



## JENKINTOWN BOROUGH COUNCIL

### PUBLIC MEETING

March 22<sup>nd</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 7:05 PM.
2. **Pledge of Allegiance:** Mayor G. Lerman led those present in the Pledge of Allegiance.
3. **Roll Call:**
  - **Council Members Present:** Councilor A. MacHaffie, Councilor A. Bartlett, Councilor A. Narva, Councilor D. Ballard, President J. Connors, Vice President C. Soltysiak, Councilor D. Pancoe, Councilor J. Bruno
  - **Council Members Absent:** Councilor A. Khalil, Councilor C. Sperger, Councilor K. McGlenn (Excused), and Councilor M. Marlowe (Excused)
  - **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: February 22<sup>nd</sup>, 2023:** On motion made by President J. Connors, seconded by Councilor A. MacHaffie, the motion approving the February 22, 2023 council meeting minutes was approved unanimously.
5. **Approval of Payrolls dated February 23<sup>rd</sup> and March 9<sup>th</sup> in the amount of \$159,109.31 and Invoices totaling \$194,997.64:** On motion made by Councilor D. Ballard, seconded by Councilor J. Bruno, the motion approving payrolls dated February 23<sup>rd</sup> and March 9<sup>th</sup> in the amount of \$159,109.31 and Invoices totaling \$194,997.64 was approved unanimously.
6. **Public Comment (Not pertaining to Public Hearing):** None at this time.
7. **Presentations**
  - **Citizen Commendation:** (00:08:06) Chief T. Scott presented a certificate to 9-year-old Siani Whitmore who called 911 to help her mother who suffered a serious medical emergency.
8. **Public Hearing – Amendment to Borough Code Chapter 181- 'Rooming House'**

*Consideration to Adopt Ordinance 2023-3 by Council* (00:12:58): Solicitor P. Hitchens led the hearing. Councilor J. Bruno (00:16:52) asked for clarification in the use of the term boarding house. Solicitor P. Hitchens confirmed the definition includes language that states rooming house also known as boarding house. Councilor A. MacHaffie asked what constitutes a kitchen. Solicitor P. Hitchens said the Zoning Officer would determine that. Councilor D. Ballard mentioned what the home owner provides versus what a tenant may bring in. Solicitor P. Hitchens mentioned being difficult for a municipality to police what comes in and out of a house at any time. If there is a known zoning violation, a notice could be given having 30 days to remove that item. (00:20:28) Fire Marshal K. Lynch asked to define multi-occupancy. Solicitor P. Hitchens read the definition of a rooming house from the Ordinance. Fire Marshal K. Lynch asked if there would come a point where there would need to be an increase in fire safety measures. Manager G. Locke said it would be outlined at the time a petition is brought to the

Zoning Hearing Board and an application reviewed. (00:22:55) Solicitor P. Hitchens asked Council to make a motion to approve this Ordinance.

## 9. Committee Reports:

- **Administration and Finance:** (00:23:51) Councilor D. Ballard stated The Borough Auditor has completed the onsite work for the annual audit process with Finance Manager Smith. The Auditor has been coordinating efforts electronically and is expected to be completed soon. Councilor D. Ballard mentioned a couple of resolutions that would be brought up later for consideration: Workers' Compensation Coverage Fire Police § 19-10 (Arts Festival and 5K-Sunset Run and Bird Town Resolution #2023- 10. Councilor D. Ballard said the Borough will be working to share the information gathered during the grant funding and installation process of the Borough EV charging stations with the sub-committee of the Library employees who are handling the EV project.
  
