



**BUILDING, ZONING, & REVITALIZATION COMMITTEE**  
**MEETING MINUTES**  
**February 19<sup>th</sup>, 2020**  
**7:30 p.m.**

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

**Attendance:**

- **Committee members present:** Chairperson K. Farrell, Councilor D. Ballard, Councilor C. Sperger, Councilor A. MacHaffie.
- **Committee member absent:** Councilor M. Marlowe, and Councilor J. Bruno.
- **Others present:** President D. Pancoe, Borough Manager G. Locke, Finance Director R. Ware and Police Chief A. DiValentino.

**Public Comment:** Heidi Braunschweig, 413 Leedom Street, appeared before the committee to discuss the lack of enforcement of permit parking on the 400 block of Leedom Street during off peak hours. Ms. Braunschweig noted that the residents are relied on for calling the non-emergency number to have a police officer dispatched on nights and weekends. Additionally, Ms. Braunschweig noted that they have to receive parking permits but the permits are not enforced.

Nicole Smith, 425 Leedom Street, appeared before the committee and voiced the same concerns regarding the parking enforcement on Leedom Street. Ms. Smith noted that sometimes the Police Department responds and sometimes they don't. Additionally, Ms. Smith noted that the parking tickets are more if you are parked with an outdated parking permit than no parking permit at all.

Police Chief A. DiValentino noted that the police department will be more vigilant and increase presence during off peak hours. Additionally, Police Chief A. DiValentino noted that it appears to be business patrons parking there.

**Reports**

- **Jenkintown Planning Commission Report** – No written report, Planning Commission met last night and discussed the Conditional Use that will be going before Council next Wednesday, February 26<sup>th</sup>. Planning Commission noted to support the application, with some conditions, which were the same conditions that were placed on Noble Heart. Additionally, Design Review Board met prior to the Planning Commission to discuss the application of 327 Florence Avenue and the rear addition. Design Review Board had two comments, which will either be agreed to by the applicant or heard before Borough Council.
- **Building Department** – Information has been provided with the monthly meeting materials.

**New Business**

- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that the structural steel has been completed at 610 Summit Avenue. Currently, the contractors are

working to complete the second through fourth floor framing. The Borough along with Cowan Associates (Third Party Special Inspector) and Penonni Associates are completing the required onsite inspections.

- **New Businesses / Zoning & Use Applications Approved** – Chairperson K. Farrell noted The Herb Shop & Tea Lounge at 747 Yorkway Place, Office / Event Space at 821 Homestead Road, Andrew's Railroad Design (CAD / 3D Printing) at 833 Greenwood Avenue, Andy's Chicken at 709 West Avenue, Mobay Jamaican Restaurant at 408 West Avenue and Northwest Athletics at 707 West Avenue all have placed zoning & use applications with the Borough, which have been approved. Chairperson K. Farrell would like to thank Borough Manager G. Locke and Borough Staff on assisting prospective and new business owners on the process to open a business in Jenkintown.
- **807 Greenwood Avenue: Conditional Use** – Chairperson K. Farrell noted a zoning & use application was received to operate an art / tattoo studio at 807 Greenwood Avenue. Since the proposed use is not listed as a permitted use within the Borough Zoning Code, the applicant will be appearing before Council on Wednesday, February 26th for a conditional use hearing. Borough Manager G. Locke noted that the use is not a prohibited use, which allows Council to attached reasonable conditions.
- **PECO Gas AGIMP 2020 Planned Infrastructure Improvements** – Chairperson K. Farrell stated PECO is currently in year five of their twenty-year plan to replace and upgrade their gas main system. PECO has notified the Borough and Residents that they will be commencing this project in February and work will begin on Runnymede, Florence and Cheltena Avenues. Most roads on this project will fall within the Restoration Ordinance. Roads have been paved in the last five years. PECO will be notifying the residents via US Mail and the Borough will begin notifications on social media platforms. Councilor C. Sperger asked when paving would take place, Borough Manager G. Locke noted that it would take place after the work was completed, and hopefully during the summer months.
- **Rejection of RFI** – Chairperson K. Farrell noted that two Request for Information (RFI's) were received, reviewed and after careful review the Borough would like to reject both RFI's that were submitted. A new Request for Information will be issued. President D. Pancoe made a motion, seconded by Councilor D. Ballard, to send the motion to reject the two Request for Information (RFI's) to full Council. Motion passed unanimously.
- **2020 Arts Fest Proposed Re-Location Detour** – Jean Brillman, President of JCA, appeared before the committee and noted that the Arts Fest committee would like to postpone the idea on closing York Road until 2021. Additionally, Ms. Brillman asked for clarification regarding the payment of the Police Department. Police Chief A. DiValentino noted that they Police Department reduced their budget, to help with the deficit. Police Chief A. DiValentino noted that it cost approximately \$5,000 for Police coverage at the event. Ms. Brillman noted that she would let the Arts Fest committee know.
- **Proposed Closure of Leedom Street During Music Series – Rec Board** – Chairperson K. Farrell noted the Rec Board is to close Leedom Street, from Greenwood Avenue to West Avenue, each Tuesday night during the summer from 7:00 PM until 9:00 PM. Mrs. Lynch noted that this will not affect access to the municipal lot adjacent to Town Square as the Greenwood Avenue

