



GOLDSTEIN  
LAW  
P/ARTNERS

March 8, 2023

The Borough of Jenkintown  
Attn: George Locke, Borough Manager  
700 Summit Place  
Jenkintown, PA 19046

Re: Jersey College  
610 Old York Rd  
ZHB Application

Dear George:

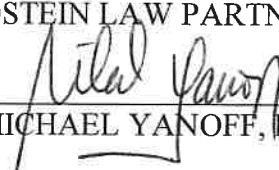
Please be advised that I represent Jersey College with respect to the enclosed Zoning Hearing Board Application for signage. Please find the following:

1. Request for Hearing
2. Color Photographs of the Signage
3. Lease Agreement
4. Check in the amount of \$1500.00

Please advise the undersigned as to the date and time of the hearing. Thank you for your cooperation.

Very truly yours,

GOLDSTEIN LAW PARTNERS, LLC

BY:   
MICHAEL YANOFF, ESQUIRE

cc: Client  
Jenkins Court



# THE BOROUGH OF JENKINTOWN

700 SUMMIT AVENUE  
JENKINTOWN, PA 19046  
WWW.JENKINTOWNBORO.COM

P: 215.885.0700  
F: 215.885.3786

## REQUEST FOR HEARING BEFORE ZONING HEARING BOARD

Date: March 6, 2023 Residential Fee: \$1,000.00 Commercial Fee: \$1,500.00

Petition is made to the Zoning Hearing Board of the Borough of Jenkintown for:

       Special Exception

  X   Variance

  X   Appeal from decision of Code Enforcement Officer / Zoning Officer

1. Name, address and telephone number of petitioner:

Jersey College  
Attn: Greg Karr  
546 US Highway 46  
Teterboro, NJ 07608  
201-645-4222

2. Location of property:

610 Old York Road  
Jenkintown, PA 19046

3. Name, address and telephone number of property owner:

*(Deed, agreement of sale or lease to be produced at hearing)*

JENKINS COURT REALTY CO, LP  
610 Old York Road  
Suite 375  
Jenkintown, PA 19046  
215-938-6665

4. Name, address and telephone number of attorney, if any:

Michael Yanoff, Esquire  
Goldstein Law Partners, LLC  
610 Old York Road  
Suite 340  
Jenkintown, PA 19046  
267-627-2485

5. Brief description to include existing improvements and present use of property to  
Be affected by the petition:

Office building with existing signage

6. Present zoning classification of property:

Gateway Commercial  
A Residential

7. Proposed improvements and/or use of property:

1. Channel letter wall signs on two (2) locations, internally illuminated (234" x 23" and "410" x "22 1/2")
2. School Badge/Emblem signs (Channel box internally illuminated on two (2) locations (53" x 62")

8. Specific reference to sections of the Zoning Code from which you seek relief:

Section 181- 135.F (Illumination of signs)

Section 181-134 O.(1)

Section 181- 135 O. (1)

Section 181- 135 F.(2)(c)

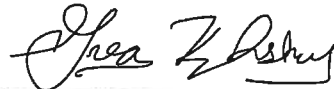
9. State briefly the extent to which your proposed use or construction does not meet requirements of the Zoning Code and the relief that you request:

See attached Zoning Review letter dated January 24, 2023.

10. State the decision and or action of the Code Enforcement / Zoning Officer that you are appealing:

See attached Zoning Review letter dated January 24, 2023.

11. Ten (10) copies of a Plot Plan of the property must be submitted with the petition. The Plan shall be drawn to scale showing size of the lot, setback lines, parking required, and the location and size of improvements now erected and proposed to be erected.



Signature of Petitioner

Sworn to and subscribed before me this 10<sup>th</sup>  
day of March, 2023

Kristen Groenewegen  
NOTARY PUBLIC

My Commission Expires





## THE BOROUGH OF JENKINTOWN

700 SUMMIT AVENUE  
JENKINTOWN, PA 19046  
WWW.JENKINTOWNBORO.COM

P: 215.885.0700  
F: 215.885.3786

January 24, 2023

Vitaliy Hrytsay  
VH Service LLC  
970 County Line Road  
Philadelphia, PA 19116

RE: 2<sup>nd</sup> Zoning Review/Signs "Jersey College", 610 York Road Jenkintown Pa 19046

