



BUILDING, ZONING & REVITALIZATION COMMITTEE

April 20th, 2022

7:00 p.m.

700 Summit Avenue, Jenkintown, Pennsylvania

MINUTES

Call to Order: Councilor J. Bruno called the meeting to order at 7:00 PM

Councilors Present: President J. Conners, Councilor J. Bruno, Councilor D. Pancoe, Councilor A. MacHaffie, Councilor C. Sperger, Councilor M. Marlowe, Councilor D. Ballard, Councilor A. Bartlett, Councilor A. Khalil

Councilors Absent:

Others Present: Jason Abrams (ZOOM), S. Smith (ZOOM), Mgr. G. Locke, Mayor G. Lerman, Fire Marshal K. Lynch, Maureen Lucak

Public Comment: None at this time.

REPORTS

- **Design Review Board and Planning Commission – Update**
 - The Design Review Board met last evening and reviewed the plans for 821 Homestead Road (Apartment Building).
 - The Planning Commission monthly meeting was held last evening.
 - The PC continues working along with the Marley Bice the Borough Planner from the Montgomery County Planning Department in updating the Borough's SALDO and Zoning Code. Additionally, the PC reviewed;
 - Land Development Plans for 821 Homestead Road (Apartment Building),
 - The Zoning Text Amendment to the Gateway Commercial Zoning District.
 - Chase Walnut Holdings II, LLC. ZHB Case #393 – 501 Walnut Street (Commercial space first floor, 24 apartments above)
(00:05:23) Questions asked by Councilors A. MacHaffie, D. Pancoe, A. Khalil, and D. Ballard regarding the next steps and what the applicant's plans are. Mgr. Locke explained these and the issue with the sidewalk being widened versus decreasing the size of the parking lot or leaving as is. Mgr. Locke will compose a letter reflecting the Council's support of the project.
 - The PC began looking at the Borough Zoning Code as it applies to 'Offsite Advertising'.
- **Building Department**
 - Reports have been provided with the monthly meeting materials. The building department continues to perform inspections and process permits.

PRESENTATION – Jason Abrams & Humza Tanvir via ZOOM (00:15:45)

- 100 YORK ROAD, PROPOSED – SMOOTHIE KING
 - Councilor A. Khalil asked about the number of locations he has and what the hours are. H. Ranvir has 9 locations, and the hours are Mon-Fri 7AM – 9 PM, Saturday 8 AM to 9 PM, Sunday 10 AM – 9 PM.
 - Councilor A. Bartlett asked about disposing of trash; will there be a dumpster? There will be a four yarder and trash will be picked up once a week. This type of business does usually generate a bunch of trash.
 - Councilor A. MacHaffie asked about their peak times. H. Tanvir stated it is not like the usual coffee spots like first thing in the morning. It is usually steady between 9 AM and 5 PM.
 - Councilor D. Pancoe initiated discussion surrounding the traffic flow in and out of this location off and onto Washington as well as off and onto York Road.
 - During the presentation, online questions from Maureen Lucak were read by Councilor J. Bruno. The first one was asking if there is a chance of considering composting the leftover fruits and vegetable peels. H. Tanvir said he is not opposed to that idea. The second question was whether they had plans on repairing/keeping the existing clock. H. Tanvir said the goal was to keep the architecture as is; therefore, the clock would remain.
 - Councilor D. Pancoe asked more about the traffic flow and does the plan include this. H. Tanvir mentioned traffic studies were performed at three other locations and at the peak times, there was never more than 3-5 cars stacked in the drive-through. The location at 100 York Road could support 9 cars stacked.

