



## JENKINTOWN BOROUGH COUNCIL

### PUBLIC MEETING

January 25<sup>th</sup>, 2023

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 7:06 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, Councilor A. Narva, Councilor A. Khalil, Councilor K. McGlenn, Councilor M. Marlowe, Councilor A. Bartlett, Councilor D. Pancoe (ZOOM)
  - **Councilor Members Absent:** Councilor C. Sperger
  - **Others Present:** Manager G. Locke, Chief T. Scott, Solicitor P. Hitchens, Engineer K. Hassan, Fire Marshal K. Lynch, and Mayor G. Lerman
4. **Approval of Minutes: December 7<sup>th</sup>, 2022:** On motion made by President J. Connors, seconded by Councilor J. Bruno, the motion approving the December 7<sup>th</sup>, 2022 council meeting minutes was approved unanimously.
5. **Approval of Payrolls dated December 15<sup>th</sup>, December 29<sup>th</sup> and January 12<sup>th</sup> in the amount of \$256,438.18 and Invoices totaling \$483,963.94\* (\*\$350,488.47 for 2022 TRAN payment).** On motion made by Councilor D. Ballard, seconded by Vice President C. Soltysiak, the motion approving payrolls dated December 15<sup>th</sup>, December 29<sup>th</sup> and January 12<sup>th</sup> in the amount of \$256,438.18 and Invoices totaling \$483,963.94\* (\*\$350,488.47 for 2022 TRAN payment) was approved unanimously.
6. **Public Comment:** Maureen Lucsak, resident at 115 Cedar mentioned adding to calendar April 23, 2023 for Clean-Up Day, September 24, 2023 for Butterfly Release. Ms. Lucsak asked about having a bin out front of Borough Hall for Christmas light donations. Ms. Lucsak also noted the increase of the graffiti throughout town. President J. Connors stated Public Works can assist with the clean-up. Mayor Lerman suggested the Rotary could also assist. Councilor D. Pancoe asked if any investigation could be done to identify the person(s) responsible for it. Chief T. Scott suggested the Police Department will look into it.
7. **Presentations**
  - **Final Land Development – 93 York Road: Wyncote and York Roads, Jenkintown Commons Limited Partnership #3 & BAP Jenkintown LLC c/o Paul Aschkenasy (Proposed Retail Facility)**
    - Councilor A. Khalil said how the Boy Scout's cannot wait for the store so they do not have to cross 611. Councilor D. Ballard said he would spring for food from the store for the meetings.

- Councilor A. MacHaffie asked about crossing at Walnut & Washington. Engineer K. Hassan said there are already the stops signs with blinking red lights. Besides these, nothing else is needed at this time. Additional clarification was asked to be provided by Councilor D. Pancoe related to the crossing at Cedar and Washington. It was explained by Paul Aschkenasy that the safer crossing would be at Walnut & Washington. Engineer K. Hassan commented about Planning Commission brought up raised crossings at Walnut and Washington. Solicitor P. Hitchens said what is listed refers to potential future changes to the crossing at Walnut and Washington. He also added a comment about reaching out to the attorneys related to the potential litigation against the land development approval. Solicitor P. Hitchens heard back from only one of them and there was no counsel representation for the parties at tonight's meeting.
  - President J. Connors made a motion to approve Final Land Development at 93 York Road. It was seconded by Councilor J. Bruno. 10 approvals. Councilor M. Marlowe Abstained.
- **Preliminary & Final Land Development – 501 Washington Lane LLC 1541 Ridge Ave, Suite #1, Philadelphia (Proposed Apartment Bldg./Commercial 1<sup>st</sup> floor)**
  - Mr. Friedman noted the apartments would be on second, third and fourth floors, while the ground floor would be a commercial space.
  - Councilor A. Khalil asked what faces Cedar St. The answer is Harpers Lane.
  - Vice President C. Soltysiak asked for clarification about the façade. It was said we can keep each side the same as long as we have enough of the same material to do so.
  - Councilor J. Bruno asked about the description of each type of material being used. It was explained the placement of the existing brick along with window-like panes.
  - Councilor D. Pancoe asked about the appearance of the Cedar St. stair tower. Her concern is this will be what the residents see every day. It was said some of the panels could be used here as well.
  - Councilor A. Khalil asked if landscaping could be added. The engineer and designer said they have utilized all that could be in terms of landscaping.
  - Councilor A. MacHaffie asked about boundary lines and it was confirmed to be next door; no issue.
  - Councilor A. Khalil asked about signage. Engineer K. Hassan said signage is not part of this application. A separate application would have to be submitted. The designer said there is room between the second and third floors on the building that could be utilized.
  - President J. Connors made a motion to approve both preliminary and final land development at 501 Washington Ln. Councilor. J. Bruno seconded it.
  - Councilor D. Pancoe asked again about the Cedar St. side. Engineer K. Hassan stated he would amend the resolution to show C designation transitioned to D on both. Vice President C. Soltysiak seconded this motion. Additional comments from Councilors A. Khalil and D. Pancoe approving the development. It was a unanimous 11-0 vote.
- President J. Connors announced there was an executive session held prior to tonight's Council meeting to discuss personnel matters.

