



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING
May 25th, 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, Vice President C. Soltysiak, Councilor D. Ballard, Councilor J. Bruno, Councilor A. MacHaffie, Councilor D. Pancoe, Councilor M. Marlowe, Councilor A. Narva, Councilor A. Bartlett, and Councilor A. Khalil.
 - **Council members absent:** Councilor K. McGlenn and Councilor C. Sperger
 - **Others Present:** Manager G. Locke, Chief T. Scott, Solicitor P. Hitchens, Engineer M. Bickerton, and Mayor G. Lerman.
4. **Eagle Scout Recognition –** Mayor G. Lerman noted that Daniel Gifford was not in attendance and Liam McSherry was at the School receiving an award. These Eagle Scout Recognitions will be tabled until June.
5. **Statement of Support for Opposition to Gun Violence:** Councilor D. Pancoe read a statement of support against gun violence and specifically the tragedies that occurred in Buffalo New York and Uvalde Texas. Councilor D. Pancoe urged lawmakers on the local, state and federal levels relating to gun control.
6. **Approval of Minutes: April 27th, 2022:** On motion of President J. Conners, seconded by Councilor M. Marlowe, the motion approving the April 27th, 2022 council minutes were approved unanimously.
7. **Approval of Payrolls dated May 5th and May 19th in the amount of \$156,778.13 and Invoices totaling \$302,415.96.** On motion of Councilor D. Ballard, seconded by Vice President C. Soltysiak, the motion approving payrolls dated May 5th and May 19th in the amount of \$156,778.13 and Invoices totaling \$302,415.96 were approved unanimously.
8. **Public Comment:** None at this time.
9. **Public Hearings:** President J. Conners made a motion, seconded by Vice President C. Soltysiak, to open the public hearing. The motion passed unanimously. Solicitor P. Hitchens explained the public hearing policies and procedures prior to the commencement of the hearing itself. A Court Stenographer was in attendance and transcribed the hearing.

Solicitor P. Hitchens gave a brief overview of the Zoning Text Amendment for the Gateway Commercial District. The proposed ordinance will amend the Borough's existing Zoning Code to revise certain dimensional standards and design standards applicable in the GC- Gateway Commercial District. More specifically, the proposed ordinance will amend Section 181-59.A to permit a maximum building coverage for permitted uses of 45%, to permit a minimum front yard setback for permitted uses of 20 ft or 15 ft if the lot is a corner lot or has multiple street frontages, and to permit an increase in maximum impervious coverage for permitted uses from 70% to 80% provided that the requirements of the Borough's Stormwater Management Ordinance under Article XIII utilizing Peak Rate Controls for District B are satisfied. The proposed ordinance will also amend Section 181-61 to make changes to various design standards including: [1] revisions to building façade requirements by deleting 181-61.A.(2) and revising 181-

61.A.(3) relating to building façade design elements; [2] revisions to the parking and driveway standards under 181-61.C.(3) relating to planting islands and under 181-61.C.(5) relating to perimeter plantings and under 181-61.C.(10) relating to driveways; [3] revisions to lighting standards under 181-61.E.(2) relating to luminaries and under 181-61.E.(3) relating to lighting standard/ fixture height and under 181-61.E.(5) relating to orientation and location of luminaries; and [4] revisions to 181-61.G.(1) relating to screening and incorporation of various building service functions such as loading docks, utility meters, HVAC and dumpsters

President J. Conners made a motion, seconded by Councilor D. Ballard to go close the hearing. The motion passed unanimously.

10. Presentations: Gina Gerber, Attorney for Midgard Properties LP, and Steven Kline, Architect on the project, appeared before Council regarding the project their final Land Development at 821 Homestead Road. 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 the existing parking lot and driveway.

Ettne Els, 407 Vernon Road, made a comment noting that the original plans showed that you could only go right out of the property towards York Road and the plans now show that you can also turn left "into the community". Mr. Els would like to see that the plan continues to show that exiting the property can only be with a right turn towards York Road. Engineer M. Bickerton responded that he did review the site restrictions and at this point in time there is no information warranted to show that traffic can only exit the site by turning right towards York Road. Solicitor P. Hitchens noted that this could be reviewed as the project continues, including up to the issuance of the Certificate of Occupancy.

