



BUILDING, ZONING & REVITALIZATION COMMITTEE

February 16th, 2022

7:00 PM

700 Summit Avenue, Jenkintown, Pennsylvania

MINUTES

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

Councilor Members Present: Councilor J. Bruno, Councilor D. Ballard, Councilor A. MacHaffie, Councilor A. Khalil, Councilor C. Sperger

Councilor Members Absent:

Others Present: Mgr. G. Locke, Gregg Adelman, Paul Aschkenasy, Ben Bergman

Public Comment: None at this time.

REPORTS

- Planning Commission – Update
 - 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.
- Building Department
 - Reports have been provided with the monthly meeting materials. The building department continues to perform inspections and process permits.

PRESENTATIONS

- Jenkintown Commons Limited Partnership #3 and BAP Jenkintown, LLC – Gateway Commercial Zoning Ordinance Text Amendment Application (00:02:02) Gregg Adelman, who represents Jenkintown Commons, went into detail explaining the Ordinance Text Amendment. The applicant appeared before the Jenkintown Planning Commission. This request would amend Chapter 181, Articles XII, Gateway Commercial District, Section 181-59, Dimensional Standards, to modify building coverage, impervious coverage, and front yard setback, and Section 181-61, Design Standards to modify building façade requirements, parking and driveway standards, planting requirements, lighting standards, and screening requirement. This is 93 York Road Proposed Grocery Store and is basically the Zoning relief that was granted at ZHB. This was also be sent to the Borough Solicitor, Borough Engineer and County PC. This application will be heard by Borough Council once all reviews have been returned including the County review letter. (00:27:36) Mgr. G. Locked explained next steps in the process as per asked to clarify by Councilor J. Bruno.

NEW BUSINESS/ITEMS FOR DISCUSSION

1. Current Development Projects within Jenkintown Borough
 - **93 York Road – Proposed grocery store.** 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 Property owner has also submitted a request for a Zoning Text Amendment.
 - **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 Land Development Plans are now being submitted and will be distributed to the appropriate Borough entities for review.
 - **610 York Road - Public Sewer Capacity Determination request.** 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.** The Borough received a Zoning & Use application to construct a Starbucks on the lower parking lot of 610 York Road. The Borough is currently reviewing the project for Zoning compliance and will be reaching out to owner of the property as well as the attorney for the project, Michael Yanoff.
2. 610 York Road - Billboard Conditional Use - 610 (L) Jenkintown Land Holdings, LLC – 610 York Road, Jenkintown, PA 19380 (Parcel No. 10-00-05364-008) and Zoning Text Amendment “Monument Sign” - Catalyst Experiential
 - Two Public Hearings at Next Wednesdays Regularly Scheduled Borough Council Meeting.
 - The Borough placed an advertisement in the paper to hold the hearing for the Zoning Text Amendment. The hearing was tabled for a month and will be continued next week at February’s Council meeting on February 23rd at 7:00 PM.
 - Due to the tabling of the Text Amendment, Catalyst made the decision to withdraw their indefinite extension on the Monopole Conditional Use Hearing. The hearing for the monopole off site advertisement sign will be held at February’s Council meeting on February 23rd at 7:00 PM. (00:33:23) Councilor C. Sperger said she had seen/heard on Social Media people mentioning their concern with a billboard being within 500 feet of a residential property. She asked Mgr. Locke to expand on the current code. He confirmed the verbiage is within the Borough, so does not include Abington. Additional discussion took place between Councilor J. Bruno, Councilor A. MacHaffie, Councilor D. Ballard and Mgr. G. Locke regarding the advertising of any proposal, what Council votes on and when.
3. 459-471 York Road - 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.
4. 218 York Road – Zoning Hearing Board Hearing

- 218 York Road submitted a Zoning Application to install a new / replica GE Sign at their property located at 218 York Road.
- Due to the size of the proposed signage the Zoning application was denied. The property owners have since requested a variance hearing before Jenkintown Borough's Zoning Hearing Board.
- The hearing will be held on Thursday February 24th, at 7:00 PM
- Jenkintown Borough Council has the option to support the application before the Zoning Hearing Board, oppose the application before the Board or remain neutral.
- Council may want to consider sending the Borough's Solicitor in support of the application as both the Planning Commission and Council originally wanted the sign to be considered historic.
 - Discussions took place between Councilors A. MacHaffie, J. Bruno, A. Khalil and Mgr. Locke about the concerns with the sign's size, placement and what the building is representing (G.E. versus a general appliance store).

5. Zoning Hearing Board Vacancy

- Vince McCabe's appointment to the ZHB expired on 1/1/2022 and the Chairman has reported that Mr. McCabe has other commitments and will not be able to continue to serve at this time.
- Appointment to the vacant position is likely to take place at February's Council meeting on February 23rd.

6. Planning Commission Appointment

- Consider – Making a motion to move to Full Council, the Appointment of Shari Neidich to the Planning Commission (00:45:25) A motion was made and seconded by Councilor A. MacHaffie to move to Full Council, the appointment of Shari Neidich to the Planning Commission. It passed unanimously.