## 8. Committee Reports:

- **Administration and Finance:** Councilor D. Ballard reported on several financial matters in order to close out 2022 (including tax forms) and funding of 2023 FSA – HRA accounts.
- **Building, Zoning and Revitalization:** Councilor J. Bruno stated 415-429 Johnson St, project has Conditional Use approval and will house 23 studio apartments. The Zoning Hearing Board has a meeting on January 26<sup>th</sup>. Councilor J. Bruno also stated 101 York Road, the old Glanzman building is now going to be called 5 Minute Oil Change. The owner submitted a Land Development Waiver to make some changes to the parking lot. Solicitor P. Hitchens goes on to explain the review process for land. Councilor J. Bruno mentioned the approval by Montco Conservation Group of the 26 1-bedroom apartments that will be located here. Construction meeting to be held on Monday, January 30<sup>th</sup>. Councilor J. Bruno gave an update on 459-471 York Road which will be the location of 45 apartments and 4000 square feet of commercial space. There has been no response from the property owner of 610 York Road which will be Tiny Town (daycare). There were questions brought up related to parking.

Councilor J. Bruno mentioned the property owner of 100 York Road (Smoothie King) has not filed for EDU release by PaDep.

- **Public Safety:** Vice President C. Soltysiak reported Green Light Go Fund applied for with PennDot to begin upgrades to the traffic-controlled intersection at Runnymede and Walnut. She also noted on Wednesday, January 11<sup>th</sup> the Police Department surveyed the School District facilities which included landing a State Police Helicopter at the baseball field while no children were occupying the space. Vice President also noted the Covid Policy vote will take place tonight. She also mentioned the need to update the false alarm ordinance. Vice President C. Soltysiak also mentioned the discussion about Fire Commission and fire apparatus repairs.
  - **Public Works:** Councilor D. Sines Pancoe mentioned the quick response to a storm water issue on MLK Day as well as a sewer meter replaced on Runnymede. Councilor D. Pancoe noted leaf collection continues and the winter weather plans are ready. Councilor D. Pancoe mentioned a few projects that will be re-opened or need to move to bid: Paving Project, 20/40 School Zone Extension, and Cedar St/Walnut St Storm Water Project. Councilor D. Ballard made a few comments related to smoking; making Borough Property non-smoking and place signs accordingly.
  - **Jenkintown School District:** Councilor A. Narva mentioned the Jenkintown Police Department is preparing for their training exercise that will take place on the school property.
  - **Jenkintown Community Alliance:** Councilor C. Sperger was not present. Councilor A. Khalil commented about waiting on the response about funding for the Scout badges and the 5K run registration is now open.
  - **Police Commission:** Councilor K. McGlenn mentioned reconvening meeting next week to discuss open lines of communication between the Police Department and the residents/public and other conversations about recent events within other Police Departments and their public and other potential issues.
  - **Human Relations Commission:** Councilor A. Khalil asked Solicitor P. Hitchens to explain the scope of the HRC and how it deals with community conflict. Solicitor P. Hitchens suggested to have a discussion at the committee's meeting.
8. **Engineer's Report:** Khal Hassan, Pennoni mentioned the following few updates: coordinating reviews for the projects at 93 York Road and 501 Washington Lane, pre-construction meeting for 821 Homestead, re-opening the 2022 Paving Project
  9. **Public Works' Department Report:** Jim Riggins was not present – defer to Manager's Report for updates.
  10. **Solicitor's Report:** Solicitor P. Hitchens had nothing to report at this time.
  11. **Mayor's Report:** Mayor G. Lerman provided an update for the fundraising event held by HSA by the Harlem Wizards; great turnout and very successful. Mayor G. Lerman also mentioned the Pinewood Derby for the Scouts; another event coming up at Copper Beech Elementary School in April.
  12. **Police Chief's Report:** Chief T. Scott mentioned the need for two more crossing guards and the training exercise coming up next week at the school.
  13. **Manager's Report:** Manager G. Locke mentioned Public Works doing prevention before storms and their dump truck is still getting fixed. Manager G. Locke also noted the Finance Manager has been working to clear up the 2022 Budget. Additional discussion amongst Councilor members regarding the Centennial Celebration and a book written by Marian Rosenbaum.