Dear Mr. Hrytsay,

I hope this correspondence finds you well. I have completed the zoning code review of your 2<sup>nd</sup> submittal package based on an email sent by the property owner for the proposed signage for "Jersey College Plaza" located at 610 York Road, Jenkintown PA 19046. **There are two remaining items raised during the secondary review and they are detailed below.** The Borough Zoning/Sign code is available online at [jenkintownboro.com](http://jenkintownboro.com) on the codes & forms page or you can access the online code at this web address <https://ecode360.com/15142163>

**The following two items remain from the original zoning review:**

1. Channel letter wall signs shown in two locations (2). Plans call out "Channel Letters, internally illuminated on raceway". (234" x 23" and 410" x 22 ½")

*Borough Zoning Code*

*§ 181-135. F. Illumination of signs.*

*(2) (b) Internal. Sign lettering may be halo-lit illumination or reverse channel letters with halo illumination.*

*(c) Illumination of signs from the rear or signs designed to be illuminated from the rear (backlit) are prohibited. Signs may be illuminated from the front but only to the extent provided in this chapter.*

***The original review contained the following two comments >***

- 1) ***"The proposed channel letters do not appear to be halo-lit or reverse channel letters."***
- 2) ***"Please confirm the LED "Channel letters, internally illuminated" signs proposed will conform to the Borough Zoning Code above or provide channel letter signs that do."***

*The property owners response stated the channel letters will be Halo-lit, internally illuminated and will conform with zoning. Based on the property owners statements, this comment has been satisfied and a Halo-lit channel letter will be expected to be installed on the building, the final inspection will not be approved if the signage does not conform with the approved permit and plan. Please revise the plans and show the Halo-lit channel letters described by the property owner and that will be installed so the Zoning permit can be issued. I have provided one example of a Halo-lit channel letter to remove any misunderstandings of what will be expected to be installed.*



## HALO LIGHTED CHANNEL LETTERS

2. School Badge/Emblem signs shown in two locations (2). Plans call out “Channel box internally illuminated” – (53” x 62”).

*The plans appear to propose two internally illuminated ‘cabinet’ / ‘box’ signs. That type sign by JB Zoning Code definition 181-135 O. (1), would be a back-lit sign and non-code compliant. Section 181-135 General regulations. F. (c) Illumination of signs. Illumination of signs from the rear or signs designed to be illuminated from the rear (backlit) are prohibited. Signs may be illuminated from the front but only to the extent provided in this chapter.*

*Please clarify the following information so code compliance can be confirmed:*

- *Are proposed signs cabinet/box signs.*
- *How are proposed signs illuminated?*

*The property owners response to the request for additional information requested on the school emblem signs provided a statement that “the school badge/emblem signs are cabinet/box signs, will be Halo-lit, internally illuminated and everything will conform with zoning.” Based on the property owners statements, this does not appear to conform with Jenkintown Borough Zoning Code section.*

*The plans and the property owners follow up description appear to propose two internally illuminated ‘cabinet’ / ‘box’ signs. That type sign by JB Zoning Code definition 181-134 O. (1), would be a back-lit sign and non-code compliant. Section 181-135 General regulations. F. (2)(c) Illumination of signs. Illumination of signs from the rear or signs designed to be illuminated from the rear (backlit) are prohibited. Signs may be illuminated from the front but only to the extent provided in this chapter.*

*The permit application, plans and property owners follow up statement do not appear to support the statement that “everything will conform with zoning” and this comment on these two signs remains unsatisfied.*

*A zoning applicant can appeal this zoning determination made during this review to the ZHB in that it was made in error, the code does not apply or a request for a variance of the zoning code can be made to the ZHB as well. An applicant has 30 days from the date of this denial to file an appeal with the Zoning Hearing Board.*

If you have any questions or concerns, or I can provide any further assistance please feel free to contact me at [glocke@jenkintownboro.com](mailto:glocke@jenkintownboro.com).

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'G. Locke', written in a cursive style.

