



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, October 13th, 2022

6:30pm – 8:30pm

MEETING MINUTES

Attendance

Members Present via Video Conference: Phil Zimmerman – Acting Chairperson, Lucinda Bartley - Secretary, Eric Horowitz, Shari Neidich, Peter Van Do

Members Absent: Jon McCandlish – Chairperson, Alison Danilak

Others Present: Marley Bice – Montgomery County Planner, Mark Bickerton – Borough Engineer, George Locke – Borough Manager

Public Comment

None

Reports/Actions

Review of the August and September 2022 PC meeting minutes. The PC approved the minutes.

Motion: Shari Neidich; Second: Phil Zimmerman; No objections.

Presentations

501 Washington Lane – Preliminary Land Development

Peter Friedman, attorney for the applicant, led a presentation of the changes made to the site and building plans since the PC last saw the project. To conform with Borough code, the roofline has been changed to a mansard style, the effect of which is to minimize the visual height of the walls and screen the rooftop equipment from view from the street. Mark Bickerton, from Pennoni, reviewed the Engineer's letter on traffic and highlighted concerns on site layout and vehicle movement through the site. The PC members like the new roofline and encourage the applicant to work with Pennoni to resolve site layout issues and to coordinate with the Borough and the applicant for 93 York Rd on Washington Ln/Cedar St/Old York Rd street and intersection issues. The applicant will return in November to present further revisions.

415/425 Johnson Street & 429 York Road – Conditional Use (Apartment Building)

Representatives for the applicant presented a conditional use application to develop the building currently used as offices and the parking lot connecting to Old York Rd. They propose to add a third floor buildover and an addition on the historic brick building, to create 1-bedroom and 2-bedroom apartments over commercial units on the first floor. In recognition of concern about

adding additional students to the district, the applicant points out that the units will be 500 to 800sf, and higher-end, and unlikely to attract families with children. Lucinda Bartley expressed concern about adding additional height and mass on the narrow street and suggested stepping back the proposed third floor to maintain the historic facade massing, and maintaining the original brick archways at street level. Peter Zimmerman asked about outdoor space and the possibility of a green roof amenity. The PC is supportive of the sensitive adaptive reuse of a historic building, and encourages the applicant to be mindful of the historic structure and streetscape, as well as of the impact of additional height on surrounding residents; the PC is also supportive of mixed-use development to bring additional residents and commercial units to the core of the Borough. The PC approves the conditional use application.

Motion: Phil Zimmerman; Second: Lucinda Bartley; No objections.

New Business / Business for Discussion

Pedestrian Crossing Washington Lane / Walnut Street

Following on the discussion of pedestrian safety related to the applications for 93 York and 501 Washington, a working group for the PC discussed options for possible interventions along Washington Ln, including pedestrian-activated flashing crossing signals on mast arms or poles, adding raised crosswalks, restriping crossings, and creating curb bumpouts on Walnut. See attached graphic notes.

Proposed Zoning Ordinance Update: Section 181-82 Fences

The PC working group will revisit and suggest revisions to the proposed fence code, also considering other materials allowed for use in construction elsewhere in the code.

Ongoing Business

George Locke provided updates on projects that have come before the PC in recent months: Jenkintown Borough SALDO Code Review (Update on Process, Advertised for Adoption), Rooming House – Zoning Code (Update on Process, Advertised for Adoption).

Motion to Close: Peter Zimmerman; Second: Lucinda Bartley

Adjournment

Wyncote/Washington (existing all-way stop—important access to retail, bus stop, and OYR crossing to Pavilion):

- Add high-visibility striping on north side and renew all others
- Add flashing pedestrian-activated crossing signals on posts

Walnut/Washington (existing stop from Walnut, no left turn):

- Add high-visibility striping across Washington and renew Walnut St striping
- Add a raised crosswalk
- Add flashing pedestrian-activated crossing signals on Washington northbound and southbound (either mast arm or on posts)
- Add curb bump-outs on Walnut
- Include a condition to the approval that post-construction, if the warrant for an all-way stop is met, the applicant will install stop signs

Entry to retail parking (mid-block):

- Add flashing pedestrian-activated crossing signals on a mast arm across Washington (proposed by applicant)
- Add a raised crosswalk to slow traffic

Cedar/Washington:

- Refresh high-visibility striping
- Add wayfinding signage

501 driveway:

- Restrict to right in- right out