- **Building, Zoning and Revitalization:** (00:25:34) Councilor J. Bruno began by giving a shout out to Development and all who are assisting with the 2035 Strategic Plan. The Planning Commission met last night and discussed the Short Term Rental Ordinance draft (Air BNB) as well as bike safety, safer streets, trails and safer York Road corridor. A group of volunteers called Jenkintown Abington Neighbors Association (JANA) recently formed to address these issues. They will be reaching out to Vice President C. Soltysiak in order to engage Council through the Public Safety Committee. Councilor J. Bruno mentioned the following updates for current Development Projects:
  - **415/425 Johnson Street** – the number of apartments has been reduced from 26 to 17. The Zoning Hearing Board hearing was continued to April 13<sup>th</sup>.
  - **501 Washington Lane** - All approvals are in place. Interior demolition plan has been issued. Land Development has been approved and agreements are being signed.
  - **821 Homestead Road** – All approvals are in place and construction is moving forward nicely.
  - **101 York Road – Take 5 Oil Change site** - Building plans under review. Storm Water Agreement being completed. Site plans under review.
  - **93 York Road – Jenkintown Commons Limited Partnership #3 and BAP Jenkintown, LLC – Grocery Store** - Received Final land development approval. Going through PennDOT traffic, Montco Conservation District and Design Review Board approvals. Final EDU approval by PaDep for initial development phase has been granted.
  - **459/471 York Road – Retail / Apartments** – No new updates. Awaiting submittal of plans and application for zoning and conditional use.
  - **610 York Road – Zoning and Use received for a proposed 'Starbucks'** - No word from applicant.
  - **610 York Road – Zoning and Use received for proposed 'Tiny Town'** - Property owner has not adequately answered questions on previous parking rulings by ZHB and how this will be affected by the previous findings. Removing parking from existing businesses for this business. Solicitor has assisted in providing request to property owner to obtain required information so Zoning decision can be made.
  - **610 York Road – Zoning Permit (Signage New Jersey School of Medicine)** - Property owner has submitted a sign package that contains some signage that does not conform to Borough Zoning Code. After several reviews and discussions applicant has submitted an application to be heard before the Z.H.B. The Board is looking to schedule at the April 27<sup>th</sup> ZHB meeting.
  - **100 York Road – Smoothie King** - PaDEP has issued the EDU release. Final inspection has been completed. Site traffic signage still missing, Temporary Certificate of Occupancy issued (condition of not being open to Public until site traffic signage is installed) so owner could order supplies and train personnel while signs are being delivered and installed.
  
- **Public Safety:** (00:31:35) Vice President C. Soltysiak mentioned the Citizen Commendation that took place earlier in the meeting. She also mentioned the PennDOT / Multi-Municipal Coordination Meeting, which was very productive, was held this past Monday at Napoleon Nelson's office with PennDOT and Municipal Managers and staff to discuss issues that have developed or are ongoing that the Borough could benefit by speaking with PennDOT, County and adjacent municipalities directly. Vice President C. Soltysiak said the Fire Commission meeting was held earlier in the month to continue discussions about the Fire House consolidation and the Pumper Truck repairs. Vice President C. Soltysiak reminded everyone the Police Department still has steering wheel locks for Hyundai owners who reside in Jenkintown. She also mentioned a couple of upcoming orders of business: Worker's Compensation and support for Independent Fire Company's state grant application.

