



BUILDING, ZONING, & REVITALIZATION COMMITTEE
MEETING MINUTES
September 18th, 2019
7:30 p.m.

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

Attendance:

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

Public Comment: None at this time.

Reports

- **Jenkintown Planning Commission Report** – No written report, as the Planning Commission met yesterday, September 17th. Chairperson K. Farrell noted that the meeting was approximately two hours long. The Planning Commission had a presentation by 93 York Road regarding the conditional use and land development application. Councilor A. Khalil noted that she would like to see trash collected more frequently along the SEPTA bus route and shelter that the developers will be putting in place. Additionally, Chairperson K. Farrell noted that the Planning Commission is looking update the historic registry.
- **Building Department** – Borough Manager G. Locke noted that there was information provided with the monthly meeting materials. Borough Manager G. Locke highlighted that this is a record year for the building department. Borough Manager G. Locke wanted to highlight the success of 411 Leedom Street and the continual work at 106 Walnut Street.

New Business

- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that Currently, elevator shaft footings and the stair towers are being completed. The Borough along with Cowan Associates (Third Party Special Inspector) and Penonni Associates are completing the required onsite inspections are taking place at 610 Summit Avenue. Chairperson K. Farrell highlighted that the building permits have been issued, fit-out underway for an oral surgeon/dentistry establishment in the former Dunkin Donuts, 505 York Road, as an oral surgeon/dentistry establishment.
- **New Business in the Borough – Headquarters of Terra Vida Holistic Centers, LLC** – Chairperson K. Farrell noted that Zoning & Use permits have been applied for at 610 York Road,

Insurance Brokerage firm (Goosehead Insurance) and 501 Washington Lane, Non-emergency ambulance transportation (Tri-State EMS).

- **Parking Meters along the 100 block of West Avenue** – Chairperson K. Farrell noted there are ten (10) parking spots along West Avenue that could be metered. This concept was discussed at Public Safety. The Committee supported the idea but could not advance it to Council for lack of Quorum. The Borough would like to move this to full Council for permission to proceed with the installation of the meters, signage and striping. Councilor D. Ballard made a motion, seconded by Chairperson K. Farrell to move the installation of parking meters along the 100 block of West Avenue to full Council. Motion passed unanimously.
- **Permit Parking on the 100 block of Greenwood Avenue** – Chairperson K. Farrell stated that a resident voiced concerns of Greenwood/Florence Avenue being overburdened by SEPTA parkers and would like to begin the process for permit parking to be considered. The administration was directed to contact the Greenwood Terrace building owner to discuss the petition process. There was not a quorum at the last PS Committee Meeting. Borough Manager G. Locke noted that the Police Department has begun a count, which will be brought before the Public Safety Committee.
- **Permit Parking on the 100 block of Cedar Street** – Chairperson K. Farrell noted residents have voiced concerns of the 100 block of Cedar Street being overburdened by local business owners and their patrons and would like to begin the process for permit parking to be considered. Resident provided a signed petition to Public Safety Committee and will be evaluated by the JPD and brought back to that Committee as there was not a quorum at that Committee.
- **610 York Road: T-Mobile** – President D. Pancoe highlighted that a zoning application received to replace and add antennas to existing rear flagpole. The application was denied and will need to go through ZHB. Will go through PC as it is a Historic Building.
- **93 York Road: Conditional Use / Land Development** – Chairperson K. Farrell noted the applicant submitted Land Development and Conditional Use applications. The legally required reviews have begun, and the hearings are scheduled for the October Council meeting. Applicant presentations before Committees and Commissions may begin in September and the plans and applications are available on the Borough website. As background, Chairperson K. Farrell noted the property owner, Jenkintown Commons Limited Partnership #3, is proposing to redevelop the existing an approximately 1.90 acre commercial property at the intersection of York Road and Wyncote Road. The development proposes to demolish a portion of the existing Jenkintown Commons building and the entirety of the adjacent accessory building. The Jenkintown Commons building will be augmented with retail shops and a restaurant on the lower level, and apartments on the upper level. A standalone coffee shop with drive thru is also proposed at the south of the site. Additional improvements in the form of parking, lighting, landscaping, and stormwater management facilities will also be installed to support the development. The property owner received zoning relief requested on this project on October 25th, 2018.
- **Banners on York Road** – Chairperson K. Farrell stated that the Southern Gateway Project is 95% complete. There is a delay on the four (4) streetlight/banner poles due to the steel tariffs. There has been very preliminary discussion with JCA to design and possibly provide the banners for this project as a community service from the Art Community. There are Four (4) banners. The poles are expected to be delivered in December and it would be best if the banners were ready at

that time. It was discussed that it would be best if these banner designs were continued up York Road and completed at the Northern Gateway once constructed.

