



BUILDING, ZONING & REVITALIZATION COMMITTEE

Tuesday March 15th, 2022

7:00 p.m.

700 Summit Avenue, Jenkintown, Pennsylvania

MINUTES

Call to Order: Councilor J. Bruno called the meeting to order at 8:06 PM

Councilor Members Present: Councilor J. Bruno, Councilor D. Ballard, Councilor A. MacHaffie, Councilor D. Pancoe, Councilor M. Marlowe, Vice President C. Soltysiak

Councilor Members Absent:

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

Public Comment: (01:06:50) Joe Clement, who represents The Gallman Group appeared to ask for clarity surrounding the land development application for 93 York Road (Grocery Store) and when it will be available online. Mgr. G. Locke said he would request a new electronic version and have it uploaded and provide a copy to Mr. Clement.

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.
 - The PC also reviewed Land Development Plans for 821 Homestead (Apartment Building), (93 York Road (Grocery Store) and the latest revision of the proposed Zoning Text Amendment to the Gateway Commercial Zoning District.
 - (01:11:44) Councilor D. Pancoe mentioned a member of the Planning Commission suggested Council consider hiring a Business Development/Improvement person.
- **Building Department**
 - Reports have been provided with the monthly meeting materials. The building department continues to perform inspections and process permits.

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 Land Development application is under review 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. The Property owner has also submitted a request for a Zoning Text Amendment.
- **93 York Road – Proposed Grocery Store**
The Borough administration has been working with the applicants Engineer and Aqua to address the Chapter 94 connection Management plan as it applies to the projects submittal for EDU sewage flow approval.
- **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 and final Land Development application has been submitted. The Land Development application is being 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.
- **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 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 - Billboard Conditional Use - 610 (L) Jenkintown Land Holdings, LLC – 610 York Road, Jenkintown, PA 19380 (Parcel No. 10-00-05364-008)**
The Public Conditional Use Hearing for the ‘monopole off site advertisement sign’ that opened at the February 23rd Borough Council meeting was continued to the next Regularly Scheduled Borough Council Meeting which will be next week, Wednesday March 23rd.
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.
- **610 York Road – New Jersey School of Nursing**
The UCC plan review was completed and all permits were issued for the complete project fit out of the NJSN which will occupy a large portion of the Historic Building once completed. (01:23:49) Fire Marshal K. Lynch expanded upon which entities would be occupying this space and how much.

- (01:26:23) Councilor D. Pancoe asked about the conditional use application and whether our neighbors in Abington have been communicated with regarding all these projects. Manager G. Locke said we do not have to notify anyone unless it is a zoning concern. Councilor D. Pancoe also asked if these entities are tax exempt. Mgr. G. Locke said he would have to confirm.
- **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.

2. **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 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 trying to resolve the situation. The Borough will be moving forward with installing the wall and fence where they can be installed so the Contractor can close out the Contract.
- 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.

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 began inspecting and marking deficient curb and sidewalk along the paving route last month.
- Notices for deficient concrete have begun being issued and meetings have been taking place with homeowners.

4. **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:** (01:37:43) Councilor J. Bruno turned it over to Mgr. G. Locke to provide updated details.

- 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 has received preliminary approval of the plan. Official approval is now expected.
- Once approved, the plan will be used to seek funding sources to implement public safety measures.

2. **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 GuideMark. 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 was issued by the Engineer requiring immediate action to complete the work or the work will be performed and monies deducted from contract.
- The work is being ordered for scheduling since it is all considered to be of a safety concern to the general public and waiting on the Contractor is no longer an option.

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 at (215) 885-0700 or by email at klynch@jenkintownboro.com

ADJOURNMENT: Councilor J. Bruno adjourned the meeting at 8:43 PM.