



JENKINTOWN BOROUGH PLANNING COMMISSION

Tuesday, September 20th, 2022

6:30pm – 9:30pm

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

None

Reports/Actions

Review of the August 2022 PC meeting minutes postponed until October.

Presentation

93 York Road Land Development

Gregg Adelman presented on behalf of the applicant the new application for land development under the Gateway Commercial zoning district; the applicant has received review letters from MCPC and the Borough engineer. Planner Marley Bice explained the MCPC letter's comments to the PC, including: suggesting distributing bike parking around the site, adding signage to clarify to pedestrians walking north or south on Old York Road how to navigate the site to cross at the new Washington Ln crosswalk, coordinating the Washington Ln crossings with the developer of 501 Washington, coordinating with SEPTA to meet requirements for the proposed bus stop and shelter, and providing infrastructure for electric vehicle-ready parking. Mark Bickerton of Pennoni, the Borough traffic engineer, briefly reviewed their letter, but noted that the applicant was addressing issues and working with PennDOT. PC members remain concerned about pedestrian and driver safety on Washington Ln and at all of the intersections Old York Rd to Wyncote. Alex Khalil suggests painting a 25 MPH legend on the street pavement on Washington as a traffic calming measure. Kevin Poirot, a resident and member of the ZHB, expressed frustration that the all-way stop at Walnut had been removed from the plan; he suggests removing the all-way stop sign at the Wyncote/Washington intersection and moving it to the Walnut/Washington intersection. He also suggests that the curb radius at the entry/exit onto Wyncote be smaller to discourage people from exiting to the right from the site. Gregg Adelman stated the applicant is willing to accept a condition that they will add a post-construction stop sign on Walnut and Washington if the warrant is met in the future.

James Garrity, a colleague of Scott Denlinger's, representing the Pavilion, summarized letters from their engineers reviewing the project. Ms. Bartley expressed concern that the awkward configuration of the site could lead to confusion for drivers entering and looking for parking, who would need to exit the site, drive around the block, and re-enter rather than being able to turn around on the site. Mr. Adelman states that ample wayfinding signage will be provided.

Mr. McCandlish will write a letter to Council summarizing the PC's concerns regarding the proposed development. The PC approves the application with conditions that the applicant address the MCPC and Borough Engineer's letters, work to address the pedestrian safety concerns, and provide signage for improved site clarity and legibility.

Motion: Jon McCandlish; Second: Phil Zimmerman; All in favor.

501 Washington Land Development

Rhett Chiliberti of Colliers Engineering, representing the applicant, presented the land development application. The applicant has already received zoning approval and variances approved by ZHB. Ms. Bice reviewed the MCPC letter. Ms. Bartley suggested that the applicant assign parking spots to the commercial and residential tenants to reduce the need to drive through the tight site looking for parking; asked about the fences noted on the plan and suggested that the vinyl fence in the back be matte black rather than white; asked how trucks could navigate the parking lot; requested clearer pedestrian access to Cedar St; and expressed concern about the safety of a narrow concrete sidewalk along Washington Ln that the applicant proposes to border with a low fence.

Steve Schoch, architect, presented elevation drawings of the renovated building. Mr. Van Do asked about how light pollution will be minimized to neighboring properties. Mr. Zimmerman asked the plan include lighting, and reiterated the DRB request to extend the facade around the building to create visual interest on all sides. Ms. Bartley asked for clarification that the stormwater management would consist only of the rain garden and the green roof. Alex Khalil expressed concern about a history of trash and littering on the site, and asked the applicant to address site maintenance; trash will be held in an internal trash room rather than an outdoor dumpster. Mr. McCandlish echoed concerns about the low fence along Washington Ln. PC members generally appreciate the applicant's introduction of housing and work on a challenging site.

New Business / Business for Discussion

Pedestrian Crossing Washington Lane / Walnut Street

The PC working group described their discussion with Mark Bickerton of Pennoni and Police Chief Scott regarding pedestrian safety on Washington Ln. The all-way stop at Walnut may increase rear-end traffic crashes. Instead the use of flashing pedestrian warning lights may be more effective. The working group will develop proposals for further discussion.

Motion to Close: Jon McCandlish; Second: Lucinda Bartley

Adjournment