



**JENKINTOWN BOROUGH COUNCIL  
PUBLIC MEETING  
September 28, 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, Councilor D. Ballard, Councilor J. Bruno, Councilor A. MacHaffie, President D. Pancoe, Councilor M. Marlowe, Councilor A. Bartlett, Councilor A. Narva, and Councilor A. Khalil.
  - **Council members absent:** Vice President C. Soltysiak, Councilor K. McGlonn, and Councilor C. Sperger
  - **Others Present:** Manager G. Locke, Chief T. Scott, Solicitor P. Hitchens, Engineer K. Hassan, and Mayor G. Lerman.
4. **Approval of Minutes: August 24<sup>th</sup>, 2022:** On motion of Councilor D. Pancoe, seconded by Councilor J. Bruno, the motion approving the August 24<sup>th</sup>, 2022 council minutes were approved unanimously.
5. **Approval of Payrolls dated August 25<sup>th</sup>, September 8<sup>th</sup>, and September 22<sup>nd</sup> in the amount of \$244,456.54 and invoices totaling \$548,736.21.** On motion of Councilor D. Ballard, seconded by Councilor M. Marlowe, the motion approving payrolls August 25<sup>th</sup>, September 8<sup>th</sup>, and September 22<sup>nd</sup> in the amount of \$244,456.54 and invoices totaling \$548,736.21 were approved unanimously.
6. **Public Comment:** None at this time.
7. **Presentation –**
  - **93 York Road: Wyncote and York Roads, Jenkintown Commons Limited Partnership #3 & BAP Jenkintown, LLC c/o Paul Aschkenasy (Proposed Retail Facility).** Gregg Adeleman, Attorney for Applicant, appeared before Council to discuss the proposed new commercial grocery store at 93 York Road. Mr. Adelman noted that they are appearing before Council this evening to request Preliminary Land Development approval. This application is being presented under the new revisions to the Gateway District that were approved back in June 2022. Mr. Adelman highlighted some changes to the plan that include removing the sidewalk at the intersection of York Road and Washington Lane, adjusted the extent of the sidewalk along York Road, and modified the parking islands along York Road. Additionally, the landscaping was revised and reduced the overall impervious coverage by approximately 3500 square feet.

Councilor D. Pancoe asked if there could be plantings “in the strip of grass.” John Alejnikov, Engineer for the Applicant, noted that from a maintenance perspective grass would be more appropriate. Councilor D. Pancoe also noted she had concerns regarding the crossing of Washington Lane. John Alejnikov noted that there is a crossing at the entrance that would have pedestrian warning beacons to allow pedestrians to cross. Solicitor P. Hitchens noted that before Council tonight, there is a resolution for consideration for preliminary Land Development approval. This resolution contains a condition that reads “Applicant shall include as part of its final land development submission a plan note(s) reflecting Applicant’s agreement to install or reimburse the Borough for the installation any future stop sign at Walnut Street and Washington Lane and/or any additional reasonable pedestrian crossing over Washington Lane in the event of safety

concerns that may be requested by the Borough within ten (10) years from the final release of escrowed security." Solicitor P. Hitchens noted that he did obtain the Jenkintown Borough Planning Commission review letter and has shared that with Council as well as two letters that Solicitor P. Hitchens has received from Mr. Denlinger, who is the attorney for the Galman Group, 261 Old York Road. These letters from Mr. Denlinger include concerns raised by Mr. Denlinger's Professionals had in regard to the plan. The same letters were given to the Jenkintown Borough Planning Commission. Solicitor P. Hitchens also noted that he has shared documents with Mr. Denlinger and Mr. Sebia, who is the attorney for Mr. James Wang, 301 Washington Lane. The documents include reviews from the Montgomery County Planning Commission, Borough Engineer, submissions from the applicant and responses in an effort to be as transparent as possible.

Scott Denlinger, Attorney for the Galman Group located at 261 Old York Road, noted his apologies that he could not be there in person and noted that his associate, Najeebah Beyah-Green, is there in person prepared to give a substantial portion of their comments. Ms. Beyah-Green appeared before Council to note that the clients concern regarding the development specifically related to internal and external traffic and pedestrian circulation.

Jack Neugebauer, Attorney for James Wang located at 301 Washington Lane, appeared before Council to note his clients concerns regarding the Land Development application. Mr. Neugebauer noted that preliminary land development approval is premature at this time for three reasons.

Mr. Adelman noted that the existing access that is offset from Wyncote & York Roads is being relocated so that it is parallel with Wyncote Road. It will require an easement with the Borough as it is in the public right-of-way but maintained by the applicant. Mr. Adelman noted that there is no change to the traffic on Wyncote Road and the reason it is being changed is because PennDOT required such.

