



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING
February 23rd, 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 (Zoom), Councilor A. Khalil, Councilor C. Sperger, Councilor M. Marlowe (speaker via Councilor Sperger’s cell phone), and Councilor K. McGlonn
 - **Council members absent:** Councilor J. Lugar
 - **Others present:** Manager G. Locke, Chief R. Smeal, Solicitor P. Hitchens, Engineer K. Hassan, Kevin Lynch and Mayor G. Lerman.
4. **Approval of Minutes:** On motion of President J. Connors, seconded by Councilor C. Sperger, the motion approving the January 26th, 2022 and February 17th, 2022 minutes were approved unanimously.
5. **Approval of Payrolls dated January 27th and February 10th in the amount of \$237,044.15* and Invoices totaling \$292,234.23** * **Includes PD Sick Buyback:** On motion of Councilor D. Ballard, seconded by Vice President Soltysiak, the motion approving payrolls dated January 27th and February 10th in the amount of \$237,044.15* and Invoices totaling \$292,234.23 were approved unanimously.
6. **Public Comment:** None at this time.
7. **Public Hearings –**
 - **Zoning Text Amendment: Gateway Commercial Monument Sign** - An Ordinance of the Borough of Jenkintown, Montgomery County, Pennsylvania, amending Chapter 181, Articles XII (GC – Gateway Commercial District) and XXI (Signs) of the Borough of Jenkintown Zoning Ordinance to permit the erection of monument displays on properties located in the GC – Gateway Commercial District; to provide a new definition of the term “Monument Display”; and to provide regulations for monument displays.

The intent of the proposed ordinance is to amend the Borough’s existing Zoning Code to create a new conditional use for the GC- Gateway Commercial District to allow certain off-premises display signage called “Monument Display” signs. The proposed ordinance includes provisions that address the following: (1) amending Section 181-57.B to permit Monument Display signs as defined therein as a conditional use in the Gateway Commercial District in accordance with certain standards and criteria; (2) amending Section 181-143 to define the term “Monument Display;” and (3) adding a new section 181-141.1 to Article XXI titled

“Signs” to create a new section setting forth the various criteria/ standards applicable to Monument Display signs including criteria relating to height, location, spacing, maximum surface area, minimum dwell time, message and copy transition, operation restrictions, hours of operation, municipal and civic messaging, illumination, conditions, supporting structure criteria, architectural design, and landscaping

- **Conditional Use: 610 York Road Monopole Off Site Advertisement Display** - The conditional use application of 610 (L) Jenkintown Land Holdings, LLC of 3400 West Chester Pike, Suite 100, Newtown Square, PA 19073 (the “Applicant”) for property located at 610 York Road, Jenkintown, Pennsylvania 19046, tax map parcel 10-00-05364-008 located in the G Gateway Commercial District (the “Property”). Applicant seeks conditional use approval under Section 181-57(B)(3) of the Borough Zoning Ordinance to construct and install a double sided off-premises advertising sign at the Property.

8. Presentation

- **Jenkintown Commons Limited Partnership #3 and BAP Jenkintown, LLC** – Gateway Commercial Zoning Ordinance Text Amendment – Manger Locke mentioned there is no presentation at this time.