- **2019 Paving Project** – Chairperson K. Farrell noted the project complete. Two properties have not completed the required concrete work. Complete detailed project report forthcoming.
- **Aqua Pennsylvania Projects** – Chairperson K. Farrell highlighted that the Borough has been notified by AQUA that PHASE 2 has commenced. They will be replacing water mains on Newbold Road (Rydal to Washington), Vernon Road (Rydal to Washington) and Homestead Road (York to Newbold). The portion of the project began on Monday, September 9, including exploratory excavation, excavations to make the connections of the new watermain at Rydal / Vernon Roads followed by Rydal / Newbold Road as well as excavations to make the connections of the new watermains at York / Homestead Roads. As information is received, the Borough will notify affected residents and the Public Works Committee and informational social media updates.

Ongoing Business

- **Business District Clean up / Tree Surrounds** – Chairperson K. Farrell noted this is an ongoing Public Works department 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. The benches have been restored. The trash cans and recycling receptacles have been sanded and re-painted. Trees have been trimmed and maintained on Yorkway Place. The tree surrounds that became tripping hazards have been removed and pervious paving has been installed to make the tree surrounds safe for the public and healthy for the trees.
- **Stanley Smith Foundation Grant** – Chairperson K. Farrell noted the Borough has submitted an application for a \$25,000 horticulture grant by the July 2019 deadline through Verdant Earth Educators. If selected the grant application is awarded, the funding will be used for the rain garden, meadow plantings and educational pieces of the Cedar Street Moretti park project.
- **RFI - Borough Property Development Proposals** - Chairperson K. Farrell stated that there are no further updates at this time. 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.
- **Verizon Utility Pole Removal – Update** – Chairperson K. Farrell 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. The Borough has been meeting with Verizon and PECO and it finally appears as though the poles are going to be addressed. PECO has implied that they will be taking responsibility for the removal of repairs and restoration costs. Future proposed Verizon projects will include this completion prior to approval.
- **2018 DCED Grant Cedar to Walnut Street Storm Water Grant** – Chairperson K. Farrell noted that the Borough met with the Engineers and residents and discussed the flooding occurring on Cedar Street during heavy rainfall. The existing and new storm water system has been videoed and evaluated. The Engineer is working on providing plans of proposed improvements that will lessen the surface water accumulation on Cedar Street. Evaluation of downstream system and discharge has been completed by PW and the Borough Engineer. Plan for remediation has been completed and will be covered by grant funding provided by the DCED.

- **Noble Train Bridge Construction – SEPTA/PennDOT Project** – Chairperson K. Farrell noted that project communication has been requested through PennDOT for dissemination to Borough Businesses and Residents. Plans are to bid this project in 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 detours are shown in Abington Township.

Borough Manager G. Locke noted that he did follow up with Abington Township regarding the meeting held about the CFA Grant, along Washington Lane and Greenwood Avenue. Borough Manager G. Locke received a copy of the 20 minute video of the meeting, however this meeting was regarding work that is taking place within Abington Township.

Councilor A. Khalil would like to know what kind of relationship the Borough has with the School District as she is receiving concerns that there is stormwater run off issues and ac issues within the School Distirct. Borough Manager G. Locke noted that the Borough and the Engineering firm, Pennoni, has been working with the Borough on the stormwater runoff concern however is unsure if there is anything the Borough can help facilitate regarding the temperature of classrooms. Additionally, Borough Manager G. Locke noted that it is his understanding that the School District will be reviewing all information in an audit and adjusting / renovating as seen fit.

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