



**JENKINTOWN PLANNING COMMISSION**  
**October 16th, 2018**  
**6:30pm-8:30pm**  
**700 Summit Avenue, Jenkintown Pennsylvania**

**MEETING MINUTES**

**Attendance**

Members Present: Gabriel Lerman – Chairman, John Krebs, Jon McCandlish, Emily Wicks, Phil Zimmerman  
Members Absent: Glen Morris, Joe Hentz,  
Others Present: George Locke – Borough Manager, Borough Engineer, Deborra Sines-Pancoe-Borough Council President

**Public Comment**

See Below.

**Reports**

September 2018 Planning Commission (PC) meeting minutes were approved.

PC Chairman Gabe Lerman conveyed that there were no new updates regarding SEPTA's plans for renovations to the Jenkintown train station. Borough Council President Deborra Sines-Pancoe reiterated her desire to see the abandoned portion of the station's buildings be used as an amenity that would remain open to the public. The PC discussed the possibility of the Borough leasing the space from SEPTA directly for similar uses.

**New Business**

**Sub-Division Land Development (SALDO) Presentation – 610 Summit Ave**

The team for the 610 Summit Ave development, including representatives from Roizman Properties (RP) and relevant consultants/subconsultants, presented for a third time to the Planning Commission (PC) as part of the project's Sub-Division Land Development review. Following the presentation and discussion, RP sought PC recommendation for Borough Council final approval. Representatives from RP discussed updates and clarifications resulting from previous PC and Borough Engineer review comments. The PC was then given the opportunity to ask questions and request clarification.

In response to previous PC comment regarding building transformer equipment location, RP discussed modifications to the location and equipment access gate orientation with PECO. Although these alterations seemed acceptable to PECO and feasible within the project, final confirmation of the new strategy's implementation was pending. Proposed modifications included...

- Pushing the transformer equipment and related enclosure back away from the street and increasing the planted buffer along the sidewalk.
- Reorienting the equipment access gate from facing Summit Ave, to facing an access alley along the western edge of the site.

The PC noted that the enclosure for the transformer equipment was shown as brick with a stone cap or wall coping. The developer team confirmed this.

The PC inquired about the large and highly visible set of double doors facing Summit Ave, as shown in project renderings. The developer team clarified that these are doors to the building's trash room and

that the area will be used as the point of trash collection for the project by a private trash collection company.

The PC noted that trash collection would be difficult with the planting beds that were being shown at this location. The developer team stated that the site/landscape design related to access for trash would need to be refined, but that the strategy would accommodate proper trash collection.

Members of the PC requested that the development team consider a more diverse landscape/planting scheme, as opposed to the regular or standard planted strip shown in project plans/renderings. They suggested introducing areas of previous pavers to break the continuous strip, as well as using varied plantings in a more well considered layout.

RP presented updates to the building/parking garage façade; describing a revised scheme that introduced more visual connection between the garage and the sidewalk/street by way of increased openings along Summit Ave. This update was made at the request of Borough Engineer to alleviate limited sightlines from the parking garage.

Members of the PC reacted negatively to the proposed updates, stating the more openness along this façade decreased the effectiveness of creating clear entry/exit thresholds at the project entrance. Furthermore, the enlargement of the garage entry prioritized car access over pedestrian access, which members of the PC felt was not desirable. The PC requested that the Borough engineer study the proposed updates and determine whether they were in fact necessary.

RP also described a change in paving materials or concrete color/pattern that would be used to more clearly define the entry to the parking garage. The PC reacted negatively to this and recommended that paving define the pedestrian experience of the site as opposed to elevating car/garage access.

#### **Recommendation for Borough Council Final Approval:**

The PC clarified conditions for recommendation to Borough Council for final project approval prior to proceeding with a motion.

- RP is to coordinate with the Borough Engineer to determine if additional openings in the garage/building façade along Summit Ave would be necessary to increase site lines as originally recommended. The PC requested that the design revert to a previous design that showed less openings if the sight lines were determined to be adequate.
- The PC recommended that Borough Council reconsider the proposed change in sidewalk materials/patterning/color at the garage entry, and consider again a strategy that prioritizes the pedestrian experience over car access to the site.
- The PC reiterated that streetside landscaping be more carefully considered moving forward, and that more varied layout design and plantings be implemented.

Gabe Lerman motioned to recommend final approval.

Jon McCandlish seconded the motion.

Recommendation for preliminary approval passes with all present and voting PC members in favor.

#### **261 Old York Rd – Review of Proposed Building Roof Modifications**

Owners of a property at 210 Old York Rd proposed to locate new cell phone antennas on the roof the existing “Pavilion” building. Although any formal review of these modifications is out of the purview of Jenkintown Borough’s PC scope, comment or recommendations made the PC are to be provided to the reviewing authorities within Cheltenham Township.

The PC reviewed the proposal and recommended that any new rooftop equipment be push towards the rear of the building, reducing visibility as much as possible from Old York Rd.

### **Ongoing Business**

#### **2035 Comprehensive Plan Implementation of Recommendations**

PC member Jon McCandlish created a document that began to organize and prioritize action items listed in the Borough's newly adopted 2035 Comprehensive Plan. He presented this to the PC and asked that they review the list and begin to strategize how to facilitate the implementation of items or prioritize recommendation of item implementation to Borough Council.

The PC requested that Montgomery County planner Marley Bice attend the November meeting to assist the PC in beginning this process.