## ORDER OF BUSINESS

1. **Resolution #2023-3: Final Land Development: 93 York Road:** At the conclusion of the presentation, President J. Connors made a motion to approve Final Land Development at 93 York Road. It was seconded by Councilor J. Bruno. 10 approvals. Councilor M. Marlowe Abstained

- 2. Resolution #2023-4: Preliminary/Final Land Development: 501 Washington Lane:** At the conclusion of the presentation, President J. Connors made to approve both preliminary and final land development at 501 Washington Ln. Councilor. J. Bruno seconded it. Councilor D. Pancoe asked again about the Cedar St. side. Engineer K. Hassan stated he would amend the resolution to show C designation transitioned to D on both. Vice President C. Soltysiak seconded this motion. Additional comments from Councilors A. Khalil and D. Pancoe approving the development. It was a unanimous 11-0 vote
- 3. Resolution #2023-5: Zoning Hearing Board Appointment:** President J. Connors made a motion, seconded by Councilor A. MacHaffie, to adopt Resolution #2023-5, reappointing Linda Manfredonia to the Jenkintown Borough Zoning Hearing Board.  
Motion Approved 11-0
- 4. Resolution #2023-6: Planning Commission Appointment:** President J. Connors made a motion, seconded by A. MacHaffie to adopt Resolution #2023-6, reappointing Jon McCandlish, Phil Zimmerman and Lucinda Bartley to the Jenkintown Borough Planning Commission. A comment made thanking everyone for volunteering.  
Motion Approved 11-0
- 5. Permission to Re-advertise 2022 Paving Project:** Councilor D. Pancoe made a motion, seconded by Councilor D. Ballard to re-advertise for the 2022 paving project for public bid.  
(Newbold Rd / Washington Ln to Rydal Rd, Vernon Rd / Homestead to Rydal Rds)  
Motion Approved 11-0
- 6. Resolution #2023-2: Pension Board Appointments:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to adopt Resolution #2023-2, appointing Shelby Smith to the Jenkintown Borough Non-Uniform Pension Board, replacing the former Finance Director, Rick Ware and Chief Thomas Scott to the Jenkintown Borough Uniform Pension Board replacing the former Chief of Police, Al DiValentino.  
Motion Approved 11-0
- 7. Solid Waste Fee Refund Payment:** Councilor D. Ballard made a motion, seconded Councilor J. Bruno to issue a refund payment in the amount of \$1,212.00 to Caroline Associates LP for an overpayment of 2021 solid waste collection fees.  
Motion Approved 11-0.
- 8. 101 Greenwood Avenue Assessment Appeal Settlement:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to approve the assessment appeal settlement for the property located at 101 Greenwood Avenue. Solicitor P. Hitchens explained this appeal.  
Motion Approved 11-0
- 9. Resolution #2023-7: 2023 Fee Schedule – Update:** Councilor D. Ballard made a motion, seconded by Vice President C. Soltysiak to approve Resolution #2023-7 updating the fee schedule as it pertains to residential parking permits and fines & violations. Chief T. Scott explained the fee schedule.  
Motion Approved 11-0
- 10. Covid Policy Update:** Councilor C. Soltysiak made a motion, seconded by Councilor A. Bartlett to approve the Covid Policy Update as it follows the CDC protocol. Manager G. Locke went into more details surrounding the policies.  
Motion Approved 11-0
- 11. Land Development Application: 101 York Road:** Councilor J. Bruno made a motion, seconded by Councilor A. Bartlett to accept the 101 York Road Land Development Application as complete.  
Motion Approved 11-0

**NEW BUSINESS AND DISCUSSION:** None at this time

**EXECUTIVE SESSION:** None at this time

**ADJOURNMENT:** On motion made by President J. Connors, seconded by Councilor D. Ballard, the motion adjourning the meeting at 21:01 passed unanimously.