



JENKINTOWN PLANNING COMMISSION
March 19th, 2019
6:30pm-8:30pm
700 Summit Avenue, Jenkintown Pennsylvania

MEETING MINUTES

Attendance

Members Present: Gabriel Lerman – Chairperson, Phil Zimmerman, Jon McCandlish, Lucinda Bartley, Glen Morris

Members Absent: Joe Hentz, John Krebs

Others Present: George Locke – Borough Manager, Deborra Sines-Pancoe, Ted Dmytryk - Penonni

Reports

Meeting minutes from December, January and February were approved.

New Business

Cedar Street Park Update

Final plans for the Cedar Street Park project were presented to the PC. The CSP Committee and design team sought PC recommendation for grant funding plan submittal approval by Borough Council. Penonni representative Ted Dmytryk summarized proposed plans, community comments and current project status.

Mr. Morris inquired about structures on the site to remain, and Mr. Locke confirmed that all existing houses and garages are to be demolished.

Ms. Bartley commented that the proposed final location of a shade structure was different that had been previously discussed. Mr. Dmytryk stated that the pergola could be moved and that its shown location had been primarily a placeholder. Ms. Bartley asked that the pergola be relocated further to the rear of the park, and on the opposite side of the trail in an area of crushed stone adjacent to the children's play space, so that more generous area could be dedicated to a central open lawn.

Mr. Dmytryk confirmed that below-grade pipe drainage was proposed to run from the children's play area to a rain garden near the front of the park. Otherwise, no structured drainage was planned.

Mr. Lerman inquired about the length of the proposed trail. Mr. Dmytryk stated that he believed the trail was around 300 ft in length.

Ms. Sines-Pancoe asked about how the plans accommodated water and electric service. Mr. Dmytryk confirmed that hose-bibs for site water usage and temporary power (for eventual conversion to permanent power outlets) were provided. The PC clarified that they would like accommodations for at least 2 hose bibs.

Ms. Bartley asked that small boulders be introduced into the landscape plans; scattered throughout the site but specifically at the perimeter of the trail, around the play area, and adjacent to the rain garden.

Mr. McCandlish asked what was driving the quantity and spacing of proposed trees and noted that the tree planting plan seemed dense. He suggested that perhaps some of groupings of proposed smaller trees be substituted by fewer but more mature and larger feature trees. This strategy would allow more clear area of lawn under a more fully developed canopy. The PC asked that the design team include an

add alternate for this modified tree planting strategy, so that an associated cost could be captured when submitted for bidding.

Mr. McCandlish inquired about site furniture and suggested that the plan include benches or picnic tables around the shade structure making that element more of a destination for the project.

Mr. McCandlish asked about plans for park signage. He stated that a space for a park sign or dedication plaque should be noted on the proposed plans. Mr. Locke added that the inclusion of educational signage was being considered as part of the park planning.

The PC asked for clarification regarding the paving material at the sidewalk and park entry, noting that the plans called for brick. Mr. Locke stated that the plan was that the concrete sidewalk would be removed and replaced with brick pavers with a concrete sub-base. The PC asked that the plans be updated to reflect the inclusion of language referring to the proposed sidewalk material as "unitized pavers".

The PC requested that some of their recommendations be considered/included prior to future review/approval for plan bid documentation. The PC motioned to recommend Borough Council approval of proposed plans for grant submission only. The motion was approved with all in favor.

Ongoing Business

Implementation of the 2035 Comprehensive Plan

Mr. Locke conveyed to the PC that a possible Zoning Board Hearing request for properties located at 441 and 443 Leedom Street had been delayed, with plans having been withheld by the owner for further revision in order to bring the project more within zoning compliance. Mr. Locke stated that the project would likely come before the ZHB in late March with a subsequent PC review to follow later in April.

Safer Routes to Transit and Wyncote/Jenkintown Train Station Updates

Mr. Lerman summarized recent conversations with DVRPC regarding partnership opportunities and possible grant funding to expand public transit access around Jenkintown Wyncote train station. These efforts would focus on getting people to and from the train station safely and would explore various strategies including walking trails and bike lanes.

The PC discussed the current difficulty of traveling on foot or by bike from borough amenities in the town center to the train station. The members discussed the possibility of creating a dedicated bike lane along Greenwood Ave as well as performing a detailed parking study in the borough to identify areas where street parking could be offset with other areas of dedicated parking.

Mr. Lerman updated the PC regarding progress of the Jenkintown/Wyncote train station renovation, stating that progress had halted until a lawsuit involving the PA Turnpike Commission could be resolved.

A member of the Concerned Citizens of Wyncote was present at the meeting. She reiterated publicly the group's position that SEPTA's proposed renovations would greatly impact both Wyncote and Jenkintown communities and that they did not want to see the project move forward.

Review and Update of the Community Historic Resource Registry

Upon further review of proposed revisions, Mr. Locke had identified several inconsistencies to named properties and their actual addresses. The PC reviewed and rectified many of these issues in the meeting, with the remainder to be reviewed/corrected by Mr. McCandlish.

SALDO and Zoning Review Updates

Mr. Locke informed the PC that Montgomery County planner Marley Bice had not yet had a chance to make SALDO/Zoning recommendations based on prior PC discussions. He relayed that she was likely to return with additional information and guidance at May's PC meeting.

Other Business

Sanitary Sewer EDU Allocation

Mr. Locke conveyed to the PC that as part of the sale of Cheltenham's water utility, the Borough's 5-year EDU allotment was to be reevaluated by the state. He shared a list of the Borough's requested future EDU allotment which included accommodations for relatively specific possible future development proposals. Mr. Morris asked if the list could be made public in a more generalized way or could define listed developments clearly as potential only. Mr. McCandlish stated that the list seemed to convey a message of positive and optimistic development. Mr. Locke confirmed that the list had already been submitted to the State and that PC review was primarily for information purposed.