



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING**

June 22nd, 2022

**7:00 P.M. Borough Hall - 700 Summit Avenue, Jenkintown Pennsylvania
(Also - Live Streamed ZOOM to Borough Facebook Page)**

MINUTES

1. **Call to Order:** President J. Conners called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** Mayor G. Lerman led those present in the Pledge of Allegiance.
3. **Roll Call:**
 - **Council members present:** President J. Conners, Vice President C. Soltysiak, Councilor D. Ballard, Councilor J. Bruno, Councilor A. MacHaffie, President D. Pancoe, Councilor M. Marlowe, Councilor A. Narva, Councilor A. Bartlett, Councilor K. McGlonn, and Councilor A. Khalil.
 - **Council members absent:** Councilor C. Sperger
 - **Others Present:** Manager G. Locke, Chief T. Scott, Solicitor P. Hitchens, Engineer K. Hassan, and Mayor G. Lerman.

President J. Conners noted that on June 15th, Council held an executive session for discussion of matters of personnel and real estate.

4. Eagle Scout Recognitions – Daniel Gifford & Liam McSherry

Mayor G. Lerman presented Liam McSherry with a state citation for Representative Napoleon Nelson for achieving the title of Eagle Scout through the Boy Scouts of America.

5. **Approval of Minutes: May 25th, 2022:** On motion of President J. Conners, seconded by Vice President C. Soltysiak, the motion approving the May 25th, 2022 council minutes were approved unanimously.
6. **Approval of Payrolls dated June 2nd and June 16th in the amount of \$168,688.89 and invoices totaling \$424,217.39.** On motion of Councilor D. Ballard, seconded by Vice President C. Soltysiak, the motion approving payrolls June 2nd and June 16th in the amount of \$168,688.89 and invoices totaling \$424,217.39 were approved unanimously.
7. **Public Comment:** None at this time.

8. Presentation: Preliminary Land Development Plan – Wyncote and York Roads, Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC c/o Paul Aschkenasy (Proposed Retail Facility)

Gregg Adelman, Counsel on behalf of the Applicant, appeared before Council to seek preliminary land development approval for the properties located at Wyncote Road and York Road. The redevelopment of the property includes consolidating the six separate parcels into one and construct an approximate 49,000 square foot grocery store as well as various other improvements including but not limited to stormwater management and pedestrian connectivity.

Council asked a few questions pertaining to EDU approval, interior and exterior traffic circulation, greenery, bus stop / shelters and clarification on the waivers requested. Counselor Adelman along with the development team answered all question presented by Council. President J. Conners opened up the Public Comment portion of the

application. President J. Conners did note that this is the public comment portion and not a "Q&A" of the developer.

Maureen Lucak, 115 Cedar Street, asked about the drainage system for the project. John Alejnikov, Bohler Engineering, answered on behalf of the applicant.

Scott Denlinger, Counsel for the Pavilion Unit Acquisition LP located at 261 Old York Road and read a statement noting that he along with his clients feel as though the project is "highly defective" as submitted including as it relates to traffic and internal circulation. Mr. Denlinger notes that the plan was submitted in January of 2022 and was granted sixteen of seventeen requested variances. Mr. Denlinger states that he and his clients were unaware that any plan revision were submitted until the Planning Commission meeting held June 21st, 2022. Mr. Denlinger noted that he was not provided with any Traffic Impact Studies, Erosion & Sediment reports or post construction stormwater management report. Mr. Denlinger stated that his clients have hired their own traffic engineer to review this plan but due to not being provided such reports until 4 pm, they are unable to provide proper discourse. Mr. Denlinger then began discussing specific traffic concerns.

