



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
November 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, Solicitor R. Geiser, Solicitor P. Hitchens, Finance Director R. Ware and Fire Marshal K. Lynch.

Public Comment: None at this time.

Presentations

- **Foxcroft Square, Abington: Marc Jonas, Eastburn & Gray PC:** Mark Jonas, the representative of Foxcroft Square, appeared before the committee to discuss the parcel within Abington Township that borders the homes on the 600 block of Washington Lane. A Land Development application went through Abington Township for this property, to which was appealed by several neighboring homes in Jenkintown Borough. After litigation, a settlement agreement was drafted, approved and signed. Mr. Jonas highlighted that the total square footage of the building has been reduced and the building has been moved farther away from the Jenkintown Borough line. Additionally, Seth Shapiro, the land planner for the project, appeared before the committee to show the 3D model and site plans of the project. It was noted that a berm could be installed on the properties along Washington Lane along with the 20 ft high arborvitaes.

Mayor A. Dobbs asked if the applicant, attorneys and design professional share information as it specifically concerns the Washington Lane properties. Mr. Jonas noted that once information becomes available, it will be shared with the Borough Administration.

Vice President R. Bunker noted that the current concerns are regarding the development behind the properties on Washington Lane. Additionally, there was hope that the land could remain undeveloped and used as soccer fields or other fields for local recreations.

President D. Pancoe asked if a berm would be on the neighboring properties or their property. The berm would have to be a consensus of all properties owners, as they could not create a berm on a property by property basis.

Michael Sperger, 604 Washington Lane, asked about the setback from the Borough line to the building. Does that land have to be open as it shows a fire lane on pervious surface. Mr. Shapiro noted that they will be working with the Fire Department regarding the fire lane and the current configuration of the building.

Lisa Curran, 622 Washington Lane, asked about the balconies at the two alcoves. Ms. Curran asked if the balconies could be moved from the rear of the property to the side. It was noted that there are balconies on the rear that will be opaque so that you cannot see the bottom portion of the balcony. Mr. Shapiro noted that they could look at moving the balconies and did not see that being an issue.

Maya Cheek, 614 Washington Lane, was not thrilled with the new design. Ms. Cheek noted that she remembered the old design and was a part of the resident group that fought the project the first time. Ms. Cheek noted she did not like that they could possibly "look into her windows" from their apartment. Ms. Cheek does not want the balcony. Ms. Cheek also asked about the trash receptacle. Mr. Shapiro noted that the trash has not been finalized, however the staff will roll out containers to the outside pick up spot during the hours listed within the agreement, beginning at 6AM, for those pick-up days.

Councilor M. Golden asked if the applicants would be willing to meet with a group of residents to discuss the trees, location and hours of trash pick-up. Mr. Jonas noted that the trash pick-up hours were determined by the signed agreement.

Maya Cheek, 614 Washington Lane, noted that her concerns are the trash pick-up time of 6AM. Ms. Cheek noted that the trash is not picked up in Jenkintown Borough until 7AM and would like for the time to be at least 7AM before the trash is picked up. Ms. Cheek noted that she has concerns regarding the lighting and the height of the features, and the lighting going into their houses. Mr. Jonas noted that the signed agreement allows for the trash to be picked up at 6AM. Mr. Jonas also noted that the agreement states that the light fixtures are a max of 20 feet and have to be shielded. The lighting fixtures also have to comply with the lighting requirements within Abington Township's Code. Ms. Cheek noted that she has concerns regarding the hours of construction and wants to make sure the hours are reasonable for the residents who reside there. Ms. Cheek also is concerned about the finish of the building. She does not want the building to be "modern" as she believes this is not a "modern area." Ms. Cheek would like to see fencing if the trees are not mature enough as she would not like to look at cars. Ms. Cheek would want the trees on the Galman property as she would not want to be responsible for the maintenance of the trees.

David Limmer, 618 Washington Lane, noted that he has shown some concern for the reservation of the property owners along Washington Lane. Mr. Limmer appreciated the building being reduced to four stories instead of five. Mr. Limmer asked if an environmental impact study has been completed to date. Mr. Limmer asks this because originally the residents along Washington Lane had three concerns, the first being what he believes is the underground water course that now will be exasperated by this development. Mr. Jonas noted that the environmental aspect will be completed during the Land Development process with Abington Township. Mr. Limmer noted that paragraph three of the agreement allows for amendments to the agreement and he would like to see the agreement amended to include these kinds of studies. Mr. Jonas noted that the development of the site will have no adverse impact on the neighboring properties as required within the Abington Township code.

President D. Pancoe wanted to make clear that this project went before Abington Township and Jenkintown Borough does not have the authority to grant the approvals or deny the project. It is the position of Jenkintown Borough Council to make sure the residents' concerns are heard and attempt to facilitate an agreement and meetings where the resident concerns can be voiced and possibly addressed.

Mayor A. Dobbs asked if a study would be completed in the future to show the effects of the stormwater management. Mr. Jonas noted that the stormwater plans and soil & erosion will all go before Abington Township and be approved during the Land Development process.

David Limmer, 618 Washington Lane, noted that the residents were concerned about the foliage. Mr. Limmer noted that the residents wanted a continuous line of evergreens that created a "shield roughly the level of the development building" within a five to ten-year period. Mr. Limmer noted that his documents state that the evergreens would be 30 feet and not 20 feet. Councilor K. Farrell asked if 30-foot evergreens could be an option. Mr. Jonas noted that he cannot answer that today, however will note that the height of the trees is a concern with the residents.

Mr. Jonas noted that his client has spent at least 15 years in attempt to develop this site and has this agreement with Jenkintown Borough and Abington Township to develop the site as deemed in the agreement and applicable codes. Mr. Jonas does not want to "reinvent the wheel" and continue to go around in circles regarding the development of this property however will take all of the neighbors' concerns into consideration when moving forward with this process.