NEW BUSINESS/ITEMS FOR DISCUSSION

1. Current Development Projects within Jenkintown Borough

- **93 York Road – Proposed grocery store (SALDO update).** The applicant, Jenkintown Commons Limited Partnership #3 received Zoning approval with conditions on September 27th, 2021 for the variances requested before the Zoning Hearing Board. The preliminary and final Land Development application has been submitted. The Land Development application has been reviewed by the MONTCO Planning Commission and Borough Engineer. The plans were revised per the initial review and re-submitted, a second review by the Borough Engineer is underway.
- **93 York Road – Proposed Grocery Store (EDU submittal update)**
No update this evening - The Borough administration has been working with the applicants Engineer, Aqua and the PaDep to address the EDU sewage flow approval as it applies to the Chapter 94 connection Management plan.
- **821 Homestead Road – Proposed apartment building.** Borough Council approved the Conditional Use application for the apartment building use at the August 25th Council meeting. The decision (including the conditions attached to the approval) were issued to the applicant, Midgard Properties LP, and the parties to the Conditional Use Hearing.
The Preliminary Land Development application has been submitted. The Land Development application has been reviewed by the JB Planning Commission, MONTCO Planning Commission, Borough Engineer, Fire Marshal and Shade Tree Commission, once all reviews are completed it will come before Borough Council for consideration of approval.
- **610 York Road - Public Sewer Capacity Determination request.** No update this evening. The Borough provided a Public Sewer Capacity Determination request for a project consisting of Office space and 186 apartments. The Borough sewer system did have the capacity to serve that proposed development. The determination letter stated that, and additionally that any sewer

approval would require approval from Aqua, Cheltenham and Philadelphia as well. There has been no submittal of any plans on this project to the Borough.

- **610 York Road – Zoning and Use received for a proposed Starbucks.** No update this evening. The Borough received a Zoning & Use application to construct a Starbucks on the lower parking lot of 610 York Road. The review has been completed and additional information has been requested so Zoning compliance can be confirmed. The proposed restaurant is a permitted use while the proposed drive through is a conditional use and will require a conditional use approval.
- **610 York Road – New Jersey School of Nursing**
The UCC plan review has been completed and all permits were issued for the project fit out of the NJSN which will occupy a large portion of the Historic Building once completed.
- **459-471 York Road** – No update this evening. The Borough received a Public Sewer Capacity Determination request form for the property located at 459-471 York Road (the former Helweg property). Although no plans have been received, the Borough originally spoke with a developer months ago regarding first floor retail with 3 floors of apartments above. The Developer has contacted the Borough to determine if the Borough sewer system has the capacity to serve that proposed development. The determination would require approval from Aqua, Cheltenham and Philadelphia as well. There has been no submittal of any plans on this project to the Borough at this time.

2. Cedar Street Moretti Park

- The Park project is substantially complete. Final touches will be taking place over the next month.
- Plantings have taken place this week that could not be done before the winter weather.
- The concrete retaining wall has been installed along the South property line, the fence is being installed as per plan on that property line.
- An as-built plan of all plantings is being produced so that a planting guide can be made to be displayed at the Park providing a guide and description of all plants, shrubs and trees.
- *There is a 'Cedar Street Moretti Park' Opening Scheduled for Friday May 20th at 10:00 AM.*
- A request was granted for a three (3) month extension to the June 2022 expiration date of the 2019 Greenways, Trails and Recreation Program Grant through the DCED. This will allow the Contractor to complete the work and all grant closeout paperwork to be completed and filed prior to September 30th.
- Two partial invoices have been approved and payments issued in the amount of \$82,800 and \$95,455.
- The application for re-imbusement request was completed and filed for the 2019 MONTCO 2040 Implementation Grant to pay for the Contracted work in the amount of \$91,862.00 based on the second invoice paid to the Contractor. (2019 Montco 2040 Grant Total \$99,850). The County is still in the process of requesting additional information before reimbursing the funds expended.
- A payment request for a third payment has been received from the Contractor and is being processed by the Borough Engineer (\$75K of that the third invoice will be reimbursed by the 2019 Greenways, Trails and Recreation Program Grant awarded through the DCED).

3. 2022 Road Paving Project – Newbold Road and Vernon Road.

- 2022 Road Paving Project – Newbold Road (entire length), Vernon Road (Clement to Rydal Road)
- The concrete inspection program of curb and sidewalk on road paving projects was on hold during the pandemic and has resumed. The Borough inspected and marked deficient curb and sidewalk along the paving route.

- Notices for deficient concrete were issued and meetings have been taking place with homeowners.

4. **Curative Zoning Amendment Petitions 103 and 111 York Road**

- A petition was filed by 103 & 111, L Jenkintown LC, LLC of 3400 West Chester Pike, Newtown Square, respectively relating to the 'Off-premises advertising signs'.
- The applicant is challenging the validity of the current Zoning Code and requesting to install a monopole billboard at both of the two locations.
- A Public Hearing will be held before Borough Council on Wednesday, May 4th at 7:00 PM both in person at Borough Hall and virtually.

