



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING**

April 27th, 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. Connors called the meeting to order at 7:00 PM
2. **Pledge of Allegiance:** Mayor G. Lerman led those present in the Pledge of Allegiance.
3. **Roll Call:**
 - **Council members present:** President J. Connors, Vice President C. Soltysiak, Councilor D. Ballard, Councilor J. Bruno, Councilor A. MacHaffie, President D. Pancoe, Councilor A. Narva, Councilor A. Bartlett, Councilor A. Khalil, Councilor K. McGlonn, and Councilor M. Marlowe
 - **Council members absent:** Councilor C. Sperger
 - **Others Present:** Manager G. Locke, Chief T. Scott, Solicitor P. Hitchens, Engineer K. Hassan, Mayor G. Lerman, and Fire Marshal K. Lynch
4. **Public Appointment of Chief Thomas Scott:** This took place at Town Square at 6 pm tonight.
5. **Approval of Minutes: March 23rd, 2022:** On motion made by President J. Connors, seconded by Vice President C. Soltysiak the motion approving the March 23rd 2022 council meeting minutes was approved unanimously.
6. **Approval of Payrolls dated March 24th, April 7th and April 21st in the amount of \$246,362.32 and Invoices totaling \$304,857.24:** On motion made by Councilor D. Ballard, seconded by Vice President C. Soltysiak, the motion approving payrolls dated March 24th, April 7th and April 21st in the amount of \$246,362.32 and Invoices totaling \$304,857.24 was approved unanimously.
7. **Public Comment:** Kathryn Lagley who resides at 309 Florence Ave in Beaver Hill Condos expressed her concerns with the upcoming developments since the School District is already at capacity. She also had concerns with the parking lot at Immaculate Church.
8. **Public Hearings –** None at this time
9. **Presentations**
 - **821 Homestead Road, Midgard Properties, Preliminary Land Development –** *Midgard Properties LP is seeking the demolition of one existing building and garage and the erection of one, four story, mixed-use building and reconfiguration of existing parking lot and driveway.*
 - Councilor Khalil asked about the balconies. Architect confirmed they will 42 inch bar graphs and there will be security based on the sill height.
 - Solicitor P. Hitchens clarified the reason for today's presentation is to simply seek Council feedback – Plan A or Plan B. Both Councilor Ballard and Soltysiak like Plan A.
 - Councilor Pancoe received confirmation the windows would be operable and able to be opened.
 - Councilor Khalil mentioned both Plans looked the same to her so she trust the expertise of the engineers and architects.

- Mayor Lerman asked if there was compromise on color and aesthetics; the Architect explained the difference with the panels and the brick colors.
- Councilor Marlowe commented on how this looks and let's get it moving.
- Councilor McGlonn asked if a combo of both Plans could be used: keep 3 windows with the black bricks.
- **501 Washington Lane, Chase Walnut Holdings II, LLC, Zoning Hearing Board** – *Chase Walnut Holdings II, LLC is seeking a variance from section 181-57 regarding the renovation of the current building at 501 Washington Lane in the Borough to be used for commercial space on the first floor and twenty-four (24) apartments on the second, third, and expanded fourth floor. Further, the Applicant states that there are pre-existing non-conformities from certain requirements but, in the alternative, seeks variances from 181-59(A) regarding lot size and setbacks, impervious service area, building height, building coverage, and parking setbacks; 181-61(C)(10); 181-61(C)(1), 181-61(C)(5); 181-61(D)(3).*
 - Councilor Ballard asked if this building would have similar architecture to the grocery store going in cad-corner to this one.
 - Councilor Khalil made a comment about every child being welcome into the community – there should be no discrimination. She also asked about parking and it was confirmed there would be 33 spaces available in the parking lot and some landscaping, especially at the entrances.
 - Vice President Soltysiak asked about a bus stop and was told not at this time.
 - When Councilor Khalil asked about trash pickup and clean up, the Architect mentioned bringing the trash cans inside the lobby to be handled that way versus curbside.
 - Councilor Pancoe asked about storm water retention, Engineer Hassan confirmed there will be and this will be addressed at a later time. When she asked about the alley behind the building, there was no defined responsible party mentioned at this time but would be looked into – perhaps it is private property.
 - Councilor Bruno brought up taking into consideration traffic and pedestrian safety. Architect and Engineer confirmed it will be address mainly by way of changing the sidewalk and adding crosswalks.
 - Councilor Khalil asked if there were any interested parties yet for the retail space. The Engineer said a tax preparer came to mind, but he did have a few business cards at his office.
 - Councilor Ballard noted Cedar and Washington today is two-way. Would there be concerns with changing this to a one-way at Cedar and no longer allow access into the Borough from Washington. The architect/engineer said this would have to be reviewed.
 - Councilor Pancoe asked what it is they need to approve or support. Solicitor Hitchens clarified this was just to approve/show support to grant the variances portrayed in the presentation.
 - Both Vice President Soltysiak and Councilor McGlonn were all in favor of maximizing green space/green roof. The architect mentioned currently already working on Energy Start projects, so he and his team is very familiar. Solicitor Hitchens clarified this and the topic of bike racks, etc would be best reserved for the Land Development Meeting of this project.