7. Linden Street – AQUA Pennsylvania Watermain Replacement

- The Borough was notified by Aqua Pennsylvania that Caddick Utilities, a subcontractor of Aqua Pennsylvania, would be replacing the watermain on Linden Street.
- The project Officially began Monday, February 7th, the excavation and installation of the watermain was completed in Friday February 11th the final paving restoration date is in May.
- Caddick replaced the 392-feet of aging cast iron pipe with new ductile iron watermain. The water main in place is 70 years old.
- The work to remain will be disinfecting, testing, connecting to water services, and final paving restoration.
- Work will generally take place Monday through Friday 7:00 AM to 4:00 PM. However, in some cases crews may need to work on Saturdays.
- Access will be provided to Emergency, mail and trash services. Residents will have access to their properties but may face intermittent delays due to construction taking place.
- AQUA will notify customers ahead of any planned water service interruptions and will provide 48 hours advance notice of any scheduled service interruption greater than 30 minutes.

8. Cedar Street Moretti Park

- The project is substantially complete.
- Two partial invoices have been approved and payments issued in the amount of \$82,800 and \$95,455.
- Funding has been received from the Department of Conservation and Natural Resources (DCNR) Grant to pay for the Contracted work in the amount of 129K.
- The application for re-imbursement 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 (Grant Total \$99,850)
- A payment request for a third payment has been received by the Borough.

- It is notable that 100% of the construction costs are being provided through State and County Grants and that there is NO ADA rest room being constructed at the park during this phase of the construction project.
- The installation of the remaining section of fence along the South property line has been delayed due to an unforeseen condition and a conflict on the adjacent property line. The Engineer and Solicitor are now in communication with the adjacent property owner to resolve issue.
- A final punch list of items requiring attention has been issued to the Contractor, G&B Construction. Park Construction will be completed in the spring when the weather allows.

9. 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 began inspecting and marking deficient curb and sidewalk along the paving route last week.
- Notices for deficient concrete will again be issued and meetings have been taking place with homeowners.

10. 2022 Community Development Block Grant (CDBG)

- 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.

11. JCA Farmer’s Night Market - (00:49:03) Councilor C. Sperger asked to add this item to tonight’s agenda. Ben Bergman was on the call to talk about the details. He has a lot of experience with organizing and running Farmers Markets. He has already negotiated parking with Immaculate. It will run every week from end of May until September. Councilor C. Sperger made a motion, seconded by Councilor D. Ballard, to move the proposal for the Night Market to Full Council. The vote passed unanimously.

ONGOING BUSINESS

1. Homestead Road - Safety Pavement Markings and Signage

- Double Yellow Line and Stop bar Cottman and Homestead, 25 MPH Legends, High Reflective signage. Added in locations that Pennoni traffic Engineer recommended in response to resident concerns raised.
- Traffic studies were performed and submitted by the developer during the Conditional Use process.
- Traffic counts have been performed by JPD in conjunction w/ the Borough Traffic Engineer.
- The Conditional Use Hearing placed traffic safety review as part of the conditions.
- Additional measures to be proposed and reviewed during the ongoing Land Development phase of 821 Homestead Road project.

2. York Road Speed Reduction / Safety Plan

- No new updates this evening.
- 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.
- The plan has been submitted to PennDOT for approval.
- The Traffic Engineer continues to inquire with PennDOT, but has not been told of approval at this time.
- Once approved, it will then be used to seek funding sources to implement the public safety measures.

3. 2020 Road Paving Project – Paving completed

- There is a punchlist of items for the Contractor, Sucher and Sons to complete the project.
- PW Foreman Riggins has met with the striping crew and gone over the striping that is required to be installed.
- An estimate for the remaining work was obtained from Abington Township. The work was removed from the Liquid Fuel Funding portion of the project, this allows the 2021 Liquid Fuels report to be closed out, this is also necessary in case it needs to be removed from the contract in the future.
- A letter will now be issued by the Engineer requiring immediate action to complete the work or the work will be performed and monies deducted from contract.
- The Concrete inspection program for curb and sidewalk on road paving projects was placed on hold during the pandemic and has been resumed, notices and deficient concrete will again be marked for repair or replacement when roads are paved.
- The roads that were paved on the 2020 Paving project were Homestead Road, Vernon Road (Washington to Clement) and Hillside Avenue (Walnut to Highland) and that concrete will now be inspected for compliance.

4. 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.

5. 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.

6. 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.

7. Montgomery County Business PPE Kits

- There are still 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 Borough Hall at (215) 885-0700 or by emailing at klynch@jenkintownboro.com

(01:02:15) Councilor A. MacHaffie asked if Septa had a meeting regarding the restaurant. Mgr. G. Locke, and Councilor J. Bruno went into detail to clarify the purpose for the meeting and who was present.

ADJOURNMENT: Meeting was adjourned at 8:05 PM