



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
May 15th, 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. Marlowe.
- **Committee member absent:** Councilor J. Lugar, Councilor C. Soltysiak and Councilor M. Golden.
- **Others present:** President D. Pancoe, Councilor A. Khalil, 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 yesterday, May 14th. Borough Manager G. Locke noted that 441 / 443 Leedom Street appeared before the Planning Commission for their subdivision and land development waiver request. Planning Commission recommended to waive the subdivision and land development, contingent on the County review and the Borough Engineer review.
- **Building Department** – Borough Manager G. Locke noted that there was information provided with the monthly meeting materials. Borough Manager G. Locke noted that the Borough has completed seventy-four permits. Chairperson K. Farrell asked that Fire Marshal K. Lynch present at Council the amount of Knox boxes that have been installed and how many buildings now have Knox boxes.

New Business

- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that the structural demolition for 610 Summit Avenue has been completed. The Borough has completed the construction permit reviews and the Borough Engineer and Borough Solicitor are working to finalize the land development agreement with the applicant. 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.

- **441 / 443 Leedom Street Subdivision / Land Development Application** – Chairperson K. Farrell noted the application have been received by applicant to subdivide the current lot with existing twin into two single family detached dwellings. Zoning Hearing Board granted the variances to allow for the subdivision of the two properties into two single family semi-detached dwellings with parking in the rear. The project went before Planning Commission last evening to begin the land development/sub-division process.
- **2017 2040 Implementation Grant** – Chairperson K. Farrell noted during the April Council meeting, Borough Council voted to award the competitively bid contract to James R. Kenney Excavating, Paving Inc. in the amount of \$104,236.00 contingent on RCO review and reducing the required 30 day review period to 10 days. A pre-construction meeting is being arranged and will be held on May 22nd, 2019.
- **Cedar Street Park EPA: RLF** – Chairperson K. Farrell noted that the RDA is proposing to use \$60,000 of EPA Brownfields RLF grant to fund remediation at the 433 and 435 Cedar Street properties in Jenkintown, Pennsylvania. The proposed funds will be used to conduct asbestos abatement, lead paint, and universal waste removal and disposal prior to demolition of the existing structures. Chairperson K. Farrell made a motion, seconded by Councilor C. Soltysiak, to move to full Council the permission to advertise the abatement contract.
- **New Business – Headquarters of TerraVida Holistic Centers, LLC** – Chairperson K. Farrell 500 York Road, BET building. Approximately 85 employees. Borough Manager G. Locke noted that this would be the headquarters for the medical marijuana facilities in Abington and Cheltenham.
- **Greenwood and West Avenue Concrete compliance update** – Chairperson K. Farrell noted one property remains to be addressed on West Avenue. That property has two (2) sidewalk blocks to repair. The owner contracted with Ditri Construction to have the work completed within the next week.

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. Residents have begun requesting meetings to discuss the process. Additionally, the residences that will be affected by the Aqua watermain replacement on the East side of York Road will receive notices once a paving schedule has been determined. It appears as though that paving will take place in 2020/2021 paving projects.
- **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.

- **Aqua Pennsylvania Projects** - Chairperson K. Farrell stated that Aqua will be installing new will be installing new water mains on Highland Avenue (West to Hillside), Walnut Street (West to Greenwood). A detour plan has been approved and submitted to the Borough for comment. This project is scheduled to begin, June 15th 2019. 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. The design one call was received for the East side work on April 5th. There has been no update on the proposed Washington Lane watermain project.
- **2016 Green Light Go Grant (PennDOT) was awarded in the amount of \$90,000 for Traffic light improvements** – Chairperson K. Farrell stated during the April Council meeting, Borough Council voted to award the competitively bid contract to Lenni Electric Corporation in the amount of \$65,845.00
- **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 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. A possibility of suing Verizon was proposed at the May Public Works Committee meeting. PECO has pledged their assistance in helping to get the poles removed.
- **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. The Borough Engineer is meeting with Abington Township to begin discussing design and costs.

Adjournment: On motion of Councilor J. Lugar, seconded by President D. Pancoe, the motion adjourning the meeting passed unanimously.