



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
March 20th, 2019
7:30 p.m.

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

Attendance:

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

Public Comment: None at this time.

Reports

- **Jenkintown Planning Commission Report** – No written report, as the Planning Commission met in the evening yesterday, March 19th.
- **Building Department** – Borough Manager G. Locke noted that there was information provided with the monthly meeting materials.

New Business

- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that 610 Summit Avenue has their interior nonstructural demolition of 610 Summit Avenue and it has been completed along with all asbestos abatement. The Borough has completed and released the structural, exterior demolition permit. Demolition began the week of February 4th and is expected to be completed by the end of March. The Borough is continuing to review the building permit and work with the Engineer, Architect and Property Owner. The Borough will be closed on Monday, March 25th for the demolition of the shared party wall with Borough hall. Additionally, 441/443 Leedom Street's application has been received to subdivide current lot into three lots and build an additional detached unit behind the current property. The additional unit will have "storage garages" and a "residential unit" on top. Borough Administration reviewed the application and sent a denial letter. Zoning Hearing Board hearing scheduled for March 28th. Borough Council has the right to vote to support, oppose or stay neutral on the project. The application and plans are available on the Borough website and at Borough hall. Also, 93 York Road has received requested Zoning relief from the ZHB on Thursday, September 27th. The next step for this project will be the filing of a "Conditional Use" application. 169 Greenwood Avenue, Applicant is

considering filing a Zoning Hearing Board application to construct new apartment building. Discussions continue, no updates to report.

- **Administration Temporary Relocation** – Chairperson K. Farrell highlighted the Borough and Developers Engineers have determined that Borough Hall cannot be occupied while the demolition is taking place on the party wall. The Borough met with Roizman Development Team, the Police Department, Borough Administration and Council on Monday March 11th to discuss the temporary relocation of the Police Department. Borough Hall may need to be closed on Monday March 25th. Further details are forthcoming.
- **JSD Safety Vestibule Project** – Chairperson K. Farrell noted that the vestibule is being built at the turn-about for school drop off/ Pick up. This area is temporarily accessible by pedestrians only. The project has commenced and is expected to be completed in July 2019.
- **Farmers Market Agreement** – Chairperson K. Farrell noted that the annual renewal of the farmers market agreement is before us. Jean Brillman, White Horse Café, appeared before the committee to note that she believes the Farmers Market should not be a for profit entity. Stephanie Berardi will be here this evening to discuss the farmers market. There have been questions voiced to the Borough that are best answered by Ms. Berardi.
- **2017 2040 Implementation Grant** – Chairperson K. Farrell noted the Borough received two bids, both of which were much more than the engineers estimate of probable cost. Borough Council has voted to reject all bids and re-bid the project. The Borough, County and Engineer are working to expedite the reissuance of construction bid requests for the gateway project
- **Aqua Pennsylvania Projects** – Chairperson K. Farrell highlighted that Aqua will be installing new watermains on Highland Avenue (West to Hillside), Walnut Street (West to Greenwood). This project is scheduled to begin, June 15th, 2019. There has been no update on the proposed Washington lane Watermain project. The Borough has been notified by AQUA that they will also be replacing water mains on Newbold Road (Rydal to Washington), Vernon Road (Rydal to Washington) and Homestead Road (York to Newbold) in September 2019.
- **Cedar Street Park EPA: RLF** – Chairperson K. Farrell noted that the Borough was awarded a grant in the amount of \$60,000 to remediate all contamination from the structures at 433 / 435 Cedar Street during the environmental survey that RDA provided the funding for and was performed earlier this year. That process is underway, the funding allocation requires several aspects of community outreach which will include a public meeting to discuss the EPA RLF program, conditions of the cleanup and provide answers to questions on the entire process that meeting is scheduled for April 10th at 6:00 PM. Final Park Planning meeting held March 12th – successful process. Plans went before PC meeting last evening and will go before Borough Council Wednesday, March 27th for final approval and permission to submit for grant funding.
- **Cedar Street Park Grant Submittal – Resolution 2019-6 Support to submit a Grant Application to DCNR** – Chairperson K. Farrell made a motion to full Council, seconded by Councilor D. Ballard to move Resolution # 2019 - 6 support of grant submittal to DCNR for construction of Cedar Street Park to full Council.

Ongoing Business

- **2019 Paving Project** - Chairperson K. Farrell stated 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. The Borough has marked the deficient and issued letters to the affected properties
- **2018 Paving Project** - Chairperson K. Farrell stated that there are two residents who have not complied. One has drawn the permit and work has been delayed due to weather issues and the other is not work requiring a permit, but resident has registered their intent to comply with the required concrete patching repairs.
- **2016 Green Light Go Grant (PennDOT) was awarded in the amount of \$90,000 for Traffic light improvements** – Chairperson K. Farrell stated that the advertisement for this grant was sent to the paper to be advertised on Monday, February 18th. Bids will be received until March 18th, 2019 at 11:00 AM. This grant's scope includes but is not limited to; furnish and install battery backup systems at 6 signalized intersections on York Road; install Emergency Generator Backup Plugs at 6 signalized intersections; furnish 4 portable power generators; and upgrade yellow indications to LED at all intersections
- **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. President D. Pancoe noted that there will be a redevelopment meeting held tomorrow, January 17th, at Borough Hall at 8am.
- **Verizon Utility Pole Removal – Update** – Chairperson K. Farrell noted the updated list of poles that have not been addressed and the cost tally for emergency repairs being made by PW is included in your packets. This information has been shared with PECO who is assisting the Borough in having Verizon fulfill their responsibility. Verizon has been addressing a few poles a month. Future proposed Verizon projects will include this completion prior to approval.
- **Noble Train Bridge Construction – SEPTA/PennDOT Project** – Chairperson K. Farrell noted the project still running behind schedule. Project communication has been requested through PennDOT for dissemination to Borough Businesses and Residents. Currently, plans are to bid this project in January 2020 and work will include close two lanes of the four-lane bridge during the project making one lane in both directions. Current detour plan does not include detours in Jenkintown Borough
- **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.

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