



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 A. MacHaffie.
- **Committee member absent:** Councilor C. Soltysiak, and Councilor M. Golden.
- **Others present:** Borough Manager G. Locke, Finance Director R. Ware and Fire Marshal K. Lynch.

Public Comment: Nick Rose appeared before the committee to discuss the possibility of the addition of two houses onto the existing lot at 441 / 443 Leedom Street. The additional dwelling would be a duplex behind the current duplex. Chairperson K. Farrell noted that the Committee has not received these plans before tonight and would like to review and discuss before feedback is given. Chairperson K. Farrell noted that she recommends he reappear before the Committee next month.

Reports

- **Jenkintown Planning Commission Report** – No written report. Chairperson K. Farrell noted that the minutes from the previous month and the agenda from last night are in the packet. Borough Manager G. Locke noted that the Planning Commission discussed the 2035 Comprehensive Plan adoption, 610 Summit Avenue project, and they have been working hard to update the Significant Building list.
- **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.

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 and the appeal period expired on July 18th. Pre-application meeting was held with Conservation District and Borough. Applicant has stated they will be submitting the demolition permit asap. Applicant has submitted the SALDO application and has appeared before the Jenkintown Borough Planning Commission in August and September, obtaining preliminary approval to go before Borough Council on September 26th.

Borough Manager G. Locke noted that the Jenkintown Borough Planning Commission wanted a letter from PECO stating that the transformer had to be located where it was on the plans. Additionally, Jenkintown Borough Planning Commission wanted pedestrian sight lines for the crosswalk in front of the garage.

Chairperson K. Farrell highlighted that 93 York Road, has appeared before and presented at three Committee meetings. Zoning Hearing Board Application has been accepted. Zoning Hearing Board hearing scheduled for next Thursday, September 27th at 7PM here at Borough Hall. Finally, the Borough received a Conditional Use application from 201 York Road yesterday, 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 October Council meeting.

- **Montgomery County 2018 Local Share Grant** – Chairperson K. Farrell highlighted that the Montgomery County 2018 Local Share Grant is expected to be awarded in October. If awarded funds are slated for demolition of structures at 433/435 Cedar Street for the Cedar Street Parklet. Councilor K. Farrell noted that she is eager to begin this project.

Borough Manager G. Locke noted that the Borough did receive the PECO Green Region Grant for the planning and design of the Cedar Street Parklet.

- **2018 DCED Grant Cedar to Walnut Street Storm Water Grant** – Chairperson K. Farrell noted that the grant is expected to be awarded this week. Scope may be able to be adjusted to include downstream conveyance issues being addressed on Mather Road that has been determined to be the cause of the recent sinkholes repaired. Borough Manager G. Locke noted that the Borough received word today that the grant has been awarded to the Borough in the amount of \$100,000.

Borough Manager G. Locke noted that the Borough Engineer thinks the Mather Road sink hold issue is not helping the Cedar Street issue.

- **DCNR Small Communities Playground Grant** – Chairperson K. Farrell noted that the work is substantially complete on small playground. Installation of a climbing wall, accessible path has been completed. Final inspection produced a small punchlist of required repairs and signage to complete the project and begin grant closeout.

Borough Manager G. Locke noted that the contractor will be in this Saturday, September 22nd to complete the punchlist.

- **2035 Comprehensive Plan – Adoption Process** – Chairperson K. Farrell noted that the Comprehensive Plan was adopted during the August Council meeting. Copies of the Comprehensive Plan can be found on the Borough's website, in Borough Hall or in the Library. Chairperson K. Farrell noted that the Jenkintown Borough Planning Commission will be working to prioritize the plan and will actively work to put the plan into action.

Ongoing Business

- **2018 Road Paving Project – Update** – Chairperson K. Farrell stated that the concrete code compliance project involved 91 properties. 87 properties have made repairs or have pulled permits to perform repairs, 2 have communicated that they will comply and are seeking estimates which leaves us with 2 have not completed repairs or pulled permits to date. This year coordination with residents and contractors has gone extremely well. The Borough has issued the award to General Asphalt who will begin the milling and paving operation after the handicap ramps are completed on the roads to be paved, which will be early October.

Borough Manager G. Locke noted that the handicap ramps that are along the paving route have been completed and the Borough Engineer is working with the paving contractor, General Asphalt, to begin paving within the coming weeks.

- **2017 Montco 2040 Implementation Grant** – Chairperson K. Farrell stated that the meeting is being arranged with Jim Glanzmann to sign easement to move forward bidding project for Southern gateway project.

Borough Manager G. Locke noted that the meeting has been scheduled for Friday morning, September 21st at 9:30 AM.

- **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 the Borough Engineer has contacted PennDOT requesting the ramp removals and restoration be expedited due to safety concerns. PennDOT has stated the work is expected to take place within two months. The Borough Engineer is requesting a more definitive timeframe for removal and replacement.

Borough Manager G. Locke noted that Lindy Properties 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. Borough Council authorized a property/building feasibility and assessment study of real property for the purpose of the potential relocation of Borough hall has been completed and presented at the last Council meeting.

Vice President R. Bunker noted that he met with Phil Pulley to discuss the possible relocation of the Public Works Department and the Police Department into 610 York Road. The Borough could still buy Homestead Hall if they choose, while being able to move the other functions of the Borough to 610 York Road, or the Borough could not purchase Homestead Hall and move all Borough functions into 610 York Road. While these discussions are preliminary, the Borough could enter into a 20-year lease with Jenkins Court with a 20-year option or go in for a condo agreement. Vice President R. Bunker did note that this would allow all parcels to remain on the tax rolls, however 610 York Road will be asking for a reduction in taxes for the Borough portion of the building.

- **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.
- **Cedar Street / Moretti Park** – Discussed during the Administration & Finance Committee meeting.

Adjournment: On motion of Councilor D. Ballard, seconded by Councilor D. Ballard, the motion adjourning the meeting passed unanimously.