- **Public Works:** (00:33:45) Councilor D. Sines Pancoe mentioned Public Works pays attention to our roads for safety concerns. Abington Township was able to assemble an application for share / bike lanes with pavement markings and signage. The plans are part of the larger MONTCO coordinated effort on Bike paths. The application did include Newbold Road and Vernon Road between Rydal and Washington Lane. Information from the submittal will be in packets. Abington inquired if Borough Council would issue a letter of support? Grant application was submitted prior to deadline. Councilor D. Pancoe also mentioned the Electric Pedestrian light at York Road and Greenwood Avenue has been repaired and is functional once again. Traffic Engineer Mark Bickerton made site observations and produced a sketch of additional directional and do not enter signage at Greenwood Avenue and York Road. A sketch has been provided to PennDOT for preliminary approval. The Traffic Control permit will be required to be amended and approved by PennDOT. The SEPTA Project is moving forward and the streetlights are being addressed. The Public Works crew is trying to remove graffiti as soon as they learn about it. Councilor D. Pancoe also mentioned we got a grant to pay for the cost of a shade structure for Cedar Street Park. Public Works is still waiting for repairs or a proposal for a new dump truck. In addition, they are still waiting for funding from a grant that will cover the Walnut Street School Zone Extension. Manager Locke confirmed a second grant application was just submitted for funding to cover the Traffic Calming Project on York Road. The Paving Project that has been put off will be going to bid.
- **Jenkintown School District:** (00:37:32) Councilor A. Narva said curriculum development is underway. Plans for the All Class Reunion are moving along and discussions about the Sesquicentennial Celebration have begun. Authorization was given so School Board Members could sign a letter condemning Central Bucks School Board Policy 321. Councilor A. Narva reminded anyone in the Borough with an upcoming Kindergarten student, they must register him or her soon in order to have teacher and classroom assignment completed. Councilor A. Narva also mentioned the School Board members would like to meet with Council members to explain some of their priorities and budget and make sure all of our goals are aligned.
- **Jenkintown Community Alliance:** Councilor C. Sperger was absent so no report.
- **Jenkintown Human Relations Committee:** Councilor A. Khalil was absent so no report.

**8. Engineer's Report:** (00:39:14) Khal Hassan, Pennoni gave a few updates on current Development Projects: 821 Homestead Road (clearing site), 501 Washington Lane (working on clearing the site to begin construction), and 93 York Road (working with PennDot). Engineer Hassan noted the additional request for a crossing beacon at Washington and Cedar and the recommendation for a raised crosswalk at Washington and Walnut, but on Washington. Councilors D. Pancoe and D. Ballard asked questions about the crosswalk and the beacons. Engineer K. Hassan assured Council the crosswalk will be completed and explained the order in which steps need to be taken before we can break ground. Solicitor P. Hitchens added there is still an appeal pending at the Court of Common Pleas.

**9. Public Works' Department Report:** Jim Riggins was absent so Manager G. Locke will provide updates as part of the Manager's Report.

**10. Solicitor's Report:** Solicitor P. Hitchens said his office will continue to offer their services on an as needed or requested basis.

**11. Mayor's Report:** (00:45:08) Mayor G. Lerman mentioned the grant for the new trash/recycling receptacles and thanked Manager G. Locke and Foreman J. Riggins for their work in getting the grant and determining the location for all of them throughout the Borough. Mayor G. Lerman also thanked Manager G. Locke, J. Riggins and the Public Works crew for cleaning and organizing Council Hall to allow a wedding to take place last weekend with a turnout of close to 30 people. Mayor G. Lerman announced there will be a Sci-Fi Film Festival at the Hiway starting this Friday and the cost is \$65.00 for all nine movies, \$50.00 for members.

**12. Police Chief's Report:** (00:47:00) Chief T. Scott reiterated we still have Steering Wheel Locks for Hyundai owners who reside in Jenkintown, but we are still awaiting response from KIA. Chief Scott mentioned an increase in Catalytic Converter thefts – reminder to lock your vehicles and homes. Chief Scott reported the conviction of the two individuals who were involved in a recent aggravated assault at York and Rydal. Chief Scott mentioned the training that took place earlier that day with Axon, the provider of the body cams and Tasers. Chief Scott also mentioned the continued need for two more crossing guards. We did get one application last night. Chief Scott brought up the Traffic Safety Plan as it relates to Walnut Street. Councilor D. Ballard asked about the absence of a crossing guard at Walnut and Summit. Chief T. Scott responded with the greater number of kids cross at Highland and Summit. As we get more crossing guards we can spread them out to other intersections, but for now we are looking at the busier areas where the most kids cross.

**13. Manager's Report:** (00:52:35) Manager G. Locke mentioned a couple of items spoken about earlier in the meeting: the shade structure for Cedar Street Park and the DCED Grant for the containers for trash and recycling. The PennDOT Safety Plan to the MONTCO 20/40 Grant was submitted for 821 Homestead to close the sidewalk during the project. The bench restoration is almost completed. There were six that needed plaques and all are accounted for.