9. Committee Reports

- **Administration and Finance:** Councilor D. Ballard noted that Barbicane, Thorton & Company was on site Tuesday, February 2nd, as part of performing the 2021 Audit. A majority of the audits were completed remotely. Councilor D. Ballard also noted that bids will be opened on March 8th at 9:00 AM at Borough Hall. The recommendation to move forward through this Committee in March to move to March full Council for award.
- **Building, Zoning and Revitalization:** Councilor J. Bruno provided an update on the Jenkintown Commons Limited Partnership #3 and BAP Jenkintown, LLC – Gateway Commercial Zoning Ordinance Text Amendment Application as follows: The applicant appeared before the Jenkintown Planning Commission. This request would amend Chapter 181, Articles XII, Gateway Commercial District, Section 181-59, Dimensional Standards, to modify building coverage, impervious coverage, and front yard setback, and Section 181-61, Design Standards to modify building façade requirements, parking and driveway standards, planting requirements, lighting standards, and screening requirement. This is 93 York Road Proposed Grocery Store and is basically the Zoning relief that was granted at ZHB. This was also sent to the Borough Solicitor, Borough Engineer and County PC. This application will be heard by Borough Council once all reviews have been returned, including the County review letter. Councilor J. Bruno also noted that The Borough received a Zoning & Use application to construct a Starbucks on the lower parking lot of 610 York Road. The Borough is currently reviewing the project for Zoning compliance and will be reaching out to the owner of the property as well as the attorney for the project, Michael Yanoff. Councilor J. Bruno stated regarding the 218 York Road Zoning Application; they submitted an application to install a new / replica GE sign at their property at 218 York Road. The application was denied, so the property owners have since requested a variance hearing before Jenkintown Borough’s Zoning Hearing Board. The hearing will be held on Thursday February 24th, at 7:00 PM.
- **Public Safety:** Vice President C. Soltysiak had left the meeting at this point of the meeting when committee reports were being given and as such no updates.
- **Public Works:** Councilor D. Sines Pancoe gave kudos to the Public Work employees for everything they have accomplished and continue to do for the community; specifically, their assistance with the Linden Street – AQUA Pennsylvania Water Main Replacement which is completed. Councilor D. Sines Pancoe also noted the completion of the emergency roof replacement at Borough Hall and the Cedar Street Moretti Park Project. Councilor D. Sines Pancoe mentioned The Conditional Use Hearing placed traffic safety review as part of the conditions for the Homestead Road Project. Additional measures to be proposed and reviewed during the ongoing Land Development phase of 821 Homestead Road project.
- **Jenkintown School District:** Councilor A. Khalil noted she is planning to have regular monthly meetings with School Board Reps, the Superintendent, Borough Manager G. Locke and Mayor G. Lerman.

- **Jenkintown Community Alliance:** Councilor C. Sperger noted they are still looking for adult volunteers for the Arts Festival Board. The event will be held September 18, 2022 from 1 PM to 6 PM. The email address for anyone interested in news@Jenkintown.net. Councilor C. Sperger mentioned a facelift for holiday décor in November 2022. Councilor C. Sperger noted that they are partnering with the Environmental Action Advisory Committee to spruce up Yorkway Place and with the High School so the students can paint flowers on the gazebo in Town Square.
- **Police Work Group:** Councilor K. McGlenn had left the meeting at this point of the meeting when committee reports were being given, so Councilor J. Bruno provided the updates. Councilor J. Bruno noted that last evening, Interim Police Chief R. Smeal, Interim Police Chief M. Benzel and Chief Anthony Kolynski interviewed six excellent candidates for the position of the new police chief. Also noted was how it was a good pool from which to choose. Councilor J. Bruno noted they will be narrowing down to three candidates who will then have background checks and physical exams performed.

10. Engineer's Report: Engineer K. Hassan noted that he has been working with the Borough on some ordinance matters and moving to close out some existing grants (821 Homestead and 93 Old York Rd.)

11. Public Works' Department Report: Public Works Foreman J. Riggins was absent so no updates provided.

12. Solicitor's Report: Solicitor P. Hitchens noted his office will continue to provide services on an as needed or as requested basis for Development matters, Contract matters, Ordinance matters and Miscellaneous matters.

13. Mayor's Report: Mayor G. Lerman noted that he met with the Boy Scouts and talked about rights and civil duties and how they can contribute to the community. He was invited to judge at the Pine Wood Derby. Mayor G. Lerman mentioned receiving a letter from a student regarding recycling and offering ways to make it convenient and easy. Mayor G. Lerman mentioned one of the tasks completed in response to the letter was placing recycling receptacles in Town Square. Mayor G. Lerman has also been included in meetings with Chief R. Smeal in order to stay abreast of regular updates within the Police Department.

14. Police Chief's Report: Chief R. Smeal left the meeting at this point of the meeting when reports were being given and as such no updates.

15. Manager's Report: Borough Manager G. Locke mentioned that he worked with Solicitor P. Hitchens and Legal on the Conditional Use Text Amendment. Borough Manager G. Locke has also been assisting Police Chief R. Smeal and the Police Work Group with the hiring process. Borough Manager G. Locke noted that he worked with the Engineer for Montco 2040 Implementation and the Community Development Block Grants. Borough Manager G. Locke stated he is closing out the audit and the heater replacements have been completed.