President J. Conners asked Mr. Denlinger approximately how much time may be needed to finish his public comment. Mr. Denlinger followed up with stating a few minutes as he would like to participate as "meaningfully as he can". Mr. Denlinger continued to state that he and his clients feel that this preliminary land development request be denied. Solicitor P. Hitchens noted that he did not want Mr. Denlinger to feel as though he has been cut off prematurely as stated and therefore if he has additional comments now would be the appropriate time for those to be stated. Solicitor P. Hitchens goes on to state that he has provided Mr. Denlinger a copy of a memorandum from the Planning Commission meeting dated June 22nd, 2022, which the Planning Commission states general support. Mr. Denlinger went on to state that if he and his clients are going to participate meaningfully, he suggests that this application be continued so that he and his clients can fully evaluate the plans that have been provided. Solicitor P. Hitchens asked Mr. Denlinger if he did not think that he and his clients would be able to provide meaningful comment between preliminary land development should Council approve it and final land development. Mr. Denlinger stated yes because a lot of the design of the project will be set in stone at the time of the preliminary approval. Solicitor P. Hitchens followed up with Mr. Denlinger asking if he felt that there are any deficiencies contained in the plan that do not meet code requirements or are his concerns about general improvements. Mr. Denlinger noted that without reviewing everything in detail he is unable to answer that question.

Rob Sebia, Counsel for James Wang located at 301 Wyncote Road, stated that the Planning Commission did not vote to recommend last night and all of their comments are based on their January plan. Mr. Sebia followed up with noting that any action tonight would be premature. Mr. Sebia noted concerns regarding the traffic pattern of Wyncote Road noting that any changes of Wyncote Road from a one-way street to a two-way street would need to be done during a properly advertised Ordinance hearing including approval from Abington Township or the Court of Common Pleas.

9. Committee Reports:

- **Administration and Finance:** Councilor D. Ballard noted that the monthly meeting materials were provided. Councilor D. Ballard noted that there has been administrative restructuring.
- **Building, Zoning & Revitalization:** Councilor J. Bruno noted that the monthly meeting materials were provided. Councilor J. Bruno highlighted that phase one of the SALDO revision was discussed. Councilor J. Bruno also noted the schedules pertaining to the Substantive Validity Challenge and Curative Amendments.
- **Public Safety:** Vice President C. Soltysiak highlighted the monthly meeting materials were provided. Vice President C. Soltysiak noted the Fire Department Training Standards have been discussed a lot during the Fire Commission meeting. Vice President C. Soltysiak noted that she recommends the labeling of the fire truck repairs as they are waiting to see the proposal.
- **Public Works:** President J. Conners noted that monthly meeting materials were provided. President J. Conners highlighted that the Sunset Run was a success with over 500 runners. Additionally, President J. Conners provided an update with the Cedar Street Moretti Park.

- **Jenkintown School District:** No report.
 - **Jenkintown Community Alliance:** No report.
 - **Police Commission:** Councilor K. McGlenn noted that the Police Commission should reconvene and obtain a new mission.
 - **Human Relations Commission:** No report.
10. **Engineers Report:** Engineer K. Hassan noted that there was a report with the monthly meeting materials. Engineer K. Hassan highlighted his office has completed the land development review for 93 York Road and is continuing to work with the applicant for traffic improvements as required in the Borough Code.
 11. **Public Works Report:** Borough Manager G. Locke noted that there was a report with the monthly meeting materials. Borough Manager G. Locke highlighted that the Public Works Department is busy completing sidewalk inspections on Vernon and Newbold Roads. Additionally, the Public Works Department is cleaning the yard and fixed the garage door as well as working in the Police Department lobby painting and installing carpet.
 12. **Solicitor's Report:** Solicitor P. Hitchens noted that the Solicitors Office is working with the Borough regarding various projects.
 13. **Mayor's Report:** Mayor G. Lerman reported that the LGBTQ + Pride month flag raising event took place and was a very well attended and well received event. Additionally, Mayor G. Lerman wanted to thank all those involved in the Tuesday Farmer's Market.
 14. **Police Chief's Report:** Police Chief T. Scott noted that there was a report with the monthly meeting materials. Police Chief T. Scott highlighted the increase in call volume due to productivity by the officers. Additionally, one notable event during the month of May included one gentleman who was abducted by a family member. Police Chief T. Scott noted that PlanIt will be up and running in mid-July.
 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 speed radar signs have been ordered from All Traffic Solutions. Borough Manager G. Locke also noted that the Borough attended a meeting with AQUA. Additionally, the as-built plan has been provided to the Borough in regards to Cedar Street Moretti Park. Finally, Borough Manager G. Locke noted that Rick Ware has officially retired.