George Locke BCO  
Borough Manager / Zoning Officer  
Jenkintown Borough

Cc: Joanne Bruno, Building Zoning & Revitalization Chair, Borough Council  
Kevin Lynch, Code Enforcement Officer



# THE BOROUGH OF JENKINTOWN

700 SUMMIT AVENUE  
JENKINTOWN, PA 19046  
WWW.JENKINTOWNBORO.COM

P: 215.885.0700  
F: 215.885.3786

April 6, 2023

Jersey College  
Attn: Greg Karr  
548 US Highway 46  
Teterboro, NJ 07608

**RE: ZHB Hearing Application for 610 York Road, Jenkintown, PA 19046 Deemed Complete**

Dear Applicant,

The Zoning Hearing Board Hearing application you have submitted has been deemed complete and has been officially accepted.

**Official Notice: The Zoning Hearing Board will be notified of your request for a variance hearing and a date will be set. The Municipal Planning Code which governs the Zoning Hearing process requires that a Z.H.B. hearing take place within 60 days from the date of the receipt of your application. The sixty-day timeline will expire on May 7<sup>th</sup>, 2023. Once the hearing date has been finalized you will be notified.**

If you should have any further questions, or I can be of assistance, please contact me at (215) 885-0700.

Respectfully submitted,

George K. Locke, BCO  
Borough Manager  
Jenkintown Borough



## THE BOROUGH OF JENKINTOWN

---

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April 6, 2023

Jersey College  
Attn: Greg Karr  
548 US Highway 46  
Teterboro, NJ 07608

**RE: Zoning Hearing Board Hearing Set for 610 York Road, Jenkintown, PA 19046.**

Dear Applicant,

The requested hearing before the Jenkintown Zoning Hearing Board regarding 604 West Avenue, Jenkintown, PA 19046 has been scheduled.

**Official Notice:** The Zoning Hearing Board has been notified of your request for a variance hearing and a date has been set. **The Zoning Hearing Board hearing will take place on Thursday April 27<sup>th</sup>, 2023 at 7:00pm.**

If you should have any further questions, or I can be of assistance, please contact me at (215) 885-0700.

Respectfully submitted,

George K. Locke, BCO  
Borough Manager  
Jenkintown Borough



# LOCALiQ

Erie Times-News | The Intelligencer  
Bucks County Courier Times  
The Daily American | Beaver County Times  
Pocono Record | Burlington County Times

PO Box 630531 Cincinnati, OH 45263-0531

## PROOF OF PUBLICATION

BERNADETTE KEARNEY  
Hamburg Rubin Mullin & Maxwe  
375 Morris RD  
PO BOX 1479  
Lansdale PA 19446-5605

## STATE OF PENNSYLVANIA, COUNTY OF BUCKS

The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, PA and Horsham, Montgomery County, PA; that said newspaper was established in 1886; that attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper issue dated on:

04/11/2023, 04/18/2023

That said newspaper was regularly issued and circulated on those dates.

Sworn to and subscribed before on 04/18/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$525.46

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Customer No: 790916

PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NOTICE OF MEETING  
JENKINTOWN BOROUGH  
NOTICE IS GIVEN that the  
Zoning Hearing Board of the  
Borough of Jenkintown will  
hold public hearings at 7:00  
P.M. on Thursday, April 27,  
2023, at the Jenkintown  
Borough Hall located at 700  
Summit Avenue, Jenkintown,  
Pennsylvania 19046 for the  
following applications:

Zumo, LLC for property  
located at 604 West Avenue  
in the TC Town Center  
District. The Applicant is  
proposing to subdivide the  
existing 4-story masonry  
building from the Church  
property to develop for  
mixed use residential and  
commercial use and is  
requesting a variance from  
Section 181-42.D. to permit a  
side yard setback of 3.6 feet  
whereas 5 feet is required.

Jersey College for property  
located at 610 Old York Road  
in the G Gateway Commer-  
cial and A Residence zoning  
districts. The Applicant is  
proposing channel letter wall  
signs on 2 locations, Inter-  
nally Illuminated (234" x 23"  
and 410" x 22 1/2") and school  
badge/emblem signs, channel  
box, Internally Illuminated  
on 2 locations (53" x 62").  
The Applicant is requesting  
an appeal from the 1/24/23  
decision of the Code Enforce-  
ment/Zoning Officer and  
variance relief from Sections  
181-134-O.(1), 181-135.F. and  
181-135.F.(2)(c) for illumina-  
tion.

