



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, October 19th, 2021

6:30pm – 8:00pm

MEETING MINUTES

Attendance

Members Present via Video Conference: Gabriel Lerman – Chairperson, Lucinda Bartley, Alison Danilak, Jon McCandlish, Phil Zimmerman

Members Absent: Joe Hentz, Glen Morris

Others Present: George Locke – Borough Manager, Deborra Sines-Pancoe – Borough Council President, Marley Bice – Montgomery County Planner

Reports/Actions

September meeting minutes were approved with all in favor.

New Business

Montgomery County's Commercial Property Assessed Clean Energy (C-PACE) Program

Ms. Bice presented a summary of the C-PACE program and indicated the county's intent to promote awareness of the program throughout its municipalities.

She conveyed that the program provides financing for commercial energy efficiency, renewable energy, and water conservation projects within the county – including commercial, industrial, agricultural – new or renovation construction. Ms. Bice summarized a sample of applicable upgrades and improvements.

Ms. Bice stated that the program is being managed by Montgomery County as well as the Sustainable Energy Fund.

Ms. Bartley suggested that related information be posted on the Borough website and suggested locating it with online permit applications. She also suggested mailers with summary cover letter that start to make suggestions for desired improvements within the Borough. The PC discussed a variety of ways to distribute the information to commercial property owners.

Ongoing Business

SALDO Review / Update

Ms. Bice provided summary of the SALDO revision progress status and schedule.

The PC discussed the shade tree commission's review responsibilities for submitted landscaping plans and associated SALDO requirements and reviewed changes in related sections.

The PC and Ms. Bice reviewed proposed revisions to chapter 160, Administration and Definitions.

The PC discussed language pertaining to coordination between adjacent development projects, to encourage continuity of development with surrounding properties or municipalities, section 160-18. The PC reviewed proposed language similar to that found in Cheltenham's SALDO.

Ms. Bice inquired about the Borough having an official map or capital improvements program. Mr. Locke confirmed that none existed. Ms. Danilak suggested that the related SALDO language remain as the borough may develop these in the future.

The PC reviewed 160-52 pertaining to Community and fiscal impact analysis requirements, including size threshold and applicability necessary of applicant project to supply analysis. The PC discussed quality standards for related materials to be submitted by applicants.

Ms. Bartley suggested that intermittent reviews and preliminary review feedback would allow for a more fluid overall SALDO application review process. Mr. Lerman suggested that a few more specific requirements would benefit a more linear and timely process.

The PC reviewed unit number or project size threshold at which requirement for impact analysis would be initiated. Ms. Bartley inquired if it would be beneficial for studies to be required for smaller projects, such as projects in the Gateway district. Mr. Lerman and Ms. Danilak suggested that impact studies could be requested by reviewing bodies if not specifically required by SALDO requirements.

Ms. Bice will be incorporating PC feedback into draft revisions based on meeting review comments.

Room Rental Language

Mr. Locke provided an update regarding proposed rental room zoning language revisions, stating that both BC and the Borough Solicitor is reviewing the language.

Northern Gateway TOD

Mr. Locke stated that he had not yet received any plan submittals or applications for any projects related to the Northern Gateway or adjacent commercial properties.

218 Old York Road - GE Sign

Mr. Locke confirmed that the GE Sign located along Old York Road had recently been removed and that he understood that it was to be re-hung after cleaning and repairs had been made. He stated although that he had also received an application for installing a new sign to replace the old sign at an adjacent property located at 218 Old York Rd. – the former Fleishman’s Furniture building. He conveyed that the new sign appears to be somewhat similar to the original sign in dimension, but not in appearance as the proposed sign would be a flat and internally lit.

Jenkintown Commons Development

Mr. Locke provided the PC with an update regarding the development at Jenkintown Commons, stating that the project was approved through the Zoning Hearing Board. He confirmed that it would be moving to Land Development review phase next.

Adjournment