



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

Public Comment: None at this time.

Presentations

- **Westrum Development Company, John Tallman, 440 York Road** – Alyson Fritzges, Riley Riper Hollin & Colegrecco and John Tallman, Westrum Development Company, appeared before the Committee to discuss the redevelopment of 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. Chairperson K. Farrell asked if they have any exterior elevations showing the new improvements to the exterior façade. Mr. Tallman noted that they have not completed the exterior elevations yet as they are still in the planning stages. Councilor A. Khalil asked if the development provides ambulance services and who pays for such services. Mr. Tallman noted that the ambulance services are not provided by the development however the customers are privately billed and there is no impact on the Municipality.
- **Six Year Progress Report: Concrete Infrastructure Program** – Borough Manager G. Locke made a presentation before Council to update the Concrete Sidewalk/Curb Program that the Borough implemented six years ago. Borough Manager G. Locke noted that the Borough is making great strides with this program and hopes to receive the same compliance for the next six years.

Reports

- **Jenkintown Planning Commission Report** – No written report, as the Planning Commission met yesterday, October 15th. Councilor D. Ballard noted that Westrum Development Company appeared before them to begin the discussions regarding the redevelopment. Additionally, 93 York Road appeared for the land development project. It was noted that the Planning Commission voted to support the project.

- **Building Department** – Borough Manager G. Locke noted that there was information provided with the monthly meeting materials.

New Business

- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that Currently, footings and the elevator shaft are 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** – Chairperson K. Farrell noted that the Borough has met with business owners regarding new restaurants on West Avenue. Zoning & Use permits have not been applied for at this time.
- **2019 Paving Project** – Chairperson K. Farrell noted the project has been completed and the contractor is in the process of completing close out documents with the Borough's Engineer.
- **Resolution #2019-21: 2019 PECO Green Region Grant – Cedar Street Moretti Park: Motion to Full Council** – Chairperson K. Farrell stated that the project will be for the porous paving path. The Borough is working with the County and the Borough Engineer on this grant submittal.
- **2018 DCED Grant Cedar to Walnut Street Storm Water Grant** – Chairperson K. Farrell noted PA One Calls have been completed in order to dig test pits, which were dug on Monday October 14th, to verify existing conditions. Additional video inspection of the existing storm sewer lines has been completed and evaluated. Additional site investigation has been completed to collect additional information. Plans are being updated based on information collected. Plan for remediation has been completed and will be covered by grant funding provided by the DCED.

Ongoing Business

- **Aqua Pennsylvania Projects** – Chairperson K. Farrell noted the phase two project which is working on replacing water mains on Newbold Road (Rydal to Washington), Vernon Road (Rydal to Washington) and Homestead Road (York to Newbold) is approximately 80% completed. Currently, the mains have been chlorinated. Once completed, Caddick will return and tie in the existing laterals into the new main. The Borough has been notifying affected residents through social media, email blasts and this Committee.
- **Banners on York Road** – Chairperson K. Farrell highlighted 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. Chairperson K. Farrell will follow up with the JCA regarding the banners.

- **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. The Borough advertised an ordinance to place parking meters along the 100 block of West Avenue, which will go before Council on October 23rd for discussion of approval. The Ordinance also has the meters along the 300 block of Cottman Street to be removed as the street is permit parking.
- **2019 County Transportation Program (CTP) Grant** – Chairperson K. Farrell noted there is no new information as grant awards are scheduled to be announced in late 2019. Ongoing: If awarded this funding will cover the cost of paving that is Borough's responsibility during infrastructure upgrade to Eastside of Borough (Newbold, Vernon and Homestead Roads).
- **610 York Road: T-Mobile** – Chairperson K. Farrell noted that no Zoning Hearing Board Application has been received to date. Zoning application received to replace and add antennas to existing rear flagpole. Application denied – will need to go through ZHB. Will go through PC as it is a Historic Building.
- **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.
- **2017 - 2040 Implementation Grant** - Chairperson K. Farrell stated that the project has been completed except for installation of light fixtures, delivery is expected in December. Fixtures will be installed as soon as they are received. A final grant extension will have to be requested from the County to cover this final delay.
- **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.
- **Noble Train Bridge Construction – SEPTA/PennDOT Project** – Chairperson K. Farrell noted that SEPTA has assigned a new project team and they are reviewing the existing plans prior to proceeding. Plans are still 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.

Adjournment: On motion of Chairperson K. Farrell, seconded by Councilor J. Lugar, the motion adjourning the meeting passed unanimously.