ORDER OF BUSINESS

- 1. Ordinance #2022-1: Gateway Commercial Zoning Text Amendment:** President J. Conners made a motion, seconded by Vice President C. Soltysiak, to approve Ordinance #2022-1: Gateway Commercial Zoning Text Amendment.
Motion denied 9-2
- 2. 610 York Road Conditional Use - Monopole Off Site Advertisement Display President J. Conners**
This item was tabled as a continuance is scheduled for March 23, 2022 at 7 PM during the next Council Meeting.
- 3. Ordinance #2022-2: Gateway Commercial Zoning Text Amendment – Permission to Advertise:** Councilor J. Bruno made a motion, seconded by Vice President C. Soltysiak, for permission to advertise Ordinance #2022-2: Gateway Commercial Zoning Text Amendment.
Motion approved 11-0
- 4. Resignation of Councilor Jennifer Lugar:** President J. Conners made a motion, seconded by Councilor D. Sines Pancoe, to accept Councilor Jennifer Lugar's resignation from Jenkintown Borough Council effective February 23, 2022.
Motion approved 11-0

- 5. Resignation of Chris Durkin – Jenkintown Civil Service Commission:** President J. Conners made a motion, seconded by Councilor D. Sines Pancoe, to accept Chris Durkin's resignation from Jenkintown Borough Civil Service Commission effective February 23rd, 2022
Motion approved 11-0
- 6. Resignation of Vince McCabe – Jenkintown Zoning Hearing Board:** President J. Conners made a motion, seconded by Councilor D. Sines Pancoe, to accept Vince MaCabe's resignation from Jenkintown Borough Zoning Hearing Board effective February 23, 2022.
Motion approved 11-0.
- 7. 218 York Road Zoning Hearing Board:** Councilor J. Bruno made a motion, seconded by Councilor A. Khalil, in support of the Applicant's request for variance on the size of the sign to be installed at 218 York Road.
Motion approved 11-0
- 8. Resolution #2022-6 Planning Commission Appointment:** Councilor J. Bruno made a motion, seconded by Councilor C. Sperger, to adopt Resolution #2022-6 appointing Shari Neidich to the Jenkintown Borough Planning Commission.
Motion approved 11-0
- 9. Resolution #2022-7 Zoning Hearing Board Appointment:** Councilor J. Bruno did not make a motion at this time as it is not applicable.
- 10. Resolution #2022-8 Vacancy Board Appointment:** President J. Conners made a motion, seconded by Councilor A. MacHaffie, to adopt Resolution #2022-8 appointing Shirley Curry to the Jenkintown Borough Vacancy Board.
Motion approved 11-0
- 11. Resolution #2022-9 Human Relations Commission Appointment:** President J. Conners made a motion, seconded by Councilor A. Khalil, to adopt Resolution #2022-9 appointing Cecelia Ho to the Jenkintown Borough Human Relations Commission.
Motion approved 11-0
- 12. Resolution #2022-10– 2022 Montco 2040 Implementation Grant:** Councilor D. Ballard made a motion, seconded by Vice President C. Soltysiak, to adopt Resolution #2022-10 supporting the application for the 2040 Montco Implementation Grant for the extension to the School Zone to Walnut Street and Hillside Avenue.
Motion approved 11-0
- 13. Resolution #2022-11 – Community Development Block Grant (CDBG):** Councilor D. Sines Pancoe made a motion, seconded by Councilor A. Khalil, to adopt Resolution #2022-11 supporting the application for the Community Development Block Grant (CDBG) for the removal of architectural barriers (accessible ramps) along Newbold, Vernon Clement & Homestead Roads. *It was discussed that the above should read "removal of architectural barriers in order to create accessible ramps".
Motion approved 11-0
- 14. 93 York Road Land Development:** President J. Conners made a motion, seconded Councilor D. Ballard, to officially distribute the Land Development application and plans to the Jenkintown Borough and Montgomery County Planning Commissions and all other professional for review and comment.
Motion approved 11-0
- 15. Farmers Market:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno, to approve the annual Farmers Market agreement with the Jenkintown Community Alliance as presented.
Motion approved 11-0

NEW BUSINESS AND DISCUSSION: None at this time

EXECUTIVE SESSION: None at this time

ADJOURNMENT: On motion of President J. Connors, seconded Councilor J. Bruno, the motion adjourning the meeting passed unanimously.