



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
July 17th, 2019
7:30 p.m.

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

Attendance:

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

Public Comment: None at this time.

Reports

- **Jenkintown Planning Commission Report** – No written report, as the Planning Commission met yesterday, July 17th. Borough Manager G. Locke noted that the meeting was approximately two hours long. The Planning Commission discussed the proposed Zoning Ordinance at length which would include adding historic structure into the Gateway District. The Ordinance also includes language to the parking reduction portion of the Zoning Code. The current language states that a parking reduction can be granted by Borough Council by special exception. The Code will now read that a parking reduction can be granted by Borough Council by conditional use.
- **Building Department** – Borough Manager G. Locke noted that there was information provided with the monthly meeting materials. Borough Manager G. Locke highlighted that the first footing inspection was completed today for 610 Summit Avenue. Additionally, the sewer pit has been completed.

New Business

- **Current Development and Potential Projects** – President D. Pancoe highlighted that currently the utilities, storm water and basin installation are taking place at 610 Summit Avenue. Pennoni Associates is performing the site work inspection and that cost is being paid for by the developer. Additionally, the Applicant for 93 York Road received requested Zoning relief from the ZHB on Thursday, September 27th, 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. 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. Finally, Verizon Wireless appeared before the Planning Commission and may apply for zoning relief before the Zoning Hearing Board to install antennas at 610 York Road.

- **New Business in the Borough – Headquarters of Terra Vida Holistic Centers, LLC –** President D. Pancoe noted that Zoning & Use permits have been applied for at 809 Greenwood Avenue which will sell hemp products and CBD oils as well as 101 West Avenue which will be a Physical Therapy office. Borough Manager G. Locke also noted that there is a hair salon going into 101 Greenwood Avenue and 201 Leedom Street will become a 3D printing studio.
- **Business District Clean up –** President D. Pancoe noted Public Works department program to beautify the business district. The tree surrounds that became tripping hazards have been removed and pervious paving is being installed to make the tree surrounds safe for the public and healthy for the trees. This program also includes blowing and sweeping the sidewalks on York Road and West Avenue combined with the street sweeping of those areas. The benches are being restored. Trees have been trimmed and maintained on Yorkway Place.
- **2019 Paving Project –** President D. Pancoe stated that the competitive bids were publicly opened on Wednesday, June 26th. The bids were tabulated and are being reviewed. The Engineer recommends the award to be made to Associated Paving Contractors in the amount of \$89,413.75. Responsible Contractor Ordinance (R.C.O.) is not required (under 100K). Roads included on this 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. The Borough continues to communicate with the property owners whose properties require attention to gain code compliance.
- **The Little Library in Town Square – Update –** President D. Pancoe highlighted that the location has been determined and PW has placed the installation on their schedule for Friday July 19th. The library has been informed that they can stock the library beginning Monday July 22nd.
- **2017 MONTCO 2040 Implementation Grant –** President D. Pancoe highlighted that Notice to proceed was issued on Monday, June 17th to James R. Kenney Excavating, Paving Inc. The Borough has ordered the materials it is responsible for on this project at Washington Lane and York Road.

Ongoing Business

- **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. Borough Manager G. Locke noted that they have been selected to submit for the grant itself which is due in mid-August.
- **JSD Safety Vestibule Project –** President D. Pancoe noted the final inspection has been scheduled, once passed the Borough will be issuing a Certificate of Occupancy.
- **Aqua Pennsylvania Projects -** President D. Pancoe stated that Aqua is currently installing new watermains on Highland Avenue (West to Hillside), Walnut Street (West to Greenwood). Caddick, AQUA's subcontractor, completed the new water main installation on Highland Avenue and Walnut Street. The watermains are filled and awaiting purification test results which can take 2 to

3 weeks for results. After purification tests are complete, contractors will return to install services to residents. AQUA will notify Jenkintown Borough and Residents when they will return to complete service installation. This Aqua water main replacement project will be taking place Monday through Friday, 9:00 AM / 3:00 PM daily so the work can be performed safely, and every effort is being made to complete this portion of the project prior to the start of school. The Borough has received preliminary notification from 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 1call was received for the East side work on April 5th. There has been no update on the proposed Washington Lane watermain project. Once the Borough receives Official Notification the residences that will be affected by the Aqua watermain replacement on the East side of York Road will receive notices once a schedule is provided by Aqua and funding opportunities are determined. It appears as though that this paving will take place in 2020/2021 paving projects.

- **RFI - Borough Property Development Proposals** – President D. Pancoe noted that 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. No other updates at this time.
- **Verizon Utility Pole Removal – Update** – President D. Pancoe highlighted that 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 that 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.

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