

Jenkintown Borough Planning Commission meeting minutes for March 19, 2024

Location: Virtual via Zoom and streamed on Facebook

Commissioners Attending: Lucinda Bartley, Eric Horowitz, Jon McCandlish, Phil Zimmerman, Shari Neidich, Peter Van Do

Absent: none

Also present: George Locke (Jenkintown Borough Manager and Zoning Officer), Marley Bice (MCPC)

Others in attendance: Joanne Bruno, Alex Khalil, Deborra Sines Pancoe, Steve Spindler, Jean Thompson, David Ballard, Maxine Marlowe, also streamed on Facebook.

The following minutes will use individuals' initials as abbreviations throughout.

Meeting was called to order at 6:30. Jon McCandlish chairing.

Public Comment

None was presented.

Reports/Actions:

Prior minutes were distributed via email to commissioners for review. It was agreed to table approval of minutes until April so there would be time for review. The following months would be considered for approval: October through March. Commission members were asked to send in corrections. Additionally, an annual report for 2023 was distributed which will also be up for approval.

New Business/ Business for Discussion

- Former Cedar Street Garage and Greenwood Ave lots:

George Locke updated all on the Greenwood Avenue parking lot rental and possible future land uses. The smaller separated lot on Cedar Street was laid out with 12 parking spots and 12 parking blocks were ordered. Those will be coming tomorrow morning for installation. The larger lot has 27 spots and nine of those are against the building. If Lindy decides they must rent out the building, then they will need those nine spots which would leave 18. Both lots are going to have permit parking, or an individual can use a park mobile app. There will be signs on posts and the app will be used instead of meters. One sign pole will be installed for each of two spots and the current spots will be re-stripped. The signs will be up in the next couple of days. A lease is expected to be signed this week. When the borough picks up the parking blocks in NJ they will also be looking at temporary speed bumps for those streets in the borough where people are requesting them. One thought is to install one of these temporary speed bumps while doing a study so people can get a feel for what it is like to have a speed bump. The speed bump being considered is made from high density plastic.

There is a good possibility there will be a meeting inviting the public inside the former Cedar Street Garage building next week. There will be three possible days proposed for next week.

GL summarized where input on this property has been going: The direction this takes could be anything and this is a wide-open brainstorming session that the community is going to be involved in and there are no decisions that have been made. This is partly why the planning commission with its trained individuals are being asked to envision alternatives. There are limited resources and GL thinks this could possibly be a private public partnership, which is why we are talking about all the various nonprofits. He also added maybe it will be a private business that goes in, but the idea is, since we were given this opportunity, is to consider the various forms of ownership this can take whether it is a private business or nonprofit or combination. There are a lot of ideas which is why it is so important for the community to come engage.

AK offered the opinion she would like to see townhouses and lamented the loss of density. JB asked GL how he would consider advertising the availability of permits for this parking lot, so everyone knows at the same time. GL would do so through an email blast and adding to the borough website and having a sign on the property saying permits would be available. GL clarified the permit would be good during times which the borough council had voted upon.

DSP said what the Council wants from the Planning Commission is to consider what the best highest use of that property might be and how it fits in with the town and how the car parking also fits in. The big next step is getting inside the building.

Marley sent a memo last November which covered general ideas about the process for engaging the public in exploring the use of this property. **[APPENDIX “A”]** A few days ago, Marley sent out a second memo from a new planner named Margo who is assisting Marley with several Jenkintown projects. **[APPENDIX “B”]**. Marlo was tasked with focusing on adaptive reuse projects and found examples of 1) public adaptive reuse projects, 2) private, and 3) public/private partnership options.

The North Wales Arts and Cultural Center, an adaptive reuse project of the former St Luke's Church in North Wales borough, stands out as a unique example of public adaptive reuse. The center, twice the size of the original church, received \$2.2 million in ARPA funding for its renovation, emphasizing its importance as a community hub supporting local nonprofits and arts initiatives. Managed in collaboration with the North Penn Arts Alliance, the center aims to enrich the community through various cultural programs.

In exploring public-private partnership options, a diverse range of projects emerged. In Denver, a church purchased a vacant auto garage, transforming it into a community event space available for public use at an affordable rate. The space hosts a variety of events, including lectures and art shows, fostering community engagement. Additionally, shared art spaces and co-working environments in adaptively reused industrial buildings present opportunities for flexible use catering to artists and the public alike.

