



**BUILDING, ZONING, & REVITALIZATION COMMITTEE**  
**MEETING MINUTES**  
**October 17<sup>th</sup>, 2016**  
**7:30 p.m.**

**Call to Order:** Chairperson L. Durkin called the meeting to order.

**Attendance**

- **Committee members present:** Chairperson L. Durkin Councilor M. Golden, and Councilor C. Whitney.
- **Committee members absent:** Councilor T. Danilak.
- **Others present:** President D. Pancoe, Vice President R. Bunker, Councilor K. Farrell, Solicitor N. Taylor-Smith, Borough Manager G. Locke, Chief A. DiValentino, and Director of Finance R. Ware.

**Public Comment:** Larissa Kravitz, Noble Nail Salon, appeared before the committee to discuss her displeasure with allowing multiple businesses of the same type within such close proximities. Ms. Kravitz owns a nail salon and is upset at the amount of nail salons Jenkintown has. Both Solicitor N. Taylor-Smith and the Committee explained to Ms. Kravitz that it is illegal for the Borough to deny businesses however they have been planning a comprehensive plan to work with property owners to discuss tenants in Jenkintown.

**Presentations**

- **Rick Ferrell: Retail Market Answers LLC:** appeared before committee to discuss a need for a Strategic Merchandising Downtown Revitalization plan. Mr. Ferrell completed a merchandising revitalization in 2008 before the market collapsed. Mr. Ferrell will be completing a proposal and appearing before Council in the next few months to discuss the Strategic Merchandising Downtown Revitalization plan.

**Featured Items for Discussion**

- **Zoning Code Review** – Chairperson L. Durkin stated that the Borough is looking to update their Zoning Code with the help of the County Planners, the Solicitors Office and the Zoning Officer. Borough Manager G. Locke began a preliminary list of items that has created a difficult review in the past. The Borough also received a preliminary list from the County Planners. Both lists will be turned over to the Solicitors office for legal opinion.
- **Jenkintown Planning Commission Report** – No written report at this time. It was noted that the Design Review Board met regarding 206 Township Line Road. The meeting appeared to go well and move forward with the design of the building, as the architecture firm on the project seemed to open and willing to take the Design Review Board's comments into consideration.
- **Dead Tress on York Road** – Chairperson L. Durkin stated that there are a lot of dead trees where the Borough received the streetscape grant a few years prior and understands that it is the responsibility of the property owner to maintain the trees but wants to look at changing that code so that the Borough may maintain and replace these trees to continue to have a beautiful tree lined

road. President D. Pancoe likes the idea, however wants to further research the cost and legal ramifications on maintaining trees on private properties. Borough Manager G. Locke will be looking into the cost to replace the trees along the York Road corridor.

- **Banner Program** – Chairperson L. Durkin wanted to highlight that she has continually been working on implementing a banner program for Jenkintown Borough. Chairperson L. Durkin has reached out to King Design to have them design a branding proposal. Once she receives the proposal from King Design she will update the Committee.

#### **Ongoing Items**

- **Borough Gateway Welcome Sign** – Chairperson L. Durkin met on site with Borough Manager G. Locke and Pennoni Associates to discuss the engineering of the Borough's welcome sign. The Borough is currently waiting on the cost estimate from Pennoni Associates to move forward to the project. President D. Pancoe believes that the Borough should budget for this over the next few years as to not significantly impact the budget.
- **303 Runnymede Avenue** – Borough Manager G. Locke stated that the residents of 303 Runnymede Avenue, Mr. & Ms. Glass, have complied to the notice of violation and the violation has since been abated. Chairperson L. Durkin asked that Borough Manager G. Locke keeps a close eye on the property as neighbors are still believing that a business is being run out the home.
- **Glanzmann Agreements** – There is no new updates for this topic. Borough Manager G. Locke stated that the side agreements were placed in Dropbox. Borough Manager G. Locke has written the particulars out for the building inspector to review and follow up on. Enforcement on these agreements cannot take place until November 1<sup>st</sup> of this year. Borough Manager G. Locke has not met with Glanzmann Subaru regarding the side agreements since the escrow has been put in place, however, he has continually monitored the properties and approximately half of the required items have been completed.
- **Division Street Retaining Walls** – Due to a time constraint, this item was not discussed.
- **2035 Comprehensive Plan** – Due to a time constraint, this item was not discussed

**Adjournment:** On motion of Councilor M. Golden, seconded by President D. Pancoe, the motion adjourning the meeting passed unanimously.