



## **JENKINTOWN BOROUGH PLANNING COMMISSION**

**Tuesday, August 16th, 2022**

**6:30pm – 8:45pm**

### **MEETING MINUTES**

#### **Attendance**

Members Present via Video Conference: Jon McCandlish – Chairperson, Lucinda Bartley - Secretary, Alison Danilak, Eric Horowitz, Shari Neidich, Peter Van Do, Phil Zimmerman  
Members Absent: none

#### **Public Comment**

Alex Khalil expressed opposition to a ban on vinyl fencing; discussion postponed for agenda item.

#### **Reports/Actions**

Review of the June and July 2022 PC meeting minutes. The PC approved the minutes.  
Motion: Jon McCandlish; Second: Peter van Do; No objections.

#### **Presentation**

##### **93 York Road Land Development**

This is a new application for land development under the Gateway Commercial zoning district as revised. Gregg Adelman presented on behalf of the applicant, highlighting some changes made to the plan due to previous comments and the different zoning requirements, including removing the sidewalk to the corner of Washington Ln and Old York Rd, modifying parking islands, reducing sidewalk width to increase a planted buffer, reducing impervious coverage, and increasing understory plantings at the residential buffer. Ms. Danilak expressed a desire to see a new all-way stop sign at the Washington Ln/Walnut St intersection to allow pedestrians to access the new sidewalk, and Ms. Neidich and other PC members were concerned about pedestrian safety on Washington. Ms. Bartley encouraged the applicant to include more plantings to screen and soften the large retaining wall. Mr. Van Do asked about accessibility to the site and maintenance during inclement weather. The applicant is willing to work with the Borough to develop mutually agreeable off-site pedestrian safety improvements. Mr. Locke suggested that a working group from the PC meet with the Borough's traffic engineer to discuss possible solutions; interested PC members are to email Mr. McCandlish. The applicant will return to the September meeting.

#### **New Business / Business for Discussion**

**Proposed Zoning Ordinance: Update: Rooming House Ordinance**

Following previous PC discussion, Patrick Hitchens had been directed by Council to draft and prepare an amendment to the zoning ordinance for review by the PC and the MCPC to add a Rooming House definition and to permit a Rooming House use by special exception in the TR Traditional Residential Infill Overlay District. Ms. Bartley asked for clarification regarding possible confusion with short-term rentals. The PC voted to approve the proposed amendment as presented.

Motion: Jon McCandlish; Second: Alison Danilak; All in favor.

### **Proposed Zoning Ordinance Update: Section 181-82 Fences**

Following previous PC discussion, Mr. Hitchens had been directed by Council to draft and prepare an amendment to the code of ordinance for review by the PC and the MCPC to modify provisions relating to permitted fencing materials. Members of the PC and Borough Council wish to consider environmental concerns as well as preserve the historic character of the Borough in allowing or disallowing certain materials. Alex Khalil expressed opposition to a ban on vinyl fences, stating that they are affordable, durable, and commonly used by homeowners, and that their use has minimal effect on the environment. Mr. McCandlish suggested the PC review the Living Building Challenge Red List, a list of building materials containing harmful chemicals. Planner Marley Bice provided links to other municipalities' fencing codes for comparison and suggested creating a chart to clarify permitted heights and materials depending on the location of the fence. A working group from the PC will discuss the issue further and propose new language for discussion by the PC, prior to further Council review.

Motion to Close: Jon McCandlish; Second: Lucinda Bartley

**Adjournment**