Private businesses have also found success in repurposing industrial spaces. Examples include breweries and restaurants like Emmaus Funk Brewing in an auto body shop and the PA House restaurant in Lehigh Valley in a former auto shop, both demonstrating the appeal of tall ceilings and outdoor dining areas. These projects illustrate the potential for commercial ventures to thrive in adaptive reuse settings, contributing to vibrant local economies.

Outdoor spaces accompanying adaptive reuse projects offer further potential for community engagement. Suggestions for the Cedar Street Garage's outdoor space include farmers markets, art markets, food truck events, and outdoor concerts, with consideration for the surrounding residential community's noise sensitivities. Incorporating elements like murals and greenery can enhance the space's aesthetic appeal and integration with indoor activities.

While several unique case studies were explored, such as Cherry Street Pier in Philadelphia and Art Yard in Frenchtown, New Jersey, they differed in scale and funding sources. Cherry Street Pier, a large-scale project funded by various public and private entities, showcases a multifunctional space on a pier, emphasizing its significance as a cultural and economic asset. In contrast, Art Yard, although privately funded, is a new construction designed to resemble industrial buildings, serving as an artist-centric facility.

Overall, these examples highlight the diverse possibilities of adaptive reuse projects and public-private partnerships in revitalizing existing structures for community benefit. From cultural centers to commercial ventures, each project contributes to the preservation of heritage and the promotion of creativity and economic vitality in their respective communities.

Marley said she can share the memo highlighting these spaces with members of Council.

DSP noted the Cheltenham Arts Center is going to lose its home which would be sad for Cheltenham and the surrounding communities and suggested it could be a great thing to bring to Jenkintown by working with a neighboring community by saving a valuable asset that offers classes and events.

PZ asked Marley how we make these public private connections or find these creative funding Pathways or partners. MB suggested that at some point that the Borough reach out to the Redevelopment Authority. She said they can really help be matchmaker and broker in those situations. If they take ownership of the property they don't have to sell it to the highest bidder. They can put out an RFP of laying out exactly what you're looking for and find the right developer and the right partner if it is to develop the property or to find somebody to partner with on reuse of the existing building. You can put into the RFP exactly what it is you are looking for and keep it open ended and receive RFPs for different use types and select based on other criteria.

JM talked through what might an RFP for this look like: an open RFP for public organizations, public private organizations, private organizations; to come in and be given a chance to develop the property so using the Redevelopment Authority as a potential intermediary for that is really good in his view. MB added you can write in that some portion of the space be set aside for community use and part of it is for private development if that is the balance you are looking for. AK thinks a possible use is townhouse residential like the property's adjacent structures. LB added as town center it is zoned mixed use so it could potentially have commercial below and residential above and be a transitional zone. There was more discussion on what makes a development feasible to a developer and how much input the community might have. JM said many times developers have come to the planning commission saying it takes so much to make a property feasible. The example brought up was the property at the former Helwig's Funeral home which the planning commission said was overdeveloped. The developer said to make the

number of apartments lower and to meet parking requirements makes the project infeasible for them. The Planning Commission has heard that a few times and he said we wonder about that here. JM said this example is all hypothetical in support of the conversation and dialogue and not as a counterpoint. JM shares the concern of the loss of density and loss of built environment with what may seem like a lot of smaller parking lots sprinkled around the town.

GL thanked Marley and Marlo and other MCPC staff for the considerable work in moving ahead with ideas and for the presentation. Commissioners unanimously approved via acclamation.

Ongoing Business

- Short term rentals:

LB shared her screen [**APPENDIX “C”**] and led the short-term residential presentation and discussion. This revolved around ideas for developing regulations for short-term rentals in Jenkintown, with considerations ranging from defining the term to setting occupancy limits and addressing potential issues. Other scenarios reviewed whether to focus on owner-occupied rentals, which may be more suitable for the area's residential character, or to adopt a more permissive approach.

The conversation delved into age restrictions for renters, occupancy limits, and defining what constitutes a bedroom. There was debate over whether to limit short-term rentals to owner-occupied properties or allow for more flexibility. Concerns arose about potential disruptions from short-term renters, such as noise or parties, and mechanisms for addressing these issues including quiet hours and guest limitations.

Comparisons were made to regulations in other municipalities, with some opting for minimal oversight while others have more comprehensive frameworks akin to the proposed New Hope code. There was discussion weighing the balance between allowing for income generation for property owners and preserving the residential feel of the neighborhood.

