



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING
October 23rd, 2019
7:30 P.M.
700 Summit Avenue, Jenkintown Pennsylvania
MINUTES**

1. **Call to Order:** President D. Pancoe called the meeting to order at 7:30 p.m.
2. **Pledge of Allegiance:** Mayor A. Dobbs led those present in the Pledge of Allegiance
3. **Roll Call:**
 - **Council members present:** President D. Pancoe, Vice President J. Conners, Councilor K. Farrell, Councilor A. MacHaffie, Councilor K. McGlonn, Councilor C. Soltysiak, Councilor D. Ballard, Councilor M. Golden, Councilor M. Marlowe, Councilor J. Lugar, and Councilor A. Khalil.
 - **Council members absent:** Councilor C. Whitney was marked excused.
 - **Others Present:** Manager G. Locke, Chief A. DiValentino, Solicitor P. Hitchens, Engineer K. Hassan, Public Works Foreman K. Riggins, Mayor A. Dobbs, and Director of Finance R. Ware.
4. **Approval of Minutes: September 25th, 2019:** On motion of President D. Pancoe, seconded by Councilor C. Soltysiak, the motion approving the September 25th, 2019 council minutes were approved unanimously.
5. **Approval of payrolls dated September 26th, and October 10th in the amount of \$180,421.30 and Invoices totaling \$310,796.84.** On motion of Councilor D. Ballard, seconded by Councilor M. Marlowe, the motion approving September 26th, and October 10th in the amount of \$180,421.30 and Invoices totaling \$310,796.84 approved unanimously.
6. **Public Comment:** None at this time.
7. **Public Hearings:**
 - **Kaplan Stewart, Gregg Adelman, 93 York Road: Conditional Use:** President D. Pancoe made a motion, seconded by Councilor K. Farrell, to open the public hearing for the Conditional Use hearing for 93 York Road. The motion passed unanimously. Solicitor P. Hitchens explained the Public hearing policies and procedures prior to the commencement of the hearing itself. A Court Stenographer was in attendance and transcribed the hearing.
 - **Ordinance #2019-6: Metered Parking along the 100 block of West Avenue & 300 block of Cottman Street:** President D. Pancoe made a motion, seconded by Councilor K. Farrell, to open the public hearing for Ordinance #2019-6. The motion passed unanimously. Solicitor P. Hitchens explained the Public hearing policies and procedures prior to the commencement of the hearing itself.

Solicitor P. Hitchens gave a brief overview of Ordinance #2019-6. Solicitor P. Hitchens noted that 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.

President D. Pancoe asked if there was public comment on Ordinance #2019-6 hearing pertaining to Historic Register / Off-Site Parking. No public comment was received at this time.

President D. Pancoe made a motion, seconded by Councilor J. Lugar, to go back into the Borough's monthly meeting, and continue with the agenda items listed. The motion passed unanimously.

8. Presentations:

- **Kaplan Stewart, Gregg Adelman, 93 York Road Land Development:** Gregg Adelman appeared before Council on behalf of Jenkintown Commons Limited Partnership #3. 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. Mr. Adelman noted that they have gone before the Borough Planning Commission, Montgomery County Planning Commission and the Borough Engineer. Mr. Adelman noted that they would be coming back before the Design Review Board once all other approvals have been obtained.
- **Westrum Development Company, John Tallman, 440 York Road: Redevelopment:** Alyson Fritzges appeared before Council on behalf of Westrum Development Company/Commerce Pursuit Capital, L.P. as well as John Tallman from Westrum Development Company/Commerce Pursuit Capital, L.P. to discuss the proposed to 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. Alyson Fritzges noted that there would be no parking lost or removed during the redevelopment of the site. Councilor M. Marlowe asked what a tub area is. Mr. Tallman noted that it is an area that allows bathing outside of the units for those that may require assistance in bathing. Councilor A. MacHaffie asked if there has been an arrangement with the church regarding the shared parking. Mrs. Fritzges noted that they are currently in conversation with the church regarding about the shared parking.