The hearings will also be  
live-streamed via Facebook  
Live. The public will have  
the capability of offering  
public comment in-person at  
the conclusion of each hear-  
ing.

All affected or interested  
parties are invited to attend  
and offer testimony. A  
complete copy of the petition  
to the Zoning Hearing Board  
is available for public inspec-  
tion at Borough Hall during  
normal business hours or  
online at  
<https://jenkintownboro.com/zoning-and-land-development-applications/>. If you have a  
disability and require assis-  
tance, please contact  
Borough Hall at 215-885-0700.  
George Locke, Borough  
Manager, Jenkintown  
Borough

VICKY FELTY  
Notary Public  
State of Wisconsin

## **NOTICE OF MEETING JENKINTOWN BOROUGH**

**NOTICE IS GIVEN** that the Zoning Hearing Board of the Borough of Jenkintown will hold public hearings at **7:00 P.M. on Thursday, April 27, 2023**, at the Jenkintown Borough Hall located at 700 Summit Avenue, Jenkintown, Pennsylvania 19046 for the following applications:

Zumo, LLC for property located at 604 West Avenue in the TC Town Center District. The Applicant is proposing to subdivide the existing 4-story masonry building from the Church property to develop for mixed use residential and commercial use and is requesting a variance from Section 181-42.D. to permit a side yard setback of 3.6 feet whereas 5 feet is required.

Jersey College for property located at 610 Old York Road in the G Gateway Commercial and A Residence zoning districts. The Applicant is proposing channel letter wall signs on 2 locations, internally illuminated (234" x 23" and 410" x 22 ½") and school badge/emblem signs, channel box, internally illuminated on 2 locations (53" x 62"). The Applicant is requesting an appeal from the 1/24/23 decision of the Code Enforcement/Zoning Officer and variance relief from Sections 181-134-O.(1), 181-135.F. and 181-135.F.(2)(c) for illumination.

The hearings will also be live-streamed via Facebook Live. The public will have the capability of offering public comment in-person at the conclusion of each hearing.

All affected or interested parties are invited to attend and offer testimony. A complete copy of the petition to the Zoning Hearing Board is available for public inspection at Borough Hall during normal business hours or online at <https://jenkintownboro.com/zoning-and-land-development-applications/>. If you have a disability and require assistance, please contact Borough Hall at 215-885-0700.

George Locke, Borough Manager, Jenkintown Borough



# THE BOROUGH OF JENKINTOWN

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JENKINTOWN, PA 19046  
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P: 215.885.0700  
F: 215.885.3786

April 6, 2023

## NOTICE Jenkintown Zoning Hearing Board Public Hearing

**NOTICE IS GIVEN** that the Zoning Hearing Board of the Borough of Jenkintown will hold public hearings at **7:00 P.M. on Thursday, April 27, 2023**, at the Jenkintown Borough Hall located at 700 Summit Avenue, Jenkintown, Pennsylvania 19046 for the following applications:

Zumo, LLC for property located at 604 West Avenue in the TC Town Center District. The Applicant is proposing to subdivide the existing 4-story masonry building from the Church property to develop for mixed use residential and commercial use and is requesting a variance from Section 181-42.D. to permit a side yard setback of 3.6 feet whereas 5 feet is required.

Jersey College for property located at 610 Old York Road in the G Gateway Commercial and A Residence zoning districts. The Applicant is proposing channel letter wall signs on 2 locations, internally illuminated (234" x 23" and 410" x 22 ½") and school badge/emblem signs, channel box, internally illuminated on 2 locations (53" x 62"). The Applicant is requesting an appeal from the 1/24/23 decision of the Code Enforcement/Zoning Officer and variance relief from Sections 181-134-O.(1), 181-135.F. and 181-135.F.(2)(c) for illumination.

The hearings will also be live-streamed via Facebook Live. The public will have the capability of offering public comment in-person at the conclusion of each hearing. All affected or interested parties are invited to attend and offer testimony. A complete copy of the petition to the Zoning Hearing Board is available for public inspection at Borough Hall during normal business hours or online at <https://jenkintownboro.com/zoning-and-land-development-applications/>. If you have a disability and require assistance, please contact Borough Hall at 215-885-0700.

