



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
September 19th, 2018
7:30 p.m.

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

Attendance:

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

Public Comment: John DiPrimio, 414 Cedar Street, appeared before the Committee to discuss the proposed development noted on the agenda at 441/443 Leedom Street. Mr. DiPrimio noted that he has serious concerns regarding the proposed development as it pertains to his property, which this property abuts in the rear. Mr. DiPrimio noted that in December of 2017 the property's roof collapsed, which required emergency services and demo services to use his lot to gain access to the rear. During this process, Mr. DiPrimio noted that his apron has been destroyed and he now receives water in his basement, which had not happened for the thirty years he has owned the property. Mr. DiPrimio is not in favor of the proposed development.

Reports

- **Jenkintown Planning Commission Report** – No written report. Borough Manager G. Locke noted that the applicants for 610 Summit Avenue appeared before the Planning Commission for recommendation for final Land Development approval. The Planning Commission did move the recommendation for approval forward noting two areas of concern; one being the materials used to delineate the walkway from the drive entrance of the parking garage and the second being the openings along the parking garage. Both areas of concern will be reviewed by the Borough Engineer to see if they are required to be complied with or they can be changed per the Planning Commission's recommendation.

President D. Pancoe noted that the applicants also changed the transformer enclosure. The opening now faces Cedar Street instead of facing Leedom Street. President D. Pancoe also noted that it appears as though PECO will not allow them to move the transformer to the rear. Additionally, President D. Pancoe highlighted that the Planning Commission has been working to update the significant building list. The Planning Commission will be bringing the list before Council for approval within the coming months.

- **Building Department** – No written report was submitted. Borough Manager G. Locke noted that the Borough has had 46 property maintenance complaints and all but 15 complaints have been satisfied. Borough Manager G. Locke also noted that permits are up and the permit department is swamped in work.

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, has their Zoning Hearing Board decision under appeal at Court of Common Pleas, Conditional Use Hearing completed, and decision has been rendered. Additionally, the applicant has submitted the SALDO application and has appeared before the Jenkintown Borough Planning Commission in August and September receiving recommendation of preliminary plan approval. Borough Council issued preliminary plan approval at the September Council meeting. The applicant appeared before the Jenkintown Borough Planning Commission last evening and will be before Borough Council on Wednesday, October 24th for consideration of final plan approval. Applicant has stated they will be submitting the demolition permit asap. Chairperson K. Farrell highlighted that 93 York Road, has appeared before and presented at three Committee meetings. Additionally, the Zoning Hearing Board Hearing was held on Thursday, September 27th to which the applicant received the requested relief. Finally, the Borough received a Conditional Use application from 201 York Road on September 18th. Applicant is looking to add two additional apartments to the second floor. Borough Council originally approved five apartments for the second and third floor combined in May 2017. Conditional Use hearing to be scheduled during the November Council meeting.

Borough Manager G. Locke noted that the escrow for 201 York Road was received today. Additionally, Borough Manager G. Locke noted that the Borough received an application from 141/169 Greenwood Avenue regarding the additional apartment building they would like to place on the property. The Borough has not deemed this Zoning application complete as the Borough has not had a chance to review it yet.

- **610 Summit Avenue – Before Borough Council on October 24th for consideration of final plan approval** – Chairperson K. Farrell highlighted that the applicant will be appearing before Council next week, October 24th, for final Land Development approval.
- **Montgomery County 2018 Local Share Grant** – Chairperson K. Farrell noted that the award announcements expected in October/November. If awarded funds are slated for demolition of structures at 433/435 Cedar Street for the Cedar Street Parklet.
- **2017 2040 Implementation Grant was awarded in the amount of \$79,000 for Southern Gateway, York Road** – Chairperson K. Farrell noted that permission to advertise for bidding the construction of the Southern gateway project is before Borough Council in October.

Borough Manager G. Locke noted that he has met with Glanzmann and Glanzmann is still committed to the gateway project.

- **2016 Green Light Go Grant (PennDOT) was awarded in the amount of \$90,000 for Traffic light improvements** – Chairperson K. Farrell noted that permission to advertise for bidding this project is before Borough Council in October.

