



JENKINTOWN BOROUGH COUNCIL

PUBLIC MEETING

August 23rd, 2023, 7:00 P.M.

700 Summit Avenue, Jenkintown Pennsylvania

(Also ZOOM, Live Streamed on Borough Facebook Page)

MINUTES

1. **Call to Order:** President J. Connors called to order the meeting at 7:04 PM.
2. **Pledge of Allegiance:** Mayor G. Lerman led those present in the Pledge of Allegiance.
3. **Roll Call:**
 - **Council Members Present:** Councilor A. Khalil, Councilor A. MacHaffie, Councilor A. Bartlett, Councilor A. Narva (ZOOM), Councilor D. Ballard, President J. Connors, Vice President C. Soltysiak, Councilor D. Pancoe, Councilor J. Bruno, Councilor M. Marlowe
 - **Council Members Absent:** Councilor K. McGlenn, Councilor C. Sperger
 - **Others Present:** Chief T. Scott, Mayor G. Lerman, Mgr. G. Locke, Engineer M. Bickerton, Solicitor P. Hitchens
- (00:01:56) Anna C. Montroy was sworn in by Judge Madden as Junior Council Person to Jenkintown Borough.
4. **Approval of Minutes: July 26th, 2023:** On motion made by President J. Connors, seconded by Councilor D. Ballard, the motion approving the July 26, 2023 council meeting minutes was approved unanimously.
5. **Approval of Payrolls dated July 27th and August 10th in the amount of \$159,287.92 and Invoices totaling \$123,399.55:** On motion made by Councilor D. Ballard, seconded by Councilor J. Bruno to approve the payrolls dated July 27th and August 10th in the amount of \$159,287.92 and Invoices totaling \$123,399.55 was approved unanimously.
6. **Public Comment:** None.
7. **Presentation (00:40:02):** Engineer Mill explained the layout of each level of the building.
 - Preliminary/Final Land Development - 604 West Avenue, Apartment building use (former breathing room)
ZUMO LLC
7500 Central Avenue, Suite 203
Philadelphia, PA 19111

8. Public Hearings – (00:09:52) Solicitor P. Hitchens opened the Conditional Use Hearing for 604 West Avenue, ZUMO LLC

- Jenkins Court Realty Co, LP
610 Old York Rd Suite 375, Jenkintown PA 19046
Proposed to construct 2 new buildings - 2,522 sq ft Coffee/Café w/drive through and Walkup 1000 sq ft frozen desserts.
Conditional Use Hearing before Borough Council for Drive through use/window 181-57B.1(a) and 181-57B.1(a)(3).
(00:48:04 - Solicitor P. Hitchens explained the continuance until the October 25, 2023 Council meeting)
- 604 West Avenue, ZUMO LLC
7500 Central Avenue, Suite 203
Philadelphia, PA 19111
Conditional Use Hearing before Borough Council for the Apartment Building Use 181-49(B)1.

6. Public Comment - None

7. Engineer's Report: Mark Bickerton, Pennoni gave the following updates:

- The York Road Traffic Calming Project has been advertised.
- The School Zone Extension ongoing:
 - Verizon conduit issue arose but being worked on; waiting for PennDOT approval.
- His office continues to assist with Land Development reviews.
- The Green Light Go was approved for Walnut/Runnymede project.

8. Public Works' Department Report: Jim Riggins (Excused) – Mgr. Locke will cover updates with Manager's report.

9. Solicitor's Report: Solicitor P. Hitchens gave the following updates:

- His office continues to offer services on an as needed or requested basis.

10. Mayor's Report: Mayor G. Lerman gave the following updates:

- A Town Hall with Representative Nelson was held at the school earlier this month.
 - Attended by Chief Scott and Manager Locke.
- Take 5 Oil Change had its grand opening and Mayor Lerman changed the oil on one of the police vehicles.

11. Police Chief's Report: Chief T. Scott gave the following updates:

- We have a total of nine crossing guards with two alternates (Linda Bennett and Shauna Rivera).
- Towing applications have been received. The two selections will be presented to Council at the September meeting.
- We have submitted all reports and invoices for reimbursement of BWC and LLEG Grant process.
- Officers are handing out vouchers as part of the Summer Safety Program. Thank you to Velvet Sky Bakery, Pizza Wheel, and White Horse Café for their support for this program. A special thank you to Officer Jaworski for donating \$100.00 of Rita's Gift Cards.
- We still have an allotment of steering wheel locks for Hyundai and Kia vehicles owned by Borough residents.
- We are working on installing equipment boxes in all patrol vehicles to organize and protect the equipment now stored in the rear of the vehicles.

