



## JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, June 21st, 2022

6:30pm – 9:20pm

### 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

Others Present: Eric Jarrell – Montgomery County Planner, Ted – Borough Engineer, George Locke – Borough Manager

#### Public Comment

None

#### Reports/Actions

Review of the May 2022 PC meeting minutes. Eric Horowitz had suggested changes via email, which the PC approves. The PC approved the minutes.

Motion: Jon McCandlish; Second: Alison Danilak; No objections.

#### New Business / Business for Discussion

##### **Jenkintown Borough SALDO Code Review (Process update)**

Alison Danilak and planner Marley Bice presented the proposed SALDO code revisions to the Borough Council working group on Tuesday 6/14/2022, and sent the revisions to the Borough engineer and solicitor for final review. The code revisions will come before Council at the July meeting to introduce and publicly advertise, and then at the August meeting to vote on adoption. Joanne Bruno expressed the thanks of Council to Alison, Marley, and the Planning Commission.

##### **Preliminary Land Development Application – Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC (Proposed Retail Facility – Wyncote and York Roads)**

Gregg Adelman, representative of the applicant, presented the preliminary land development application and request for comment on waivers and provided an update on meetings with the Borough staff, professionals, and PennDOT. The letter from the Borough engineer was reviewed. PC members expressed concern about pedestrian safety at two intersections, particularly in light of potential future development of the property across the street on Washington: Walnut at Washington and Old York Rd/611 at Washington.

- The applicant's representatives explained that a previously proposed all-way stop at Walnut and Washington was recommended against by the Borough traffic engineer because the intersection did not meet criteria, but it could be implemented at a later time. At this point, no painted crossing will be provided at Walnut, though an 8' wide sidewalk at the frontage along Washington will be provided, starting at Walnut. A painted crossing with a blinking signal would be created at the site entrance between Walnut and Cedar. The PC expressed a desire to see an all-way stop and striped pedestrian crossing at Walnut, and to reconsider the mid-block crossing.
- No pedestrian crossing will be available or allowed at Old York Rd/611, but a sidewalk around the entire frontage is required by code; ZHB did not allow a waiver for that corner. The PC is concerned that pedestrians will be directed out to the point of that corner expecting to be able to cross, creating a dangerous situation.

The PC expressed interest in maximizing vegetative screening and buffering, and enhancing the existing canopy of trees and understory, for noise and light screening. The former residential lot at Walnut will be heavily planted; Lucinda Bartley suggested incorporating a small pocket park or seating area there, and creating additional pedestrian access to the site, though the applicant believes the graded slope will be too steep. Regarding screening of the parking area on the roof, the applicant states that the building parapets should be sufficient.

The PC encourages the applicant to consider an additional entrance on Old York Road/611 to provide access closer to Wyncote and the bus stop to promote walkability.

The PC encourages the implementation of the Borough's preferred Old York Rd/611 sidewalk design.

Additional comments from representatives of other interested parties presented additional concerns regarding site layout, pedestrian and vehicle access, emergency access to the roof deck, and planted screening.

The PC did not feel prepared to address the question of waivers and decided not to take a vote on action on the application. The PC generally supports the project but has concerns particularly related to pedestrian safety and access. Jon McCandlish will submit a letter to Council summarizing the PC's position.

## **Ongoing Business**

### **Zoning Review – Section 181-141 Offsite Signs**

Following the discussion of offsite sign code at the previous meeting, Marley Bice provided GIS analysis and proposed language. The PC approved the presented language with the revision to create a 250-foot buffer from any residential use. George Locke will request permission from Council to send the language to the solicitor to review. Jon McCandlish will send the language to George.

Motion: Lucinda Bartley; Second: Jon McCandlish; All in favor.

Motion to Close: Jon McCandlish; Second: Lucinda Bartley  
**Adjournment**