



**BUILDING, ZONING, & REVITALIZATION COMMITTEE**  
**MEETING MINUTES**  
**June 19<sup>th</sup>, 2019**  
**7:30 p.m.**

**Call to Order:** President D. Pancoe called the meeting to order.

**Attendance:**

- **Committee members present:** Councilor J. Lugar, Councilor D. Ballard, Councilor A. MacHaffie, Councilor A. Khalil, and Councilor M. Golden
- **Committee member absent:** Chairperson K. Farrell, Councilor M. Marlowe, Councilor C. Soltysiak and.
- **Others present:** President D. Pancoe, Borough Manager G. Locke, Finance Director R. Ware and Engineer K. Hassan.

**Public Comment:** Lynn Coggin, 319 Summit Avenue, appeared before the Committee to discuss the sanitary sewer lateral inspection portion of the Residential Resale Use & Occupancy program. Ms. Coggin noted that she would like the Committee and Council to promote the purchase of HomeServe, which is a program through AQUA that provides emergency home repair services and protection solutions.

Andrew Smith & Sean Ryan, local realtors, also appeared before the Committee to discuss the sanitary sewer lateral inspection portion of the Residential Resale Use & Occupancy program. Mr. Smith & Mr. Ryan feel as though the Borough has created an economic hardship on the sellers who are moving out for various reasons including being unable to afford living in Jenkintown. Additionally, the insurance Ms. Coggin does not cover municipal inspections.

President D. Pancoe noted that the Borough understands the economic impact this may cause, however has a different goal in mind. The Borough has taken on this task at the request of the Department of Environmental Protection due to the problems Cheltenham has been facing. The Borough is looking to reduce inflow & infiltration.

Engineer K. Hassan noted that he hears the concerns of the realtors and understands that there may not be any back up in the house, however over time there would be blockage. Additionally, the Borough has been completing sanitary sewer repairs on the Borough owned mains and to date has completed \$500,000 in repairs or replacements. The Department of Environmental Protection recently has placed a moratorium on Cheltenham Township due to Cheltenham halting all main and lateral repair work within the Township, which in turn has affected the Borough's EDU allocations which allows new development / businesses within Jenkintown.

Councilor M. Golden asked why Cheltenham did not pass their lateral ordinance. President D. Pancoe noted that they were going to inspect every home however after received political pushback. Borough Manager G. Locke noted that inspected homes in two areas of the Township and noted that 21% of homes failed the inspection, which they did not find significant enough to be an issue and therefore Cheltenham discontinued the program and stopped all remediation work when the sale to AQUA began, which is what made the Department of Environmental Protection place the current moratorium on Cheltenham Township and subsequently Jenkintown Borough. After much discussion, it was noted that this topic will be continued to be discussed at the Committee level, however the Committee feels as though the Ordinance is operating

in the way the Borough has intended the Ordinance to do. The Committee however will continue to receive input and feedback regarding the Ordinance and continue to search for options that may alleviate or assist homeowners in the sanitary sewer lateral portion of the Ordinance.

## Reports

- **Jenkintown Planning Commission Report** – No written report, as the Planning Commission met yesterday, June 18<sup>th</sup>. Borough Manager G. Locke noted that Cello Partnership, d/b/a Verizon, appeared before the Planning Commission to begin their discussion regarding the cell towers on 610 York Road. Additionally, the discussion regarding the historic registry continued.
- **Building Department** – Borough Manager G. Locke noted that there was information provided with the monthly meeting materials.

## New Business

- **Current Development and Potential Projects** – President D. Pancoe highlighted that the structural demolition for 610 Summit Avenue has been completed. The soil and erosion measures have been installed per plan and site construction is underway. The building permit has been issued and associated trade permits are being submitted and reviewed including plumbing, mechanical, electrical. Additionally, the Applicant for 93 York Road received requested Zoning relief from the ZHB on Thursday, September 27<sup>th</sup>, 2018. Next step for this project will be the filing of a “Conditional Use” and Land development applications. No updates to report at this time. Finally, President D. Pancoe highlighted that the building permit review is underway for a major fit out of former Dunkin Donuts, 505 York Road, as an oral surgeon/dentistry establishment.
- **New Business in the Borough – Headquarters of Terra Vida Holistic Centers, LLC** – President D. Pancoe noted that Terra Vida Holistic Centers, LLC will be occupying a large amount of space at 500 York Road, BET building with approximately 85 employees. Borough Manager G. Locke noted that this would be the headquarters for the medical marijuana facilities in Abington and Cheltenham.
- **Business District Clean up** – President D. Pancoe noted Public Works has reinstated a program to beautify the business district. This includes blowing and sweeping the sidewalks on York Road and West Avenue combined with the street sweeping of those areas.
- **2019 Paving Project** – President D. Pancoe 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 paving will take place in 2020/2021 paving projects.
- **2019 Sweeper Route** – President D. Pancoe highlighted that the route, including dates, was email blasted, posted on social media and can be found on the Borough website. Residents that prefer a paper copy can pick one up at Borough hall.

- **Stanley Smith Foundation Grant** – President D. Pancoe noted the Borough has submitted a letter of intent for to request a \$20,000 horticulture grant. If selected the grant application will be do in July of 2019 and if awarded the funds will be used for the rain garden, meadow plantings and educational pieces of the Cedar Street Moretti park project.
- **DCED Greenways, Trails and Recreation Programs Grant** – President D. Pancoe highlighted that this grant application was submitted requesting \$240,738 and will be to finance the construction of the Cedar Street Park utilizing the Engineered plans produced through the PECO 2017 Green Region Grant. This grant was submitted prior to the May 31st deadline and accepted as complete on June 6th.
- **Residential Use & Occupancy Program** – This agenda item was discussed earlier in the evening.

### Ongoing Business

- **441 / 443 Leedom Street Subdivision / Land Development Application** - President D. Pancoe stated that the plans and application will be going before full Council during the June 26<sup>th</sup> Council meeting. The project has been reviewed by Jenkintown Borough Planning Commission and was reviewed by the Borough Engineer and County Planning Commission. Application 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.
- **2017 MONTCO 2040 Implementation Grant** – President D. Pancoe noted that the Southern Gateway Project began Monday, June 17th. The Contractor is James R. Kenney Excavating, Paving Inc. The Borough Engineer is observing the Construction and the Borough Public Works is performing in-kind work as the Borough's contribution.
- **2019 EPA – Brownfield Cleanup Fund** – President D. Pancoe highlighted that the remediation contract is out for bid. A pre-bid meeting is scheduled for June 19th and the bid opening is scheduled for June 26th. The remediation/demolition work is expected to take place in July/August 2019 with demolition to closely follow. Borough Manager G. Locke noted that a mailer will be going to surrounding properties on Monday, June 24<sup>th</sup>.
- **JSD Safety Vestibule Project** – President D. Pancoe 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** - President D. Pancoe stated that Aqua will be installing new watermains on Highland Avenue (West to Hillside), Walnut Street (West to Greenwood). A detour plan has been approved and the project began Monday, June 17th. Additionally, 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.

- **RFI - Borough Property Development Proposals** – President D. Pancoe 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. Meetings are being held with the RDA and members of the RFI sub-committee. Councilor J. Lugar noted that the developer felt as though they could discuss the possibility of purchasing more property along York Road to further the development down York Road.
- **Verizon Utility Pole Removal – Update** – President D. Pancoe 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** – President D. Pancoe noted 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 has been provided and official detours are shown in Abington Township.
- **2017 CFA Multi-Modal Grant – Update** – President D. Pancoe 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.