



BUILDING, ZONING & REVITALIZATION COMMITTEE

January 19, 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.

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

Council Members Absent:

Others Present: Manager G. Locke, Fire Marshal K. Lynch

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 function, including inspections, and permit processing.

NEW BUSINESS/ITEMS FOR DISCUSSION

1. Current Development Projects within Jenkintown Borough
 - 93 York Road – The applicant, Jenkintown Commons Limited Partnership #3 received approval with conditions on September 27th, 2021 for the variances requested before the Zoning Hearing Board. The next steps include the submittal of the preliminary and final Land Development. The developer has submitted a request for an amendment to the Zoning Ordinance.
 - 821 Homestead Road – 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 have now been submitted and are being distributed to the appropriate Borough entities for review.
 - i. Midgard Properties informed the Borough today they are not moving forward with the project at this time.

- 610 York Road Catalyst / Billboard – The Borough has received plans and a Conditional Use application for a proposed Billboard project at 610 York Road.
 - The applicant and their attorney, Peter Freidman, have submitted a continuance request while plans and design details are being discussed.
 - The applicant for this project is proposing alternative gateway project/advertising design options from the initial application that has been continued.
 - The applicants text amendment application has been submitted at this time.

- 610 York Road Taco Bell – The Borough received a Zoning Hearing Board application as well as a Conditional Use application to construct a Taco Bell on the lower parking lot of 610 York Road. The owner of the property as well as the attorney for the project, Michael Yanoff, were informed that the application was incomplete at the time of submittal. (00:04:11) Manager G. Locke mentioned having spoken to Solicitor P. Hitchens late in the day today and was informed to refund the Taco Bell permit fee as it was incomplete.

- 610 York Road - The Borough received a Public Sewer Capacity Determination request form for a project consisting of Office space and 186 apartments. The Borough sewer system and contract have the capacity to serve that proposed development. The determination letter stated that, and 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.

- 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 apartments above. The Borough sewer system and contract have the capacity to serve that proposed development. The determination letter stated that, and 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 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, once the Zoning letter is complete. (00:04:11) Manager G. Locke mentioned having spoken to Solicitor P. Hitchens late in the day today and was informed to refund the Taco Bell permit fee as it was incomplete.

2. 610 York Road Catalyst / Billboard

- The Borough placed an advertisement in the paper to hold the hearing for the Zoning Text Amendment. The hearing will be held next week at January's Council meeting on January 26th at 7 PM.

3. 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.
- 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.
 - 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.
4. 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, notices and deficient concrete will again be marked for repair or replacement prior to the roads being paved under this program. Deficiencies are marked in January of the year the roads are scheduled to be paved (approx. 8 months prior to paving taking place).
 - Aqua Pennsylvania restoration fees of \$61K will be used towards resurfacing these roads the remainder of the contract will be funded through the Liquid Fuel Fund.

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. (00:09:52) Councilor M. Marlowe asked about the responsibility on the part of the developer, if any, if they pull out of the project and do they have to clean up the job sight as it is currently not appealing when driving up or down York Road. Councilor A. Khalil asked about the property now that the landscaping is gone. Manager G. Locke said he will either look into what he can do without going to Zoning or just sell the property. Councilor A. Khalil also asked if the Watch Children sign has been replaced. Manager G. Locke said he would have to check with J. Riggins. (00:17:48) Manager Locke was able to touch base with J. Riggins and confirmed we have the new sign, the one call will be done this week and the sign replaced by end of next week.
2. York Road Speed Reduction / Safety Plan
- 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. 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.

- A letter has been issued to the Contractor 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 to be inspected will be Homestead Road, Vernon Road and Hillside Avenue (Walnut to Highland).

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 boro hall or by email at klynch@jenkintownboro.com

ADJOURNMENT: Councilor J. Bruno adjourned the meeting at 7:18 P.M.