5. **2022 Community Development Block Grant (CDBG)**

- Borough Council has approved the submittal of the application for this Grant Funding. The Application will be filed before the program deadline in April.
- Two Borough Employees attended the required County training to submit the application.
- This was on PW agenda as well and positively received by Councilors.
- Discuss merits of submitting application for the 2022 Montco CDBG grant, in the amount of 225k
- This funding if, awarded would fund the installation of ADA Accessible ramps on the recently paved roads of Newbold Road, Vernon Road, Clement Road, Homestead Road.
- This grant has No match but does not pay for Engineering costs.
- As in years past on this grant, the Borough and Engineer have opted on a process to bid the project as "design build" so the Contractor is responsible for the Engineering.

ONGOING BUSINESS

1. **York Road Speed Reduction / Safety Plan**

- The Plan has been Approved by PennDOT and Borough Traffic Engineer has worked to establish an 'Estimate of Probable Cost' so that Funding can be pursued.
- Speed limit signs reported missing from Homestead Road to Rodman Avenue at Borough limits. Report made action taken, Traffic Engineer and/or Mr. Riggins can report on it.
- Council has authorized the Borough Traffic Engineer to develop an Engineered plan of York Road.
- The plan will implement approximately five (5) speed reduction / safety features discussed with PennDOT.
- Currently the speed reduction/safety features PennDOT favors are: speed zone reduction signage, larger speed signage, rumble strips at cross walks, street painting and real-time/digital responsive signage.
- The latest version of the plan that has been submitted to PennDOT has been placed in your packets. This plan was also shared with Melissa Hager, owner of the herb/tea shop on Yorkway Place who has worked with other Business owners, the Borough and PennDOT to help bring this plan to fruition.

2. **2020 Road Paving Project – Paving completed**

- All pavement marking / line striping has now been completed and this project can be closed out.

3. **Vacant Properties Ordinance**

- No updates this evening
- FM Lynch can give an update on the current vacant homes and where we are under the current process in place on those homes.
- Information provided with monthly meeting materials to begin a vacant property registration / ordinance. Code Enforcement Officer, Kevin Lynch along with Borough Manager George Locke had a meeting with Cheltenham Code Enforcement regarding their Vacant Properties Ordinance.
- Ordinances from neighboring municipalities were reviewed by legal.

- Manager Locke and FM Lynch felt the Cheltenham Ordinance could work in the Borough although the cost of the program has not been budgeted for so the program would have to be managed with care. Cheltenham while larger has a dedicated employee to manage the program.
- After our last public presentation it was discussed to seek further public input on implementing this type program.

4. SEPTA proposed access improvements at the Jenkintown Train Station

- No updates this evening
- Septa has presented their proposed plans that are 90% complete. The areas of improvement are limited to the drop-off area, storm water drainage, accessible crossing and covered walkways to the scheduled ADA accessible upgrades to be constructed on the Cheltenham side of the Lawrence Curry PennDOT bridge.
- Updates will be brought through this Committee and to full Council.

5. Noble Train Bridge Construction – SEPTA/PennDOT Project

- No updates this evening - Borough Council along with the Borough Engineer continue to work with SEPTA and PennDOT to provide the most up to date and current information.
- Recently, the Borough has been informed that this project is scheduled to be bid in the late spring / early summer of 2023.
- Work will include closure of two lanes of the four-lane bridge during the project making one lane in both directions. While the reduction of York Road to one lane may negatively affect the Borough, PennDOT has no planned detours within Jenkintown Borough. Borough Council will continue to work with PennDOT and SEPTA to release a press release to allow residents and businesses as much lead time as possible.
- Updates will be brought through this Committee and to full Council.

6. Montgomery County Business PPE Kits

- There are still approximately 40 of these very helpful and free kits available.
- Montgomery County Commerce Department along with the Montgomery County Office of Public Health has provided Jenkintown Borough with approximately 80 “PPE Kits” to assist the local businesses with obtaining proper PPE, signage and cleaning items.
- These kits are free of charge to businesses and non-profits, they can be picked up at Borough Hall. For coordination efforts, please contact the Borough’s Fire Marshal, Kevin Lynch by calling boro hall or by email at klynch@jenkintownboro.com

ADJOURNMENT: Councilor J. Bruno adjourned the meeting at 7:55 PM.