## 8. Committee Reports:

- **Administration and Finance:** Councilor D. Ballard noted that the monthly meeting materials were provided. Councilor D. Ballard noted that the Borough will begin the public budget workshop meetings beginning on October 19<sup>th</sup>. These meetings begin at 6 PM and will be held here at Borough Hall. The Borough has also completed the Minimum Municipal Obligation calculations for the Borough's pension plans for the Uniform and Non-uniform pensions. Additionally, Ms. Smith has begun her role as office manager & finance director. Since the transition in mid-June, the Borough has seen a steady decline in the number of hours that the Borough Accountant has needed to be onsite. The Borough Accountant is confident that Ms. Smith can continue to provide a level of service and knowledge satisfactory to the Borough.
- **Building, Zoning & Revitalization:** Councilor J. Bruno noted that the monthly meeting materials were provided. Councilor J. Bruno highlighted the current development in towns, specifically 501 Washington Lane, 821 Homestead Road, 610 York Road, and 100 York Road. Additionally, Councilor J. Bruno noted that the Curative Amendment Hearing(s) for 103 & 111 York Road have been continued until October 18<sup>th</sup> at 7 PM at Borough Hall. This will be the fifth hearing for these properties. Lastly, the third hearing before the Zoning Hearing Board Hearing for the substantive validity challenge for 440 York Road will be tomorrow, September 29<sup>th</sup> at Borough Hall at 7 PM.
- **Public Safety:** President J. Connors highlighted the monthly meeting materials were provided.
- **Public Works:** Councilor D. Pancoe noted that monthly meeting materials were provided. Councilor D. Pancoe highlighted that the Public Works Department is still researching the cost of piano key crosswalks along certain intersections on West Avenue, specifically Leedom, Cedar, Maple, and Linden Streets. Additionally, Councilor D. Pancoe noted that the Borough has submitted their request for road salt in preparation of the winter. Lastly, Councilor D. Pancoe wanted to express gratitude to the Borough Staff and professionals for seeking out grants and closing out the current grants that are open.
- **Jenkintown School District:** Councilor A. Narva noted there is a new workgroup at the school known as the DEIB group, standing for Diversity Equity Inclusion and Belonging. The DEIB Group has been working with the Home & School Association, HSA, so that new students are being partnered with existing students to assist in the transition into a new school setting and make them feel welcome. Additionally, faculty has

implemented a “LinkedIt” to make sure that the administration and teachers are on the same page regarding their curriculum.

- **Jenkintown Community Alliance:** No report. Councilor D. Pancoe wanted to thank the staff for their assistance in the annual Arts Fest.
- **Police Commission:** No report. Councilor J. Bruno noted that Councilor K. McGlenn intends to reach out to the Police Commission work group to meet in October to see whether there is a function for this workgroup to continue.
- **Human Relations Commission:** No report as there has been no complaints filed. Councilor A. Khalil noted that the one complaint that was filed with the Human Relations Commission, has chosen not to move forward with the complaint.

**8. Engineers Report:** Engineer K. Hassan noted that there was a report with the monthly meeting materials. Engineer K. Hassan highlighted his office is assisting the Borough Administration with the Land Development reviews for 93 York Road as well as 501 Washington Lane. The applicant, Borough and Solicitors office are in receipt of the reviews for these land development applications. Engineer K. Hassan noted that as a part of the motion tonight on the Cedar Street / Morretti Park the Borough is also accepting the maintenance bond for the park which the clock has already begun on.

**9. Public Works Report:** Borough Manager G. Locke noted that there was a report with the monthly meeting materials.

**10. Solicitor’s Report:** Solicitor P. Hitchens noted that the Solicitors Office is working with the Borough regarding various projects including items on the order of business.

**11. Mayor’s Report:** President J. Conners noted that Mayor G. Lerman had to leave the meeting early. Mayor G. Lerman had asked that President J. Conners extend his thanks to all those involved with assisting the Arts Festival. Additionally, President J. Conners highlighted that the Library’s Dinner a la blanc is on October 1<sup>st</sup>. Lastly, President J. Conners noted that the Chili Cookoff and Pumpkin Drop event with the Rec Board will be held on Sunday November 6<sup>th</sup> in Town Square.

**12. Police Chief’s Report:** Police Chief T. Scott noted that there was a report with the monthly meeting materials. Police Chief T. Scott noted that the Police Department is still in the process of the Montgomery County Active Shooter Plan. Training is scheduled for the eastern end of Montgomery County on November 14<sup>th</sup>-18<sup>th</sup> as well as November 28<sup>th</sup>-December 2<sup>nd</sup>. All officers will be in attendance. The Chief’s Association is also planning a tabletop exercise to work on how Municipalities on the eastern end of the county can better communicate. Police Chief T. Scott noted that school is in session and to please drive safe and watch the speed limits in the school zone.