ORDER OF BUSINESS

1. **Resolution #2022-25 Preliminary Land Development Plan:** Councilor A. Khalil made a motion, seconded by Vice President C. Soltysiak to approve Resolution 2022-25 granting preliminary land development approval to Jenkintown Commons Limited Partnership #3 and BAP Jenkintown, LLC for its proposed lot consolidation and land development for property located at 93, 95, 97 and 99 Old York Rd, 409 Wyncote Rd and a portion of 322 Washington Lane provided that the applicant will obtain all necessary federal state and local permits or approvals prior to any work including the NPDES and HOP permits and that the applicant would include, as a part of their final land development, comments or language addressing the future stop signs and the pedestrian crossing over Washington Ln in the even there are safety concerns.
Motion approved 10-0. Councilor M. Marlowe has recused herself
2. **Civil Service Commission Rules – Update:** President J. Conners made a motion, seconded by Vice President C. Soltysiak, to authorize the Law Firm of Rudolph Clarke LLC to assist the Civil Service Commission and Borough in the updating of the Civil Service Rules.
Motion approved 11-0
3. **Jenkintown Fire Department Training Standards – Revisions:** Vice President C. Soltysiak made a motion, seconded by Councilor A. MacHaffie to adopt the revisions as proposed, to become part of the Official Jenkintown Fire Department Training Standards
Motion approved 11-0

4. **Allocation of Funds [04] Fire Apparatus Fund:** Vice President C. Soltysiak made a motion, seconded by Councilor J. Bruno, to table the allocation of up to \$20,000 from the 04 Fire Apparatus Fund for required repairs to Engine 96 Spartan Pumper operated by Pioneer Fire Company.
Motion approved 11-0
5. **Resolution #2022–22, Act 537 Plan Revision for Land Development:** Councilor J. Bruno made a motion, seconded by Councilor D. Pancoe to adopt Resolution #2022–22, Act 537 Plan Revision for Land Development, to submit to the DEP for its approval as a revision to the official sewage facilities plan of the municipality for 821 Homestead Road apartment building.
Motion approved 11-0
6. **Resolution #2022–23, Act 537 Plan Revision for Land Development:** Councilor J. Bruno made a motion, seconded by Vice President C. Soltysiak to adopt Resolution #2022–23, Act 537 Plan Revision for Land Development, to submit to the DEP for its approval as a revision to the official sewage facilities plan of the municipality for 501 Washington Lane mix use building
Motion approved 11-0
7. **Resolution #2022–24, Act 537 Plan Revision for Land Development:** Councilor J. Bruno made a motion, seconded by Vice President C. Soltysiak to adopt Resolution #2022–24, Act 537 Plan Revision for Land Development, to submit to the DEP for its approval as a revision to the official sewage facilities plan of the municipality for 100 York Road Smoothie King.
Motion approved 11-0
8. **Fire Alarm Panel Replacement – Public Works Garage:** Councilor D. Pancoe made a motion, seconded by Councilor M. Marlowe to approve the expenditure of funds not to exceed \$3,000 for the planned replacement of the failed Fire Alarm Panel in the Public Works Garage
Motion approved 11-0
9. **Employee, Staffing Reorganization, Restructuring:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to make the current hirings and setting of compensation as proposed and presented by the Chief of Police and Borough Manager for the Admins, Crossing Guards and Parking Enforcement Officer positions.
Motion approved 11-0
10. **2022 Body-Worn Camera (BWC) Policy and Implementation Grant:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to issue a letter of support to the Jenkintown Police Department to be included with their 'Letter of Intent' to DOJ Body-Worn Camera (BWC) Policy and Implementation Program, Grant Funding Request
Motion approved 11-0

NEW BUSINESS AND DISCUSSION: None at this time.

EXECUTIVE SESSION: None at this time.

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