10. Committee Reports

- **Administration and Finance:** Councilor D. Ballard noted completion of the 2021 Audit. Councilor D. Ballard also mentioned Pioneer Fire Company will be vacating the garage by May 15, 2022. Councilor D. Ballard was happy to announce the \$139,500 grant approved for the Leaf Collection Trailer purchase.
- **Building, Zoning and Revitalization:** Councilor J. Bruno noted there was a presentation at their last meeting for a proposed new project at 100 York Road to have a Smoothie King. She mentioned it looks promising but did mention the traffic concern at that location. Councilor J. Bruno said the 93 York Road and 821 Homestead Projects are progressing nicely. Councilor J. Bruno also noted the updates for 610

York Road which will include a Starbucks and the New Jersey School of Nursing. Councilor J. Bruno stated there will be a Public Hearing held before Council on May 4th because the applicant is challenging the validity of the current Zoning Code related to both 103 and 111 York Road. Councilor J. Bruno ended by saying the York Road Speed Reduction/Safety Plan was approved by PennDOT and the Borough Traffic Engineer is working to establish an "Estimate of Probable Cost" so Funding can be pursued.

- **Public Safety:** Vice President C. Soltysiak was happy to announce the Public Swearing into Office of Chief T. Scott took place earlier that evening prior to the Council meeting. Vice President C. Soltysiak said the proposed Fire Department Training Ordinance revisions will be discussed at Fire Commission, then will be brought to Public Safety for consideration to be sent to the Full Council. Vice President C. Soltysiak brought up Second Alarmers / Emergency Service Staffing concerns related to their budget and their need for additional funding. Several municipalities have been meeting to discuss proposed solutions.
- **Public Works:** Councilor D. Sines Pancoe thanked Public Works for their hard work despite being understaffed. Councilor D. Pancoe made a comment to how nice Linden St. looks after being paved upon completion of AQUA replacing water mains. Councilor D. Pancoe noted a Grand Opening for the Cedar Street Park will be held on Friday, May 20th at 10 AM. Councilor D. Pancoe mentioned completion of the Borough Hall/Police Department roof as well as the progression of the road paving and sidewalk inspections. Councilor D. Pancoe was pleased to announce the sale of an old piece of equipment.
- **Jenkintown School District:** Councilor A. Narva announced the School Board had selected a new Elementary School Principal and how excited the School Board is about the School Zone Extension Project.
- **Jenkintown Community Alliance:** Councilor C. Sperger was not present (no updates at this time)
- **Police Work Group:** Councilor K. McGlenn noted meeting with Chief T. Scott and the PD will commence.
- **Human Relations Commission:** Councilor A. Khalil noted the first complaint, and the process is moving forward according to code. Solicitor P. Hitchens elaborated by saying Councilor A. Khalil will either provide this for an update OR no formal complaints at this time as she is limited to what she can report on given the sensitive nature.

11. Engineer's Report: Khal Hassan noted the completion of the land development review of 821 Homestead while the review of 93 York Road is still underway. Engineer K. Hassan also mentioned a final inspection meeting for Cedar Street Park will take place this Friday, the 29th.

12. Public Works' Department Report: Jim Riggins said they completed the code inspection with Fire Marshal K. Lynch. The concrete wall and wooden fence have been completed. Jim Riggins also noted once the weather breaks, they will be helping with beautification projects and the overall cleanup effort to keep the Borough clean.