Ultimately, the discussion highlighted the need for clarity on the purpose of the regulations and the desired outcomes for short-term rentals in Jenkintown. While some advocated for a more permissive approach to allow for flexibility and income opportunities, others emphasized the importance of preserving the community's character and mitigating potential disruptions. The conversation underscored the complexity of crafting regulations that balance these competing interests.

- Sign Ordinance:

Nothing new reported.

- Approved Plant List:

A Plant list was shared with LB and it is basically for Jenkintown's use as a draft. There was discussion of looking at grant funding but there is nothing currently being considered. GL asked Jon if he could share the plant list with the Shade Tree Commission. JM said he does not have it but would ask Lucinda and Marley if that is something they want to do get others involved in or if Lucinda wants to take a pass at it first and then bring others in.

- Pedestrian and Bicycle Safety sub-committee update:

JM suggested that Steve Spindler would join and help take this forward. It was agreed that SS, EH and JM would meet in the next month. The topics JM suggested would be to start collecting grant opportunities and which of those are more appropriate or more achievable than others and put other groups of involved citizens together to help push those forward. We will come back next month or the month after with some more recommendations or some good news.

- 181-141 Off-Premises Signs Ordinance:

Tabled – ongoing discussion.

Other Business

- Comprehensive Plan

MB said we talked about a five-year comp plan implementation audit, summarizing recommendations and which of those have been accomplished. There were some areas we have gone on a different track, which is fine. We would like to see what is left and what we can prioritize. There are a lot of success stories and things to celebrate related to that and it would just be fun to see them all together with lots of pretty pictures. JM asked if there is anything he or any PC members could contribute. MB said she would take a first pass on what she has been involved in, in terms of Grants and historic resource inventory. JM will want to compare what else has been done from a Planning Commission perspective and compare notes.

Adjournment

JM (LB) motion to adjourn at 9:00 p.m. unanimous.

Respectfully submitted,

Eric Horowitz

APPENDIX "A"

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 21, 2023

TO: George Locke, Jenkintown Borough Manager
Jenkintown Borough Planning Commission

FROM: Marley Bice, AICP, Community Planning Assistant Manager
marley.bice@montgomerycountypa.gov | 610-278-3740

SUBJECT: Cedar Street Garage Brainstorming

BRIEF HISTORY

It is our understanding that Jenkintown Borough is starting to explore the potential of creating a community center or otherwise using the vacant building at 208 Cedar Street for community purposes. The 7,780 square foot auto service garage, known as the Cedar Street Garage, was built in 1920 and was used for auto repair for more than 100 years. This memo describes potential public engagement and design options to consider as the borough moves forward with this concept.



Aerial image source: Nearmap



Recent Google Street View image of site

QUESTIONS TO CONSIDER

What is the current condition of the building?

Is the building in a condition where it could be open to the public as part of community engagement events? Being able to host events associated with the project at the project location could drive participation as residents will be interested to get a first-hand look at the unique space. Events at the location allow participants to truly envision the potential of the space and could increase general buy-in in the project.

PUBLIC ENGAGEMENT GOALS

1. Determine potential uses for the Cedar Street Garage that would have a major community benefit.
2. Engage as many community members as possible in interactive community brainstorming and design events.
3. Identify community members interested in working on the project and build general community buy-in for the project.

POTENTIAL PUBLIC ENGAGEMENT ACTIVITIES & TIMELINE

Phase 1: Late 2023 – Early 2024: Identify Potential Uses

This phase could consist of internal research regarding potential community uses of the Cedar Street Garage space. Model developments that reused similar spaces and/or used public-private partnerships could be identified and researched further through interviews and/or site visits. If there are community events over the winter holidays, brainstorming boards could be displayed to gather ideas and interest. In addition, regular updates at borough committee and/or council meetings could be started.

Phase 2: Throughout 2024: Refine Potential Uses & Design Concept

During this phase, the project should continue to be promoted with displays at community events. In addition, one or more design workshops could be hosted at the Cedar Street Garage to invite the community to visit the unique space and truly visualize the potential of it. Separate events could be hosted for children and others.

Activities within the workshops could include conceptual interior designs to identify how the space could be divided between different potential uses; a community art project; a visual preference survey; or presentations. If desired, an online survey could be paired with the in-person workshop(s).