entrance will still be accessible and that the Rec Board will be touching base with the business owners on Leedom who will be affected by this to make sure we aren't causing too much of an issue. Chairperson K. Farrell made a motion, seconded by President D. Pancoe, to send the road closures for the Tuesday night Summer Music Series to full Council. Motion passed unanimously.

- **2017 - 2040 Implementation Grant** – Chairperson K. Farrell noted that the Borough has scheduled the Contractor to install the utility poles and complete the closeout paperwork. Manager Locke has met with Mr. Glanzmann about invoicing the \$10,000 donation to the project that he has pledged. This project will now be completed and closed out expeditiously.

## Ongoing Business

- **Aqua Pennsylvania Projects** – Chairperson K. Farrell noted the AQUA water main replacement project on Newbold Road (Rydal to Washington), Vernon Road (Rydal to Washington) and Homestead Road (York to Newbold) has been completed. AQUA has completed permanent restoration of roadway areas disturbed during water service and main installations. Final paving of the roadways will take place in 2020 on Vernon Road and 2021 on Newbold and Homestead Roads.
- **2019 PECO Green Region Grant** – Chairperson K. Farrell highlighted the Borough was recently notified that they received funding from the 2019 PECO Green Region Grant. The funding will assist with funding the ADA porous paving walkway at Cedar Street Moretti Park. Awards are now expected in Spring 2020..
- **Parking Meters along the 100 block of West Avenue** – Chairperson K. Farrell noted the Borough has requested a price quote from the meter manufacturer to rent the calibration tool to recalibrate the meters for installation on West Avenue.
- **2019 PECO Green Region Grant Bonus Round** – Chairperson K. Farrell noted the Borough was recently informed that we were not successful with obtaining this grant.
- **Verizon Utility Pole Removal – Update** - Chairperson K. Farrell stated PECO's subcontractor has removed all utility poles that had the wires detached. Currently, there are five (5) poles remaining that require wire transfer and removal. The Borough is still working with PECO to discuss the restoration of the poles as well as the restoration costs incurred by Public Works and the Borough.
- **2018 DCED Grant Cedar to Walnut Street Storm Water Grant** - Chairperson K. Farrell stated that four test pits were dug to verify existing conditions. Plans are being updated based on information collected. Plan for remediation has been completed and construction specs are being completed. Work will be covered by grant funding provided by the DCED (100K) with a \$20,000 match. The project is expected to be bid in the Spring of 2020.
- **DCED Greenways, Trails and Recreation Program (GTRP) and the Community Conservation Partnership Program (C2P2) Grants** - Chairperson K. Farrell stated that the Borough was awarded \$75,000 with the GTRP grant, for the construction of the Cedar Street Moretti Park. The demolition is complete. The project is expected to be bid in 2020.

- **Noble Train Bridge Construction – SEPTA/PennDOT Project** – Chairperson K. Farrell noted SEPTA has assigned a new project team and they are reviewing the existing plans prior to proceeding. This project is now expected to take place in the Spring 2021 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 Engineer K. Hassan has provided the current detour plans, which do not go through Jenkintown.

Chairperson K. Farrell asked Borough Manager G. Locke and Borough Administration to send out the flyer for the JCA's open house next week reminding residents to attend. Borough Manager G. Locke noted that it is on the Administrations radar, and the Borough Administration will resend.

Chairperson K. Farrell provided an update regarding the project on Washington Lane and Greenwood Avenue, in Abington Township. Chairperson K. Farrell noted that the project is still the same as when presented to Council minus the balconies being moved as residents request. Additionally, the traffic study has been provided to the Borough's Traffic Engineer for review.

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