13. Solicitor's Report: Solicitor P. Hitchens noted his office continues to offer services on an as needed basis.

14. Mayor's Report: Mayor G. Lerman gave updates on a few recent events including the Pinewood Derby held by the Scouts, the Grand Opening of Florescence Chiropractic near the southern part of town and the swearing in of Chief T. Scott in Town Square. All of these events had a great turnout. Mayor G. Lerman also mentioned two upcoming events: Cedar Street Park on May 20th and Color Day on May 27th.

15. Police Chief's Report: Chief T. Scott said over the past three weeks he's met several Councilor members and the Mayor. He thanked Manager G. Locke for his help and making the transition a smooth one. Chief T. Scott also met with the Traffic Engineer regarding signage about no trucks. He will be working with Jim Riggins to get the signs posted where appropriate. Chief T. Scott noted having his first department meeting where Mayor G. Lerman and Vice President C. Soltysiak were present. Chief T. Scott commended Detective Sangree and Sargent Sulpizio for their assistance with a drive by shooting that took place in Cheltenham on April 22nd. Chief T. Scott concluded by mentioning Color Day coming up next month.

16. Manager's Report: Manager G. Locke mentioned closing a few grants related to handicapped ramps and school zone extension. Manager G. Locke also noted Finance Tasks were transitioning to Shelby Smith while some of the Building, Zoning and Revitalization tasks were being transitioned to the part time admin who is looking to move to full time status. Manager G. Locke said Public Works is now up to three full time employees and one part time employee plus Jim.

ORDER OF BUSINESS

1. **821 Homestead Road: Preliminary Land Development Plan:** President J. Connors made a motion, seconded by Vice President C. Soltysiak to approve Midgard Properties LP seeking the demolition of one existing building and garage and the erection of one, mixed-use, four story apartment building.
Motion Approved 11-0
2. **501 Washington Lane: Zoning Hearing Board:** President J. Connors made a motion, seconded by Councilor D. Ballard to grant a variance to Chase Walnut Holdings II, LLC to renovate an existing building at 501 Washington Lane to use for commercial space on the first floor and apartments on the second, third and fourth floors.
Motion Approved 11-0
3. **Substantive Validity Challenge of 440 L Jenkintown LH, LLC, located at 440 York Road – Challenging the Off-site Outdoor Advertising Sign Ordinance 181-141:** President J. Connors made a motion, seconded by Councilor K. McGlenn to appoint the law firm Rudolph-Clarke to serve as independent counsel to defend the challenged Borough Zoning Ordinance provisions before the JB Zoning Hearing Board in accordance with the Municipalities Planning Code. Solicitor P. Hitchens explained what will be discussed at the Zoning Hearing Board meeting on May 4th.
Motion Approved 11-0
4. **Permission to Advertise Zoning Text Amendment: Gateway Commercial:** President J. Connors made a motion, seconded by Vice President C. Soltysiak to authorize the Borough Manager to advertise the proposed ordinance 22-2 to amend zoning code relating to sections 181-59 and 181-61. Solicitor P. Hitchens explained this was a matter of the advertising not taking place when it should have.
Motion Approved 11-0
5. **Appointment of Strategic Investigative Resources LLC:** President J. Connors made a motion, seconded by Vice President C. Soltysiak to appoint Strategic Investigative Resources LLC as an investigative consultant to the Borough of Police. Their duties will include, but will not be limited to, background investigator, polygraph examiner and any other investigations determined by the Chief of Police.
Motion Approved 11-0
6. **Resolution #2022-17 Traffic Signal Maintenance Agreement – PennDOT:** Councilor D. Pancoe made a motion, seconded by Councilor K. McGlenn to approve Resolution #2022-17, for the Traffic Signal Maintenance Agreement with PennDOT.
Motion Approved 11-0
7. **Restructuring of Public Works Department:** Councilor D. Ballard made a motion, seconded by Vice President C. Soltysiak for Council support of the Public Works Budget Restructuring as proposed by Manager G. Locke
Motion Approved 11-0

NEW BUSINESS AND DISCUSSION: None at this time

EXECUTIVE SESSION: Held after this monthly Council Meeting

ADJOURNMENT: On motion made by President J. Connors, seconded by Vice President C. Soltysiak, the motion adjourning the meeting passed unanimously.