Preliminary List of Potential Uses to Explore

- Bike share station
- Tool lending library
- Toy and board game lending library
- Plant starting station
- Little Free Library (outside)
- Mural (interior, exterior)
- Indoor picnic area and kitchenette
- Indoor playground or skate park
- Arcade games, air hockey, ping-pong table, etc.
- Bird feeders (outside)

Potential Uses with Revenue Potential

- Artist studio spaces available for rent
- Solar panels on roof and educational information
- Flexible event space (scouts club meeting, yoga class, small concert, movie night, etc.)

If multiple distinct conceptual designs are identified through this process, an additional community event could be used to identify the final design concept before moving forward, keeping in mind potential funding sources and mechanisms.

Phase 3: Late 2024 – 2025: Pursue Funding Sources and/or Develop Public-Private Partnership

Once the final design concept has been identified, grant applications or other funding mechanisms such as a public-private partnership or development of a non-profit organization, could be pursued.

APPENDIX "B"

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 15, 2024

SUBJECT: Cedar Street Garage Adaptive Reuse Research

TO: George Locke, Jenkintown Borough Manager
Jenkintown Borough Planning Commission

FROM: Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov | 610-278-3728

SUMMARY

Adaptive reuse has been an increasingly important aspect of sustainable planning. All over the country, we observe both private and public entities utilizing adaptive reuse in development projects. Not only does this strategy reduce the environmental impact of development, but the design approach of blending historical and modern styles has become a substantial architectural strategy. The former garage located at 208 Cedar Street has the potential to be such a project. The 7,780-square-foot property built in 1920 could be a site of community engagement and creativity. This memo describes potential private, public, and private-public options for the future of this building, including case study examples in each category.



Source: Recent Google Street View image of site

PUBLIC

Case Study: North Wales Arts and Cultural Center, North Wales, PA

The former St. Luke's Church in North Wales Borough is getting reimagined into the North Wales Arts and Cultural Center. This project is still in its preliminary phases but will be a complete transformation of the 14,340 square foot church and adjacent office building, and a great example of adaptive reuse in our county. They have received approximately \$2.2 million in ARPA funding from the county and RACP grant funding. It will be utilized

as a nonprofit community center hub, especially for those who struggled throughout the pandemic to continue their programs. Once opened, they will be working with North Penn Arts Alliance to work on their programming.



Source: North Wales Borough

OPPORTUNITIES FOR INCOME GENERATION / PUBLIC PRIVATE OPTIONS

Case Study: The Garage & Buildings Rentals Highlands UMC, Denver, CO

This former 1,232-square-foot garage owned by a neighboring church has taken community engagement to a completely different level. This community event space is utilized by the church, but can also be rented out for \$30/hour by private/public entities and has been used for community lectures, community breakfasts, and more. What makes this space unique though is their inclusion of art. The church contracted artists to begin a mural on the outside of the garage. These garages create a perfect canvas as typically they have a lot of wall space not containing windows. But this project was unique—it was a “paint by numbers”, open to community members. The mural was completed in a single weekend, displaying the power of community engagement.

This type of mural project could be utilized in a space like the Cedar Street Garage, adding a pop of color to the community and bringing residents together.



Source: https://static.wixstatic.com/media/b30400_5865df2c175d4f14bdd736a275e920b7~mv2.jpg/v1/fill/w_722,h_470,al_c,q_80,usm_0.66_1.00_0.01,enc_auto/b30400_5865df2c175d4f14bdd736a275e920b7~mv2.jpg

Case Study: Radiant Hall Shared Artists Space (3 locations in Pittsburgh region: 6,000-14,000 square feet)

A shared artist space may be just what Jenkintown is looking for. With a bustling art community, the potential reuse of the Cedar Street Garage could lend itself to a successful studio space. Radiant Hall based in Pittsburgh provides a great example of such a space, containing both semi-private and private studio space for rent. Their locations have shared tools and supplies, kitchenettes, utility sinks, and bathrooms available for their members. Some locations additionally contain classroom space where they offer artist talks, film screenings, and more.



Source: <https://www.radianthall.org>

Case Study: The Grotto (Co-working Space), York, PA

COVID has led to an unprecedented number of remote and hybrid workers in the past few years. Because of this, the interest in co-working spaces has grown. One example here in Pennsylvania is located in York, in a space of approximately 3,200 square feet. This space offers different passes for membership depending on the access and perks you'd like to receive. The Grotto goes past typical co-working spaces, offering art studio and conference room rentals, and various community events. Some of their special events include: knowledge shares/lectures, community conversations, art shows, game nights, and figure drawings.

