for regulations governing medical marijuana dispensary and medical marijuana grower/processor uses.  
Motion approved 11-0
- 2. Resolution #2018-14 Amending the Borough Fee Schedule:** Vice President R. Bunker made a motion, seconded by Councilor J. Lugar, to approve Resolution #2018-14 amending the Borough's Fee Schedule to include escrow fees for Zoning Hearing Board, Conditional Uses, and Subdivision / Land Development.  
Motion approved 11-0
- 3. Resolution #2018-15 DCED Flood Mitigation Program Grant:** Vice President R. Bunker made a motion, seconded by Councilor K. Farrell, to approve Resolution #2018-15 requesting a DCED Flood Mitigation Program grant in the amount of \$500,000.00 (total estimated construction cost for the entire project is \$775,112.80) from the Commonwealth Financing Authority to be used for the improvements for the Storm Sewer Improvements Cedar Street.  
Motion passed 11-0.
- 4. Resolution #2018-16 Appointing Members to The Planning Commission:** President D. Pancoe made a motion, seconded by Councilor J. Conners, to approve Resolution #2018-16 appointing Emily Wicks and Joseph Hentz to the Jenkintown Borough Planning Commission.  
Motion approved 10-0. Councilor C. Soltysiak recused herself from the vote.
- 5. Paul M. Aschkenasy - 93 York Road, Possible Redevelopment:** Paul Aschkenasy and Gregg Adelman appeared before the Council 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.

**After the presentation,** Vice President R. Bunker made a motion, seconded by Councilor J. Conners, to support the proposal for 93 York Road before the Jenkintown Borough Zoning Hearing Board.

Motion passed 11-0.

**NEW BUSINESS AND DISCUSSION:** President D. Pancoe made a motion, seconded by Councilor K. Farrell, to approve the 2018 Farmers Market Agreement between Stephanie Berardi and the Borough of Jenkintown.  
Motion passed 11-0.

Councilor K. Farrell noted that she is interested in finding a location that a tree can be planted for an eighth grader who has passed this year. Councilor K. Farrell noted that the School District stated that there was no location on School grounds for this tree.

**EXECUTIVE SESSION:** None at this time.

**ADJOURNMENT:** On motion of Councilor J. Conners, seconded by Vice President R. Bunker, the motion adjourning the meeting passed unanimously.