9. Committee Reports

- **Administration and Finance:** Councilor D. Ballard noted that the committee meeting information can be found in the packets. Councilor D. Ballard noted that the 2020 budget workshops are ongoing and the next one will be held on October 29th at 6:00 PM at Borough Hall. Additionally, Councilor D. Ballard highlighted that the Borough is moving forward with the discussions regarding EV charging stations.
- **Building, Zoning and Revitalization:** Councilor K. Farrell noted that the committee meeting information can be found in the packets. Councilor K. Farrell highlighted that the Building, Zoning and Revitalization committee has been discussing 440 York Road as well as 93 York Road. Additionally, Councilor K. Farrell noted that Borough Manager G. Locke completed a six-year paving project update and highlighted that the Borough has approximately 63% of roads paved along with 71,000 linear feet of curb completed.
- **Public Safety:** Councilor J. Lugar noted that the committee meeting information can be found in the packets. Councilor J. Lugar highlighted that the Fire Commission meeting will be held on October 30th. Additionally, Councilor J. Lugar noted that the Fire Departments will be training on Cedar Street properties.
- **Public Works:** Vice President J. Connors noted that the committee meeting information can be found in the packets. Vice President J. Connors highlighted that the 2019 paving project has been completed. Vice President J. Connors also noted the improvements to the intersection of Walnut Street & Hillside Avenue including new paving markings and stop bars.
- **Jenkintown School District:** No Report. Councilor K. McGlenn noted that the Halloween parade and bonfire will be held within the coming days. Additionally, Councilor K. McGlenn noted that she along with Borough Manager G. Locke will be meeting with the School District next week.

- **Jenkintown Community Alliance:** Councilor K. Farrell noted that Melissa Clarke Pho has stepped down from the chair of Arts Fest. Rachel Farrington will be managing this coming Arts Fest.
- **Multi-Municipal Group:** Councilor M. Golden noted that the Pennsylvania Municipal League newsletter has been distributed. Additionally, there is a sustainability conference on November 13th in Lafayette Hill.

- 10. Engineers Report:** Engineer K. Hassan noted that there was a report with the monthly meeting materials.
- 11. Public Works Report:** Public Works Foreman. K. Riggins noted that there was a report with the monthly meeting materials.
- 12. Solicitor's Report:** Solicitor P. Hitchens noted that the Solicitors Office is working with the Borough regarding various projects such as the ongoing historic register update, zoning code updates. Additionally, Solicitor P. Hitchens noted that they are working with the Borough on right to know submittals and other legal questions such as conditional use and land development requirements.
- 13. Mayor's Report:** Mayor A. Dobbs highlighted that the annual pumpkin drop will be on November 3rd at 4:00 PM. Additionally, Mayor A. Dobbs noted that she along with Councilor A. Khalil and Borough Manager G. Locke attended a training for civil service which was very informative. Mayor A. Dobbs noted that further discussion regarding the training will take place during the Public Safety Committee meeting.
- 14. Police Chief's Report:** Police Chief A. DiValentino noted that there was a report with the monthly meeting materials.
- 15. Manager's Report:** Borough Manager G. Locke noted that there was a report with the monthly meeting materials. Borough Manager G. Locke highlighted that the remediation of the Cedar Street Morretti Park will be taking place within the coming weeks. After remediation comes demolition, which the Borough is hopeful to have completed before the Holidays. Additionally, Borough Manager G. Locke noted that he attended the civil service training, which was very informative.