In order to determine if such a space is of interest and needed in the Jenkintown community, we recommend community engagement events to encourage public participation. This would likely have to be a project worked in conjunction with local professionals/business owners. To entice members, Jenkintown could partner with a café or coffee shop to bring in members as well.



Source: <https://www.york365.com/wp-content/uploads/sites/www.york365.com/images/2023/04/event-featured-free-coworking-day-member-lunch-1680875915.png>

PRIVATE

While initially, the discussion broached a community usage of the property, it is important to note the potential for private businesses to utilize this space.

Case Study: Funk Brewing, Emmaus, PA

An intriguing phenomenon of former garages being converted into breweries and restaurants has seemed to explode. These former auto-body shops typically have a substantial amount of open space and large see-through garage doors, providing a unique indoor experience. Funk Brewing turned a vacant auto-body shop into a bustling microbrewery. While the total square footage adds up to 14,096 feet, the usable ground floor space is approximately the same size as the Cedar Street Garage.



Source: <https://th.bing.com/th/id/OIP.Ghe3BSD7uAjEhHzmOVmxlgAAAA?rs=1&pid=ImqDetMain>

Case Study: Samuels & Associates, Boston, MA

Encompassing the power of a raw, urban building aesthetic, this architecture firm has worked to transform this former auto shop into a beautiful office space. At 8,600 square feet, this comparable size shows just how property such as in Jenkintown can be updated.



Source: https://www.samuelsre.com/wp-content/uploads/About_01-1500x844.jpg

Case Study: PA House, Hellertown, PA

One of the benefits to a garage reuse project is the ability to implement an open-concept structure. This restaurant has become a favored hub in the Lehigh Valley. At 2,400 square feet, this location is substantially smaller than the Cedar Street Garage and displays the potential with even smaller space. This restaurant is located directly across from a walking trail connecting the towns of the Lehigh Valley.



Source: https://sauconsource.com/wp-content/uploads/2022/04/20220415_134857-2048x1536.jpg

Case Study: Steel Penny Cafe, Hatboro, PA

Another great local example of adaptive reuse is the Steel Penny Café, a coffee shop/café mixed with a Detroit-style pizza place. It is a repurposed warehouse sitting at approximately 4,430 square feet.



Source: <https://s3-media0.fl.yelpcdn.com/bphoto/pVqU8TmX85Rb4-c0rsT2Aq/l.jpg>

OPPORTUNITIES FOR OUTDOOR SPACE

With approximately 5,000 square feet of parking lot space, there are opportunities to provide an outdoor element to the main space, or be its own project entirely. An addition that would be beneficial to any of these

options is to “green” the parking lot, making it more visually appealing and sustainable (look to MCPC Sustainable Green Parking Lots for specifics).

Farmer’s Market / Art Market

Farmer’s markets embrace community engagement and create a space where you can connect with your peers. Shopping local is essential to a small town or borough, and building this community character is often led through farmer’s markets. This parking lot space can be used as a micro-farmers market or a place for local vendors to sell or display their products.

Food Truck Days

Many parking lots are the source of “food truck days” where vendors come from all over and community members can try out different types of foods. One such example is in Allentown about an hour north which during the summer months has Food Truck Thursdays in a large parking lot, transforming the lot of a nearly vacant mall into a bustling community event.

Outdoor Seating/Patio

Whether or not the garage will be reimaged, having outdoor seating or patios for residents to enjoy, could be an easy addition to this empty lot.

Outdoor Concerts

Another great option for a space like this is outdoor concerts. Outdoor concert series during the warm months bring residents out and become a hub for making connections and enjoying time outside.

ADDITIONAL CASE STUDIES REQUESTED: ARTYARD AND CHERRY ST PIER

While both ArtYard and Cherry Street Pier projects are intriguing, their applicability to the Cedar St Garage is not as clear as the above examples based on space and funding, although their art elements may be replicable.

Cherry Street Pier combines art studios, a market, rental space, and galleries into a 65,000-square-foot warehouse, and is a fantastic example of an adaptive reuse project. They received around \$5 million in funding from public/private entities such as the City of Philadelphia, William Penn Foundation, DCED, Board of Directors of City Trusts and Delaware Ave Fund, Knight Foundation, and Joseph Robert Foundation, emphasizing the power of public and private funding sources.

