



## JENKINTOWN BOROUGH COUNCIL

**PUBLIC MEETING**  
**October 23<sup>rd</sup>, 2019**  
**7:30 P.M.**

**700 Summit Avenue, Jenkintown Pennsylvania**

### **DRAFT AGENDA**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Approval of Minutes: September 25<sup>th</sup>, 2019**

**5. Approval of Payrolls dated September 26<sup>th</sup>, and October 10<sup>th</sup> in the amount of \$180,421.30 and Invoices totaling \$310,796.84**  
**Councilor D. Ballard**

**6. Public Comment**

**7. Public Hearing**

- **Kaplan Stewart, Gregg Adelman, 93 York Road: Conditional Use**  
*An application submitted by Jenkintown Commons Limited Partnership #3, of 925 West Lancaster Avenue, Bryn Mawr, PA 19010, for conditional use approval from sections 181-57.B.1.a in order to allow a drive-through coffee shop facility which will be located at 93 York Road Jenkintown, Pennsylvania 19046 located within the Gateway Commercial Zoning District.*
- **Ordinance #2019-5: Metered Parking along the 100 block of West Avenue & 300 block of Cottman Street**  
*The proposed Ordinance would add a portion of the north side of West Avenue, from Runnymede Avenue for a distance of 650 ft toward Greenwood Avenue as a parking metered zone at a rate of \$0.50/hour and would also amend the parking metered zone for the east side of Cottman Street to limit the distance from West Avenue to Homestead Road.*

**8. Presentations**

- **Westrum Development Company, John Tallman, 440 York Road: Redevelopment**  
*Westrum Development Company/Commerce Pursuit Capital, L.P. is proposing to redevelop the existing commercial property at 440 York Road. This property was the former Chelsea personal care/memory care facility until the building was vacated in June 2019. Westrum Development Company/Commerce Pursuit Capital, L.P. intends to continue the use of the existing building as a memory care facility while making improvements to the exterior façade.*

- **Bohler Engineering, John Alejnikov, 93 York Road: Land Development**  
*Jenkintown Commons Limited Partnership #3 is proposing to redevelop the existing commercial property at the intersection of York Road and Wyncote Road in Jenkintown Borough. The development proposes to demolish a portion of the existing Jenkintown Commons Building and the entirety of the adjacent building. The Jenkintown Commons will be augmented with 10,410 SF of retail shops and a 2,781 SF restaurant on the lower level, and 23 apartments on the upper level. A standalone 2,355 SF 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.*

**9. Committee Reports:**

- |                                       |                           |
|---------------------------------------|---------------------------|
| • Administration and Finance          | Councilor D. Ballard      |
| • Building, Zoning and Revitalization | Councilor K. Farrell      |
| • Public Safety                       | Councilor C. Whitney      |
| • Public Works                        | Vice President J. Conners |
| • Jenkintown School District          | Councilor K. McGlenn      |
| • Jenkintown Community Alliance       | Councilor K. Farrell      |
| • Multi-Municipal Group               | Councilor M. Golden       |

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|-------------------------------------|-----------------------|
| 10. Engineer's Report               | Khal Hassan, Pennoni  |
| 11. Public Works' Department Report | Jim Riggins           |
| 12. Solicitor's Report              | Solicitor S. Kilkenny |
| 13. Mayor's Report                  | Mayor A. Dobbs        |
| 14. Police Chief's Report           | Chief A. DiValentino  |
| 15. Manager's Report                | Manager G. Locke      |

**ORDER OF BUSINESS**

- |   |                           |
|---|---------------------------|
| 1. Conditional Use Hearing: 93 York Road<br><i>Motion:</i>  | President D. Pancoe       |
| 2. Land Development: 93 York Road<br><i>Motion:</i>   | President D. Pancoe       |
| 3. Ordinance #2019-5: Metered Parking along the 100 block of West Avenue & 300 block of Cottman Street<br>Councilor D. Ballard<br><i>Motion:</i>  |                           |
| 4. Certificate of Payment #1: 2019 Paving Project<br><i>Motion: I make a motion to pay Associated Paving Construction Inc in the amount of \$84,739.51 for the 2019 Mill &amp; Overlay project as per Pennoni Associates recommendation.</i>  | Vice President J. Conners |
| 5. Resolution #2019-21: 2019 PECO Green Region Grant<br><i>Motion: I make a motion to adopt Resolution #2019-21 authorizing the application to the PECO Green Region Open Space Program and commitment of matching funds not to exceed \$15,500 for the porous paving walkway at the Cedar Street / Moretti Park.</i> | Councilor D. Ballard      |
| 6. Resolution #2019-19: Committee / Commission Spending Policy<br><i>Motion:</i>  | Councilor D. Ballard      |

**7. 700 Greenwood Avenue / Pioneer Agreement**

**President. D. Pancoe**

***Motion:** I make a motion to contract with Rudolph Clarke to record the plans in accordance with the existing agreement with Pioneer Fire Company.*

**NEW BUSINESS AND DISCUSSION**

**EXECUTIVE SESSION**

**ADJOURNMENT**