Mr. Limmer, 618 Washington Lane, wanted to make his final comment to the committee and Mr. Jonas. Mr. Limmer noted that in his opinion there is no need for a berm in terms of aesthetics. The berm was proposed as a counter measure as potential backflow of water. Mr. Limmer also believes that storm water control and the course of the underground water are two separate issues.

Maya Cheek, 614 Washington Lane, noted that the previous plans call for 76 units however the current plans depict 104 units. Ms. Cheek noted that there will be more cars. Ms. Cheek asked if the traffic impact has been assessed as there will be many more cars passing through the intersection of Washington Lane and Greenwood Avenue. Mr. Jonas noted that they will be completing a traffic impact study with Abington Township and PennDOT guidelines.

Mayor A. Dobbs noted that there was discussion when the plans originally were submitted to install a signal in the vicinity of the development. Additionally, Mayor A. Dobbs asked if they could include a member of this body into the discussion into Abington Township's Land Development process just to keep the residents and the rest of this body up to date regarding information of this development. Mayor A. Dobbs asked how long this process takes. Mr. Jonas noted that it usually takes months if not longer, however this project is only going to consist of an administrative review.

Borough Manager G. Locke highlighted the work that the Borough will be doing on the east side of town in conjunction with the grant received with Abington Township. The work includes stormwater management controls, intersection improvements and sidewalk upgrades along Washington Lane and Greenwood Avenue.

Lisa Curran, 622 Washington Lane, asked that the design professional also look into not only the vehicular traffic but pedestrian traffic as well as Abington Friends School is right across the street. Additionally, there are a lot of commuters with the bus stops in close vicinity and the Jenkintown children walking to Jenkintown School District.

Reports

- **Jenkintown Planning Commission Report** – No written report, monthly information has been provided with the meeting materials. Borough Manager G. Locke noted that the Planning Commission will be meeting tomorrow night and will be discussing the 2035 Comprehensive Plan and hold the first Cedar Street Park meeting.
- **Building Department** – A written report was provided with the monthly meeting materials. 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, Borough Council issued Final Land Development plan approval at the October Council meeting. Applicant has submitted their Demolition application to the Borough. The Borough is completing the Demolition permit review. Chairperson K. Farrell highlighted that 93 York Road, has received requested Zoning relief from the ZHB on Thursday, September 27th. Next step for this project will be the filing of a “Conditional Use” application that will be heard before Borough Council. The Borough has not received the C.U. application at the time of this report. 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. Finally, the Borough received the zoning application for 169 Greenwood Avenue in October for an additional building with up to 15 apartments. Borough Administration completed the review and sent a denial of the application as it does not comply with the Borough’s non-conforming extension and well as various dimensional variances. The Design Professional on the project did indicate they intend to appeal and request relief through the ZHB.
- **Montgomery County 2018 Local Share Grant** – Chairperson K. Farrell highlighted that award announcements are expected in December. If awarded, the funds will be used for demolition of structures at 433/435 Cedar Street for the Cedar Street Parklet.
- **2018 Paving Project** – Chairperson K. Farrell noted that the project is substantially complete. Contractor has addressed majority of the punchlist items. Contract closeout has begun. The one remaining resident has registered their intent to comply with the required concrete repairs

- **2016/2017 CDBG HC Ramp Project** – Chairperson K. Farrell noted that this project is also substantially complete. Contractor has addressed majority of punchlist items. Grant contract closeout is set to begin.
- **Handicap curb cut ramps installed on York Road** – Chairperson K. Farrell noted that PennDOT's subcontractor, RoadCon, has begun the removal of the three handicap ramps along York Road.
- **2019 Paving Project** – Chairperson K. Farrell highlighted that the roads included on the paving program include Highland Avenue (West to Hillside), Walnut Street (West to Greenwood) and Cedar Street (Willow to Summit). Project Announcement letters have been sent to these residences.

Ongoing Business

- **2017 2040 Implementation Grant** - Chairperson K. Farrell stated that the 2017 2040 Implementation Grant was awarded in the amount of \$79,000 for Southern Gateway, York Road. Legal Easements are being completed with Glanzmann. Advertisement for construction bids to follow.
- **2016 Green Light Go Grant (PennDOT) was awarded in the amount of \$90,000 for Traffic light improvements** – Chairperson K. Farrell stated that the permission to advertise for bidding this project is before Borough Council in October.
- **Greenwood and West Avenue 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.
- **RFI - Borough Property Development Proposals** – Chairperson K. Farrell noted 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** – Chairperson K. Farrell highlighted on Wednesday, November 14, PECO's subcontractor began removing poles from this project. Measures are still being taken by PW to temporarily restore the areas of disturbance left by PECO/Verizon that are a threat to life safety. These costs are being documented so reimbursement can be sought.
- **2017 CFA Multi-Modal Grant – Update** – Chairperson K. Farrell noted that the Borough has signed to accept the grant funding that was awarded through the multi-municipal application filed jointly with Abington Township. The award is for \$1,000,000 to fund the improvement to the intersection of Washington Lane and Greenwood Avenue and includes new traffic controls, HC Accessible curb cuts, storm water inlets/piping, sidewalk and curb.

On motion of President D. Pancoe, seconded by Vice President R. Bunker, the motion to move into Executive Session for discussion of matters of real estate.

At the conclusion of Executive Session, President D. Pancoe announced that an Executive Session was held for the purpose of discussing matters of real estate. A motion made by Vice President R. Bunker seconded by Chairperson K. Farrell to go back into the public meeting passed unanimously.

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