ArtYard, a nonprofit organization led by artists in Frenchtown, NJ is located in a 21,000-square-foot building that contains two floors of exhibition space and a 162-seat theatre. They have an artist residency program and host events such as workshops and artist talks. This project was not an adaptive reuse, the existing structures were torn down and rebuilt in the style of the industrial buildings in the region. Additionally, there is no information on their funding, which appears to be entirely private.

FUNDING OPPORTUNITIES

Redevelopment Assistance Capital Program (RACP)

Pennsylvania has taken an interest in adaptive reuse projects, including providing \$10 million towards revitalization and adaptive reuse projects in the state utilizing the Redevelopment Assistance Capital Program (RACP). The projects chosen for the funding were selected based on their ability to create employment, training, community development, and revitalization. One of these such projects was located nearby in Doylestown, revamping their Community Recreation Center. One requirement of this funding is to have secured at least 50% non-state financial participation.

Local Share Account – PA Department of Community and Economic Development (DCED)

Norristown's Trail Junction Center recently received a \$500,000 grant from this state program. Applicable projects must be in the public interest that improve the quality of life of citizens and must be owned and maintained by an eligible applicant or nonprofit application. Applications are typically received between the beginning of September to the end of November and requests must be within the \$25,000 - \$1,000,000 range.

Montco 2040 Implementation Grant Program

If Jenkintown decides to go the public or public/private partnership route, there is an opportunity for funding from Montgomery County through the Montco 2040 Implementation Grant program, if it is identified as specifically aligning with the *Montco 2040* plan's goals. The maximum grant award for the 2024 award season was \$250,000 with the average award closer to \$100,000, although multi-municipal projects may apply for up to \$350,000. Municipalities are required to provide a minimum local match of 20% of the grant amount.

PA Municipal Assistance Program (MAP)

This program provides funding to assist local governments and is available for either shared services or community planning. Under the community planning category are comprehensive plans, and parts thereof, and entrepreneurial/innovative plans that support community and economic development improvements. The grant funding is up to 50% of the eligible costs.

APPENDIX "C"

Short Term Rentals:

Practical Tips:

- Before adopting an ordinance based on short term rentals, a municipality should review the land use goals and objectives that are identified in the comprehensive plan.
- Language and processes about short-term rentals in local codes, ordinances and programs should be straightforward and easy to understand.
- If establishing a licensing system, make sure it is an effective system that can be easily maintained, enforced and monitored.

Purpose:

- To protect the health and safety of property owners who wish to run STRs, short-term renters, long-term renters, and neighbors in the community.
- To allow residential property owners to generate income in a format that is residential in nature rather than commercial.
- To preserve the residential and historic character of the Borough.
- To invite visitors into the Borough who will shop and dine locally.

Definition:

Any dwelling unit [house or apartment], or a room or suite within an owner-occupied single-family residence, [or a licensed ADU,¹ rented for the purpose of overnight lodging for a period of 30 days or less. Also known as "short-term transient lodging" and "vacation home rental."

STR Standards:

Occupancy:

AGE: Primary renter must be 21 [18?] years or older.

NUMBER: Limit number of overnight occupants to 2 people [over the age of 10/12] per available bedroom, and a maximum of 8 (10?).

GUESTS: The number of additional guests (in addition to occupant/renters) is limited to 75% of the maximum overnight occupancy.

ROOMS: Overnight occupants must have access to a minimum of 1 bathing/toilet facility (and kitchen?)

Appearance:

All STR units (whole DU or room) must be licensed individually and renewed yearly.

- Provide 24-hour contact person--"Person in Charge"
- Borough has right to inspect at any time.
- Safety inspection: smoke alarms/carbon monoxide/etc as required of long term rental units
- Owner may be required to install a noise monitoring device by the Borough (if there is a history of loud/disruptive behavior, party house)
- Proof of minimum (commercial) insurance, proof that the owner has notified the insurer, and that the policy does not exclude short-term rentals.
- Register for Jenkintown Business Privilege Tax
- Copies of current Montgomery County Hotel Tax license [confirm] and current Pennsylvania Sales and Use Tax Permit [confirm]. [Airbnb pays some taxes on behalf of owners— not sure how this works.]
- Quiet hours
- No guests 12am-8am.