## ORDER OF BUSINESS

- 1. Ordinance # 2023-3 Borough Code - Chapter 181 'Rooming House':** Councilor J. Bruno made a motion to approve Ordinance #2023-3 Borough Code – Chapter 181 "Rooming House", seconded by Councilor D. Pancoe.

Motion Approved 8 - 0

- 2. Citizen Commendation Award:** President J. Conners made a motion, seconded by Vice President C. Soltysiak to issue an Official 'Citizen Commendation Award' to Siani Whitmore on behalf of Borough Council, and all Residents of Jenkintown Borough.

Motion Approved 8 - 0

(01:02:14) Manager Locke mentioned that Councilor M. Marlowe joined via ZOOM right before beginning the Order of Business items.

- 3. 604 West Ave. Subdivision/Land Development Application:** President J. Conners made a motion, seconded Councilor J. Bruno to accept the Land Development application as complete and now distribute the official application and plans to the Montgomery County Planning Commission and all other Borough Professionals for review and comment.

Motion Approved 8 - 0

- 4. Resolution 2023-11 RACP Grant Cooperation Agreement / Grace Presbyterian:** (01:03:12) President Conners turned it over to Solicitor P. Hitchens for an update. Councilors D. Ballard, J. Bruno, and D. Pancoe had additional questions and comments. It was agreed to make a motion to. President J. Conners made a motion, seconded by Councilor D. Pancoe to approve Resolution 2023-11 RACP Grant Cooperation Agreement / Grace Presbyterian Church.

Motion Approved 8 - 0

- 5. Extension of Workers' Compensation Coverage per § 19-10:** Councilor C. Soltysiak made a motion, seconded Councilor J. Bruno to extend workers' compensation insurance coverage per Borough Code section 19-10 to the Fire Police working the Arts Festival and the 5K-Sunset Run.

Motion Approved 8 - 0

- 6. Resolution 2023-12 Support of Independent Fire Company Application:** Councilor C. Soltysiak made a motion, seconded by Councilor D. Pancoe to approve Resolution 2023-12 showing Borough support of the Independent Fire Company State Grant application to fund a renovation of their Fire House at 609 Greenwood Avenue.

(01:14:45) Fire Chief Lynch described the Project. Councilors D. Pancoe, A. MacHaffie, J. Bruno and D. Pancoe asked questions or had comments which were addressed by Fire Chief Lynch.

Motion Approved 8 - 0

- 7. Abington Township's MONTCO 2040 Implementation Grant:** Councilor D. Sines Pancoe made a motion, seconded by Councilor J. Bruno to issue a letter of support for Abington Township's submittal of the 2023 MONTCO 2040 Implementation Grant Application to fund the Bicycle Path Connections.

Motion Approved 8 - 0

- 8. Resolution 2023-10 Bird Town Pennsylvania Community:** Councilor D. Ballard made a motion, seconded by Councilor A. MacHaffie to approve Resolution 2023-10 allowing Jenkintown Borough to adopt initiative to be recognized as a Pennsylvania Audubon Council Bird Town Pennsylvania.

(01:22:38) There was discussion surrounding how to address the cat issue. Councilor D. Ballard provided the language that was incorporated.

Motion Approved 8 - 0

9. **Spring Craft / Farmers Market** (00:59:39) Councilor D. Ballard made a motion, seconded by D. Pancoe, to approve the annual Spring Craft and Farmers Market agreement with the Jenkintown Community Alliance and Evergreen Events as presented.

Motion Approved 8 - 0

10. **Library Roof Building Permit - request waiver of fees:** Councilor D. Ballard confirmed this is off the table.

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

**EXECUTIVE SESSION:** President J. Connors noted (00:11:34) that they had an Executive Session following the Committee Meeting on March 15, 2023 to discuss personnel matters.

**ADJOURNMENT:** On the motion made by President J. Connors, the meeting was adjourned at 8:23 PM.