- **DCNR Small Communities Playground Grant** – Chairperson K. Farrell highlighted that the work is complete and final inspection was performed on the small playground. The Borough has begun the grant closeout. Chairperson K. Farrell noted that this grant has helped the Borough install a new play structure, native plantings and an accessible pathway for the community playground.
- **2035 Comprehensive Plan – Adopted** – Chairperson K. Farrell noted that the Comprehensive Plan was adopted during the August 2018 Council meeting, County and Borough websites were updated. The JB Planning Commission has begun the roll-out and implementation planning of the 2035 plan.

Ongoing Business

- **441/443 Leedom Street** - Chairperson K. Farrell stated that the property owners are returning from last month before BZ&R to seek Committee/Council support of the proposed subdivision/land development project adding two dwelling units on the property.

Nick Rose, Protract Engineering, appeared before the Committee to discuss the project. Mr. Rose noted that the property had three residential units and one commercial unit in the rear. Mr. Rose highlighted that the current owners are looking to make the property four residential units with a duplex built behind the current duplex. Mr. Rose noted that they are appearing before Committee to see if Council would support the project before the Zoning Hearing Board.

Chairperson K. Farrell noted that she had concerns over the density as the area is already densely populated. Chairperson K. Farrell noted she also had concerns regarding the impervious coverage and that the design does not fit the surrounding area. Chairperson K. Farrell noted that she would want to remain neutral about the project.

President D. Pancoe agreed with Chairperson K. Farrell, however noted that due to the reasons she would like to be in opposition of the property.

Councilor J. Lugar noted that the second duplex would not have street frontage and asked if there is anywhere in the Borough where properties do not have street frontage. President D. Pancoe noted that there were however would discourage this type of development as they would like to increase pervious surfaces and decrease density.

Vice President R. Bunker noted that he was not in favor of the property however it was currently four units, one being commercial, moving to four units all residential, which is not a “bad trade off.”

Borough Manager G. Locke noted that it may have been listed as a tri-plex at the County, however Borough Manager G. Locke noted that he has only known this property to be utilized as a twin, with one family living on each side.

Matt Schnauffer, owner of 441-443 Leedom Street, noted that the left side, 441 Leedom Street, was two units.

Nick Rose noted that the commercial use was a light industrial use and asked if they would be allowed to continue the light industrial use at the rear of the property.

President D. Pancoe noted that the zoning code has changed since that structure was originally built and the original structure that the light industrial use operated out of has been razed and therefore believed that the use would have been “demolished” with it. Borough Manager G. Locke noted that non-conforming use section of the Borough Code is grey and he would have to research.

President D. Pancoe asked if the restitution has been paid for the demolition of the roof and the damage to Mr. DiPrimio's property. Borough Manager G. Locke noted that it has not been paid which included \$24,000 in demo fees and \$4,000 in property damage fees.

Matt Schnauffer noted that they have filed a lawsuit against the roofing company which is currently in the 30-day judgement period. Mr. Schnauffer asked if they would be able to rent six to eight garages at the rear of the property if they cannot build a second residential structure. Borough Manager G. Locke noted that he would have to review the code and respond to Mr. Schnauffer.

- **2018 Road Paving Project – Update** – Chairperson K. Farrell stated that the concrete code compliance project involved the installation of 55 handicap ramps as well as 91 properties for concrete repairs. 90 properties have made repairs or have pulled permits to perform repairs, which leaves us with 1 property who has not completed repairs or pulled permits to date. This years paving project/concrete compliance coordination with residents and contractors went extremely well. The Borough has issued the award to General Asphalt who are scheduled to begin the milling and paving operation, this Friday, October 19th
- **Greenwood and West Avenues Concrete Compliance Update** – Chairperson K. Farrell noted that 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** – Chairperson K. Farrell noted PennDOT has advertised, bid, awarded and let the project to perform the removal and installation restoration of the three areas. The Borough Engineer continues to request a more definitive timeframe for removal and replacement.

Borough Manager G. Locke wanted to thank Lindy Properties, who lent the Borough large planting pots to place along the handicap ramps at Summit Avenue and York Road.

- **RFI - Borough Property Development Proposals** – Chairperson K. Farrell 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.
- **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 he met with PennDOT and the Borough's Traffic Engineer regarding the intersection of Washington Lane and York Road. Borough Manager G. Locke highlighted that the meeting went well and PennDOT will be installing "skip marks" along York Road as well as installing reflectivity signage at their cost. PennDOT will also be evaluating the lighting at that intersection to see if more lighting needs to be installed.

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