Respectfully submitted,

George K. Locke BCO, Borough Manager, Zoning Officer

SSS Education, Inc.  
Jenkins Court  
610 Old York Road, 1<sup>st</sup> Floor, Suite 100  
and  
3rd Floor, Suite 300  
Jenkintown, PA 19006

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## LEASE

THIS LEASE made as of this \_\_\_\_\_ day of January , 2022 ("Effective Date") by and between Jenkins Court Realty, L.P., a Pennsylvania Limited Partnership with a mailing address of P.O. Box 549, Abington, PA 19046 ("Landlord"), and SSS Education, Inc.(d/b/a "Jersey College"), with an address of 56 Route 46, Teterboro, NJ 07608.

### ARTICLE I - GRANT AND TERM

#### Section 1.01 Leased Premises.

A. Landlord, in consideration of the rent to be paid and the covenants to be performed by Tenant, does hereby demise and lease unto Tenant approximately [39,623] rentable square feet, and Tenant hereby rents from Landlord, premises located at Jenkins Court, 610 Old York Road, 1<sup>st</sup> Floor, Suite 100 and 3<sup>rd</sup> Floor, Suite 300 Jenkintown, PA 19046 ("Leased Premises"), architectural drawings for which are attached hereto as Exhibit A and are made a part hereof.

B. The exterior walls and roof and the area beneath the Leased Premises are not demised hereunder and the use thereof, together with the right to install, maintain, use, repair and replace pipes, ducts, conduits, wires and structural and mechanical elements leading through the Leased Premises are hereby reserved unto Landlord provided that same does not interfere with Tenant's quiet enjoyment.

C. Tenant acknowledges that the Leased Premises and the Office Building located at 610 Old York Road, 1<sup>st</sup> Floor Suite 100 and 3<sup>rd</sup> Floor Suite 300 Jenkintown, PA 19046, the street or streets, sidewalks, parking areas, curbs and access ways adjoining them, any surface and sub-surface conditions thereof, and the present uses and proposed uses thereof, have been examined by Tenant, or Tenant has been afforded the right to do so, and, except as expressly herein otherwise provided, Tenant accepts them in the condition or state in which they are to be delivered to Tenant, without relying on any representation, covenant or warranty, express or implied by Landlord, except as herein expressly provided.

D. The Leased Premises are being rented "AS IS" with no work required of Landlord, except as noted in Exhibit A.

E. The Building in which the Leased Premises are located shall be referred to in this Lease as the "Building" or the

27.11. Only "Events of Default" shall be actionable against Tenant, and only then upon notice and opportunity to cure as set forth in Lease Article 17..

27.12. Dispute Resolution.

- A. Intentionally omitted
- B. Waiver of Jury Trial. THE PARTIES HEREBY EXPRESSLY, KNOWINGLY AND UNCONDITIONALLY WAIVE ANY RIGHT TO TRIAL BY JURY OR CLASS TREATMENT OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION ARISING OUT OF OR RELATING TO THIS LEASE OR THE BREACH THEREOF. This unconditional jury waiver is a material portion of the consideration provided by each Party to induce the other Party to enter into this Lease.
- C. Intentionally omitted.


IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed under seal by their duly authorization officers or representatives as of the day and year first above written.

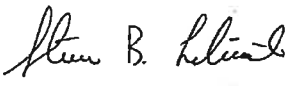
"LANDLORD"

BY: Jenkins Court Realty Co. LP  
By Its General Partner Old  
Jenkins Corporation

BY:   
PHILIP PULLEY, PRESIDENT

"TENANT" SSS EDUCATION, INC.

By:   
GREG KARZHEVSKY, ~~XXXXXXXXXX~~ CEO and Secretary

BY:   
STEVEN LITVACK, ~~XXXXXXXXXX~~ President

## Exhibit F

### Landlord Approved Signage

①



(A,B,C)

Disclaimer: This is for lease purposes only and is subject to governmental approval.

All costs associated with signage are defined in the lease.



**EXHIBIT D-1**

**Landlord Approved Facade Signage**



(2)

Disclaimer: This is for lease purposes only and is subject to governmental approval.

All costs associated with signage are defined in the lease.



## Exhibit F

### Landlord Approved Signage

3



*Not previously submitted.*

Disclaimer: This is for lease purposes only and is subject to governmental approval.

All costs associated with signage are defined in the lease.