- We are continuing to collect data from our speed signs on York Road and addressing other complaints that have been raised by residents. Currently, we are working to address any enforcement concerns that arise from the data that has been collected.
- We have ordered and received two new larger Speed Radar Sign Boards that are solar powered. We will be deploying them primarily on York Road.
 - Councilor Khalil asked about the speed studies and if Chief could give some details.
 - The maximum speed seen so far was 70 mph and in a course of one weekend, Chief received 150 emails for drivers over 50 mph.
- We will be conducting training with the School District on Tuesday, August 29th, as part of the Act 55 requirement for ongoing safety awareness and emergency response.
- We have completed two training sessions at St. Christopher's Urgent Care for their staff in situational awareness and managing aggressive behaviors.
- Multiple officers are participating in the Eastern Montgomery County DUI Taskforce that conducts sobriety checkpoints in our area. This continues to be a successful program to protect against drunk driving fatalities and injuries.
- We will be participating again in Operation Nighthawk in September as part of the PA State Police initiative to provide updated DUI enforcement training and conduct DUI enforcement patrols on Friday and Saturday night. The training will be conducted at Citizens Bank Park and the two officers will be conducting enforcement activity in the Borough following the training.
- Our new Axon Fleet 3 cameras were installed in all patrol vehicles. Training has been conducted for all officers on how the cameras operate. We are working on enabling the ALPR function of the cameras and look forward to the use of this valuable technology for investigations and enforcement activities.

12. Manager's Report: Manager G. Locke gave the following updates:

- Public Works crew has been assisting in Town Center cleanup for Tuesday Night Market Summer Music Series and cleaning up Yorkway Place.
- They have been working on inlet cleaning.
- A new leaf machine to be purchased soon, selling ours for matching funds.

(01:06:43) Councilor D. Pancoe asked how often Public Works is getting out to Cedar Street Park. Manager G. Locke said they cut weekly and are out once or twice a week. Councilor D. Ballard commented about the tree (from the Glanzmann building) replacing a shrub that died and must be replaced. Manager G. Locke also added the contractor as been helping with other things that have come up.

(01:10:19) Councilor A. Khalil mentioned the poison ivy in Town Square. Mgr. G. Locke confirmed it had been removed. He also went on to explain how the Borough hired an arborist to trim the trees along York Road and in Town Square in alternating years. Mgr. Locke explained the removal of the poison ivy is by hand since chemicals cannot be used.

- Work on the 2024 Budget is underway.
 - We are evaluating the 2023 Budget and it is where its expected.
- Fund Balance is ok.
- Business Privilege Tax has increased slightly.
- Preliminary discussions about the Police and Public Works Budget have taken place.

(01:15:36) Councilor Khalil asked how we are doing with the trash bills. Mgr. G. Locke explained the lien process has started. Councilor D. Ballard asked how much has been liened. Mgr. Locke said he would have numbers for September's meeting.

- Paving Project – By re-bidding this year, we saved approximately \$45,000.00.
 - Bids approved.
 - Letters will be going out to the residents soon.
 - Concrete on resident's property, looking for assistance from the State Rep.

- ADA Ramp Project continuing
 - 20 ramps going in – grant paying for most.
 - Same streets as the Paving Project
- Green Light Go
 - We didn't have a match for the whole thing.
- 93 York Road
 - Pre-Demo Meeting is scheduled for tomorrow.
 - Awarded 19 EDUs for original project. New project allows the use of the existing EDUs.
 - We got the EDUs back.
- A lot of DEP work:
 - 821 Homestead received their approval of EDUs.
 - Permit issues to be addressed and deal with violations that they were cited.
- Carminati Creamery
 - 740 Yorkway Place
 - EDUs approved.
 - Soon to be opened.
- Interceptor "A"
 - Cheltenham made a counteroffer on the construction costs.
 - Working on figuring out a solution.
 - \$40,000.00 from Borough.