Councilor D. Pancoe followed up by asking if the Council can essentially overrule the recommendation of the Engineer and determine it is warranted. Solicitor P. Hitchens noted that Council can change the resolution if wanted.

Councilor M. Marlowe asked what the reasoning behind Engineer M. Bickerton's determination that it is not warranted to require a right turn only out of the project. Engineer M. Bickerton noted that there are several criteria that are reviewed in determining a turning restriction including site distances and operational issues.

Vice President C. Soltysiak asked if a no left turn from the property would push the cars onto other streets and create an undue hardship on the business / businesses occupying space at Homestead Hall.

Casey Ciocca, 811 Homestead Road, noted that anything to the left of the driveway is residential. Ms. Ciocca noted that plenty of people already use these streets as a pass through from York Road. Ms. Ciocca noted that the parking areas along Homestead and Vernon Roads need to be reviewed and considered as well.

Councilor J. Bruno noted that she wanted to acknowledge what the residents are stating but wanted to also acknowledge that the people that will be living in the new building will also be residents of this community and therefore asked if Council puts restrictions on apartment dwellers and not homeowners. Councilor J. Bruno also wanted to discuss the idea of dumping traffic onto Cottman Street or York Road, which is already a very dangerous road. Councilor J. Bruno would like to adhere to what the Engineer has recommended with the idea that it can be revisited in the future to see if it is warranted.

Michele Oneill, 305 Runnymede Avenue, asked what time traffic studies are performed. Engineer M. Bickerton noted that they are usually completed during peak hours mid-week. An example of such would be 6am to 9am and then 4pm to 7pm. Additionally there is also a Saturday mid-day count as well.

11. Committee Reports:

- **Administration and Finance:** Councilor D. Ballard noted that the monthly meeting materials were provided. Councilor D. Ballard noted that most of the work of that committee was on the Administrative side, including the Juneteenth holiday that will be discussed later this evening as well as administrative restructuring. Finally Councilor D. Ballard noted that during the summer Council will be changing the format of the committee meetings to be all in one night, specifically the third Wednesday unless otherwise stated. This will reduce the workload on the staff as well as eliminate some of the redundancies that are discussed between committees.

- **Building, Zoning & Revitalization:** Councilor J. Bruno noted that the monthly meeting materials were provided. Councilor J. Bruno highlighted that 93 York Road is completing their land development application and are hopeful to appear before Council in July. Councilor J. Bruno also highlighted that the proposed Starbucks at 610 York Road is a permitted use on that parcel however the drive thru component is a conditional use approval before Borough Council.
- **Public Safety:** Vic President C. Soltysiak highlighted the monthly meeting materials were provided. Vice President C. Soltysiak noted the new Police Chief has been making some good updates to the Police Department including the scheduling software. The 2040 Implementation grant was awarded therefore the School Safety Zone will be extended down Walnut Street to Hillside Avenue. The Police Department will be hiring a part-time clerk to assist with functions inside the Department.
- **Public Works:** Councilor D. Pancoe noted that monthly meeting materials were provided. Councilor D. Pancoe highlighted that the order of business includes the purchase of speed limit signs through Liquid Fuels. Councilor D. Pancoe noted that the speed trailer has been totaled in an accident, of which the insurance funds will go towards the signage. Lastly, Councilor D. Pancoe highlighted that the Borough was awarded a grant for the replacement of a speed trailer.
- **Jenkintown School District:** Councilor A. Narva highlighted that the School District has renewed their contract with food services and facilities vendor. Additionally, Councilor A. Narva noted that there is no longer the free breakfast and lunch program as facilitated by the pandemic. The new elementary school principal is beginning July 1st.
- **Jenkintown Community Alliance:** No report.
- **Police Work Group:** No report.
- **Human Relations Commission:** Councilor A. Khalil noted that the Commission does have a complaint but there is no update regarding the complaint at this time.