ORDER OF BUSINESS

- 1. Conditional Use Hearing: 93 York Road:** President D. Pancoe made a motion, seconded by Councilor M. Marlowe, to approve the conditional use request for 93 York Road.
Motion approved 11-0
- 2. Land Development: 93 York Road:** President D. Pancoe made a motion, seconded by Councilor A. Khalil, to approve Resolution #2019-22 granting preliminary / final land development approval to Jenkintown Commons Limited Partnership #3 for a mixed-use development at 93 York Road.
Motion approved 11-0
- 3. Ordinance #2019-6: Metered Parking along the 100 block of West Avenue & 300 block of Cottman Street:** Councilor D. Ballard made a motion, seconded by Councilor J. Lugar, to adopt Ordinance #2019-6, pertaining to meter parking along the 100 block of West Avenue & 300 block of Cottman Street.
Motion passed 11-0
- 4. Certificate of Payment #1: 2019 Paving Project:** Vice President J. Conners made a motion, seconded by Councilor K. Farrell, to pay Associated Paving Construction Inc in the amount of \$84,739.51 for the 2019 Mill & Overlay project as per Pennoni Associates recommendation.
Motion passed 11-0
- 5. Resolution #2019-21: 2019 PECO Green Region Grant:** Councilor D. Ballard made a motion, seconded by Councilor J. Lugar, 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.
Motion passed 11-0

6. **Resolution #2019-19: Committee / Commission Spending Policy:** Councilor D. Ballard made a motion, seconded by Councilor A. Khalil, to approve Resolution #2019-19 adopting a Committee / Commission spending policy.

Motion passed 11-0

7. **700 Greenwood Avenue / Pioneer Agreement:** President D. Pancoe made a motion, seconded by Councilor J. Lugar, to contract with Rudolph Clarke to record the plans in accordance with the existing agreement with Pioneer Fire Company.

Solicitor P. Hitchens noted that the agreement was recorded and that Rudolph Clarke is recording the plans that are called out in the agreement that was agreed upon and signed by both parties. Councilor K. McGlenn noted that there is no change to what currently exists, Solicitor P. Hitchens confirmed.

Motion passed 11-0

NEW BUSINESS AND DISCUSSION:

President D. Pancoe noted that Councilor Chuck Whitney handed in his resignation from Borough Council. President D. Pancoe made a motion, seconded by Vice President J. Conners, accept Councilor Charles Whitney's resignation from Jenkintown Borough Council effective October 23rd, 2019.

Motion approved 11-0.

Finance Director R. Ware noted that the Borough has received all documentation regarding the fire department fire apparatus financing. Finance Director R. Ware noted that this financing would be with U.S. Bancorp.

Councilor J. Lugar made a motion, seconded by Councilor K. Farrell, to approve Resolution #2019-23, approving and authorizing the master tax-exempt lease/purchase agreement with U.S. Bancorp Government Leasing and Finance Inc. for the Spartan LTC 110' RM Aerial on Spartan Chassis Fire Truck.

Motion passed 11-0

Borough Manager G. Locke noted that the Chief Ken Lynch and Independent Fire Company were able to reduce the mounting costs to \$9,354.50.

President D. Pancoe made a motion, seconded by Councilor J. Lugar, to approve the payment for mounting costs to Spartan ERV for \$9,354.50.

Motion passed 11-0

Mayor A. Dobbs would like to recognize Kiwanis for seventy years of service. Mayor A. Dobbs will put information together for a resolution.

Councilor M. Golden noted that there is a large pothole around an inlet on York Road. Borough Manager G. Locke and Public Works Foreman K. Riggins noted that they are aware of the area and the pot hole and have met PennDOT on site to discuss. PennDOT noted that they will be out to fix asap. Additionally, Councilor M. Golden noted that the AQUA water bills have significantly increased and that Abington is spearheading this project to figure out why.

Police Chief A. DiValentino wanted to thank Adrienne Kelly for her generous \$4,000 donation to the Police Department and the Canine Unit. Police Chief A. DiValentino noted that the check has been delivered to the Finance Director to be deposited into the Donation Account.

Vice President J. Conners noted that he would like to begin the discussion about beginning meetings at 7 PM instead of 7:30 PM. This item will appear before the Administration & Finance committee in November.

EXECUTIVE SESSION: None at this time.

ADJOURNMENT: On motion of Vice President J. Conners, seconded by Councilor J. Lugar, the motion adjourning the meeting passed unanimously.