(01:25:58) Solicitor P. Hitchens commented about the negotiations. Additional discussion took place between Solicitor P. Hitchens, Manager G. Locke, Councilors D. Ballard, J. Bruno, and A. Khalil.
- Mgr. G. Locke personally welcomed and congratulated Council Junior Member Anna.

(01:32:12) Councilor J. Bruno asked about the SEPTA Project behind Runnymede. Mgr. G. Locke stated it is on hold.

ORDER OF BUSINESS

1. **Resolution 2023-17. 604 West Avenue Preliminary/Final Land Development: (00:43:46)**
 President J. Connors made a motion, seconded by Councilor J. Bruno, to approve Resolution #2023-17 604 West Avenue Preliminary/Final Land Development.
 Motion Approved 9 - 0
2. **604 West Avenue Conditional Use – Apartment building: (00:38:08)** Councilor A. Khalil made a motion, seconded by Councilor J. Bruno to approve the Conditional Use application for 604 West Avenue – Apartment Building. **(00:38:40)** Councilor A. Khalil amended her motion, seconded by Councilor J. Bruno, based on the additional conditions discussed related to landscaping, parking, trash removal and accessibility.
 Motion Approved 9 - 0
3. **610 York Road Conditional Use – Drive Through:** President J. Connors – **Nothing at this time as this is being continued until October's Council meeting.**
4. **Resolution #2023-19 Disposition of Records:** President J. Connors made a motion, seconded by Councilor A. Khalil to adopt Resolution #2023-19, Disposition of Records, allowing the destruction of

documents listed in Exhibit A. **(01:33:41)** When asked about Exhibit A, Mgr. G. Locke gave an explanation.

Motion Approved: 9 - 0

5. **Resolution #2023-20 Recognition of Marley Bice, County Planner:** President J. Conners made a motion, seconded by Councilor D. Pancoe to adopt Resolution #2023-20, recognizing Marley Bice, Montgomery County Planner, for her significant accomplishments and contributions to the Jenkintown Planning Commission and Borough of Jenkintown. **(01:35:44)** A lot of great comments commending Marley Bice on the work she has done for the Borough. Mgr. G. Locke confirmed she was promoted within the current department as Assistant Manager.

Motion Approved: 9 - 0

6. **(00:06:43) Resolution #2023-18 Appointment of Junior Council Person - PSAB Program** Councilor D. Ballard made a motion, seconded by Councilor A. Bartlett, to approve Resolution #2023-18 appointing Anna C. Montroy as Junior Council Person to Jenkintown Borough.

Motion Approved: 9 – 0

7. **Ordinance #2023-6 Storm Water – Update as required by MS4:** Councilor D. Sines Pancoe made a motion, seconded by Councilor J. Bruno to approve advertising Ordinance #2023-6, updating the Storm Water Ordinance.

Motion Approved: 9 – 0

8. **Ordinance #2023-7 Washington Lane – 6 Ton Weight Limit:** Vice President C. Soltysiak made a motion, seconded by Councilor A. Khalil to authorize the Borough Solicitor to prepare, and publicly advertise Ordinance #2023-7, amending the Borough Code regarding the weight limit on Washington Lane. **(01:38:11)** Councilors D. Ballard and A. Khalil asked about enforcement. Chief T. Scott said it is usually obvious which vehicles surpass the weight limit. A discussion unfolded about this and where they'd be pulled over.

Motion Approved: 9 – 0

NEW BUSINESS AND DISCUSSION

(01:40:41) Councilor D. Pancoe provided an update about the 150th Anniversary:

- A meeting was held.
- Ben Bergman (JCA) is taking the lead.
- JCA will have a website devoted to this celebration.
- There was a discussion about when the celebration would start given the date is December 8, 1874.
- No budget right now.
- There may possibly be a mural.
- There was an idea about a laser panel on the new Giant at 93 York Road.
- Councilor D. Ballard will spearhead a walking tour.
- They would like to have a Mayoral Edict.
- 150th swag.

EXECUTIVE SESSION: (01:45:57) – President J. Conners noted having an executive session to bring everyone up to date regarding real estate, personnel, and potential litigation.

ADJOURNMENT: President Conners adjourned the meeting at 8:50 PM.