- 12. Engineers Report:** Engineer M. Bickerton noted that there was a report with the monthly meeting materials. Engineer M. Bickerton highlighted his office is very excited about the School Zone Extension. Engineer M. Bickerton noted that the plan has already been approved by PennDOT.
- 13. Public Works Report:** Borough Manager G. Locke noted that there was a report with the monthly meeting materials. Borough Manager G. Locke highlighted the work that was completed on the Cedar Street Moretti Park including building the retaining wall on the left side of the park as well as restoring the retaining wall on the right side of the park.
- 14. Solicitor's Report:** Solicitor P. Hitchens noted that the Solicitors Office is working with the Borough regarding various projects including several resolutions and ordinances before Council this evening. Solicitor P. Hitchens wanted to remind Council that they are serving as the capacity of judges in the two pending curative amendment hearings.
- 15. Mayor's Report:** Mayor G. Lerman highlighted that the Cedar Street Moretti Park is now open. Mayor G. Lerman also noted that Color Day is on Friday at the School District. Mayor G. Lerman met with the Rotary Club of Jenkintown who are looking to partner with the Borough in a more collaborative effort.
- 16. Police Chief's Report:** Police Chief T. Scott noted that there was a report with the monthly meeting materials. Police Chief T. Scott highlighted the calls for service for April. Chief T. Scott noted that the Police Department has also been involved in DUI checkpoints as well as various PennDOT roving details.
- 17. 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 Park opened on the 20th. Borough Manager G. Locke wanted to thank Lia Abrams from Representative Nelsons office for providing letters for the Scout Recognition. It also has been submitted to the General Assembly for a Citation, which will be reviewed in two week.

ORDER OF BUSINESS

1. **Allocation of Funds [04] Fire Apparatus Fund:** Vice President C. Soltysiak made a motion, seconded by Councilor D. Ballard to table the allocation of up to \$20,000 from the 04 Fire Apparatus Fund for required repairs to Engine 96 Spartan Pumper operated by Pioneer Fire Company
Motion approved 10-0.
2. **Plant – Jenkintown Police Department:** Vice President C. Soltysiak made a motion, seconded by Councilor D. Pancoe, approve the contract with Plant / Power Time for the scheduling of the Jenkintown Police Department
Motion approved 10-0
3. **Resolution 2022-19 Final Land Development 821 Homestead Road:** President J. Conners made a motion, seconded by Councilor A. MacHaffie to approve Resolution 2022-19 for final Land Development for 821 Homestead Road.
Motion approved 10-0
4. **Ordinance 2022-2 Text Amendment Gateway Commercial:** President J. Conners made a motion, seconded by Councilor A. MacHaffie, to adopt Ordinance 2022-2, for the Text Amendment for the Gateway Commercial District.
Motion approved 10-0
5. **Resolution 2022-20 Emergency Roof Repair / Keystone Community Grant:** President J. Conners made a motion, seconded by Councilor A. Khalil to approve Resolution # 2022-20 to ratify the August 2021 approval for the emergency roof repair and related work for Borough Hall by Franco Roofing Inc.
Motion approved 10-0
6. **Resolution 2022-21 Recognition of Juneteenth:** President J. Conners made a motion, seconded by Councilor A. MacHaffie to adopt Resolution 2022-21, recognizing Juneteenth.
Motion approved 10-0
7. **Permission to Advertise 2022 Road Paving Project:** Councilor D. Sines Pancoe made a motion, seconded by Vice President C. Soltysiak to advertise for bid the 2022 Road paving project. (Newbold Road – Rydal to Washington Lane, Vernon Road – Clement to Rydal Road)
Motion approved 10-0
8. **Allocation of Funds [35] Liquid Fuel Fund:** Councilor D. Sines Pancoe made a motion, seconded by Vice President C. Soltysiak to approve the allocation of up to \$5,000 from the [35] Liquid Fuel Fund for Active Speed Limit Signs.
Motion approved 10-0
9. **Juneteenth Non-Uniform Employee Holiday:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to add Juneteenth to the list of Official Employee Holidays as shown in the Non-Uniform Employee Handbook)
Motion approved 10-0
10. **Employee Earned Vacation Prorated:** Councilor D. Ballard made a motion, seconded by Councilor J. Bruno to revise the Non-Uniform Employee Handbook earned vacation to reflect a prorated schedule as intended.
Motion approved 10-0

NEW BUSINESS AND DISCUSSION: None at this time.

EXECUTIVE SESSION: President J. Conners noted that there will be an executive session after the meeting for matters of personnel.

ADJOURNMENT: On motion of President J. Conners, seconded by Councilor D. Pancoe, the motion adjourning the meeting passed unanimously.