Councilor A. Khalil asked for an update pertaining to Washington Lane, specifically enforcement along Washington Lane. Police Chief T. Scott noted that on the Order of Business is a resolution regarding the enforcement of roadways that share municipal boundaries

**13. 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 Public Works Department installed the transfer switch in the Police Department with Fire Marshal K. Lynch for the installation of an emergency generator outside of the building. Borough Manager G. Locke also thanked the Public Works Department, Fire Marshal, Fire Companies and various others in their roles for assisting the annual Arts Festival. Borough Manager G. Locke highlighted that the concrete project for the 2022 paving program is approximately 90% complete. Borough Manager G. Locke highlighted that the EAC held their butterfly release on Saturday. The Borough Administration also has been holding internal budget meetings approximately twice a week.

President J. Conners noted that prior to tonight’s meeting there was an Executive Session for matters of personnel and potential litigation.

## ORDER OF BUSINESS

1. **Resolution #2022-31: Preliminary Land Development: 93 York Road:** President J. Conners made a motion, seconded by Councilor A. Khalil to approve Resolution # 2022-31 regarding the preliminary land development for 93 York Road.  
Motion approved 8-0. Councilor M. Marlowe abstained.
2. **Resolution #2022-28: Act 57 – Real Estate Tax Bill Waiver:** President J. Conners made a motion, seconded by Councilor A. MacHaffie, to approve Resolution #2022-28 in order to comply with Act 57 of 2022. Act 57 of 2022 requires the elected tax collector to waive additional charges for real estate taxes where notice of the real estate taxes was not received beginning in the tax year 2023.  
Motion approved 9-0
3. **Resolution #2022-29: Municipal Agreement with Abington Township: Enforcement of Roadways:** President J. Conners made a motion, seconded by Councilor A. Khalil to approve Resolution #2022-29 entering into a Municipal Agreement with Abington Township for traffic enforcement along any bordering roadways with Abington Township and the Borough of Jenkintown.  
Motion approved 9-0
4. **Resolution #2022-30: Municipal Agreement with Abington Township: Prisoner Processing & Housing:** President J. Conners made a motion, seconded by Councilor A. Khalil, to approve Resolution #2022-30, entering into a Municipal Agreement with Abington Township pertaining to the processing and housing of prisoners.  
Motion approved 9-0
5. **Certificate of Payment #4: Cedar Street Moretti Park:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to pay G&B Construction Group Inc. in the amount of \$22,369.12 for the Cedar Street Moretti Park Construction as per Pennoni Associates Inc. Engineers recommendation. This is the final payment for the construction of the Cedar Street Moretti Park.  
Motion approved 9-0
6. **2023 Budget Schedule: Permission to Advertise:** Councilor D. Ballard made a motion, seconded by Councilor D. Pancoe, to advertise the 2023 public budget workshop schedule as presented.  
Motion approved 9-0
7. **2023 Minimum Municipal Obligation (MMO):** Councilor D. Ballard made a motion, seconded by Councilor A. MacHaffie to approve the Minimum Municipal Obligation (MMO) as it pertains to funding of the uniform pension in the amount of \$251,974 and non-uniform pension in the amount of \$58,911.  
Motion approved 9-0
8. **Resolution #2022-32: Letter of Support – Local Law Enforcement Grant:** Councilor D. Ballard made a motion, seconded by Councilor A. Narva to approve Resolution # 2022-32, authorizing a letter of support for the Local Law Enforcement Grant in an amount not to exceed one million (1,000,000) dollars.  
Motion approved 9-0
9. **Ordinance #2022-3: Subdivision Land Development: Permission to Advertise:** Councilor J. Bruno made a motion, seconded by Councilor A. Bartlett to approve the advertisement of Ordinance #2022-3, pertaining to the Subdivision Land Development ordinance.  
Motion approved 9-0
10. **Ordinance #2022-4: Rooming House: Permission to Advertise:** Councilor J. Bruno made a motion, seconded by Councilor A. MacHaffie to approve the advertisement of Ordinance #2022-4, pertaining to rooming houses.  
Motion approved 9-0

**NEW BUSINESS AND DISCUSSION:** Police Chief T. Scott wanted to notify Council and the public that there is a phishing scheme going on regarding the removal of checks at the outside post office mailbox. Police Chief T. Scott urged those who need to mail checks do so through the inside mailbox inside the Post Office or consider electronic means of payment and never mail cash.

**EXECUTIVE SESSION:** None at this time.

**ADJOURNMENT:** On motion of President J. Conners, seconded by Councilor M. Marlowe, the motion adjourning the meeting passed unanimously.