



JENKINTOWN BOROUGH COUNCIL

PUBLIC MEETING

Wednesday, December 11th, 2024

6:30 P.M.

700 Summit Avenue, Jenkintown Pennsylvania

(Also - Live Streamed via ZOOM to the Borough Facebook Page)

DRAFT AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes**
- 5. Approval of Payrolls dated November 28th in the amount of \$121,275.09 and invoices totaling \$599,756.22.**
Councilor D. Ballard
- 6. Public Comment**

Hearing: Condition Use Hearing - 459/471 Old York Road LLC

Reports

- | | |
|-----------------------------------|----------------------------------|
| 7. Engineer's Report | Khal Hassan P.E., Pennoni |
| 8. Public Works Department | Foreman K. (Jim) Riggins |
| 9. Solicitor's Report | Solicitor J. Walko |
| 10. Mayor's Report | Mayor G. Lerman |
| 11. Police Chief's Report | Chief of Police T. Scott |
| 12. Manager's Report | Borough Manager G. Locke |

ORDER OF BUSINESS

- 1. Conditional Use Application - 459/471 Old York Road LLC** **President J. Conners**
Motion:

- 2. 2025 Borough Budget** **Councilor D. Ballard**
Motion: I make a motion to adopt the 2025 Borough Budget as advertised and presented.

- 3. Resolution #2024 – 25, 2025 Tax Levy** **Councilor D. Ballard**
Motion: I make a motion to approve Resolution #2024 – 25, setting the tax levy for 2025.

General Fund	7.920 mills
Street Light Fund	0.202 mills
Fire Protection Fund	0.680 mills
Fire Apparatus	0.110 mills
Library Fund	1.000 mills
Ambulance Service Fund	0.050 mills
Street Tax Fund	0.265 mills
Debt Service Fund	1.110 mills
Total Tax Rate	11.337 mills

- 4. 2025 Meeting Schedule** **President J. Conners**
Motion: I make a motion to adopt and advertise the 2025 Council, Committee and Commission meeting schedule as presented.

- 5. Police Department Policies – Consideration of Approval** **Councilor C. Soltysiak**
Policies - 26.1.1; 1.3.1; 1.3.2; 1.3.2a; 1.3.3; 1.3.4; 1.3.5; 1.3.7; 1.3.6; 1.3.9; 1.3.9b; 1.3.9c; and 1.3.10.
Motion:

- 6. Community Development Block Grant – ADA Ramp Project** **Councilor D. Sines Pancoe**
Motion: I make a motion to approve the change order from Albert G. Cipolloni & Sons for the additional pedestrian and vehicle safety construction at Vista & Vernon Roads in the amount not to exceed \$9,579.21.

- 7. 2024 Road Paving Project - Payment - Contract #24-07** **Councilor D. Sines Pancoe**
Motion: I make a motion to make the first and final payment to Glasgow Paving in the amount of \$116,894.40, as per the Borough Engineer’s recommendation.

NEW BUSINESS AND DISCUSSION

ADJOURNMENT

BOROUGH OF JENKINTOWN

~~SUBDIVISION/LAND DEVELOPMENT~~ APPLICATION
CONDITIONAL USE

Date Submitted _____

Name of Development _____
Address/Location 459-471 Old York Road, TMP: 10-00-05524-001; 10-00-05520-00-5; 10-00-05516-00-9

Name, Address & Phone No. of:
Applicant 459-471 Old York Road, LLC 10063 Sandmeyer Lane, Philadelphia, PA 19116
Land Owner Same as Applicant.
Equitable Land Owner _____

Title of Plan Submitted 459-471 Old York Road, Zoning Plan

Plan Type: Land Development _____ Minor Land Development _____ Subdivision _____ Conditional Use X

Plan Status: Sketch _____ Preliminary _____ Final _____ N/A

Plan Dated October 6, 2022 last revised, August 19, 2024

Name, Address & Phone No. of:
Engineer Holmes Cunningham 401 E. Butler Ave, Unit 5, Doylestown, PA 18901
Architect _____
Attorney Matthew J. McHugh, Esquire & Leonard B. Altieri, III, Esquire, Klehr Harrison Harvey Branzburg, LLP 1835 Market Street, Suite 1400 Philadelphia, PA 19103

Zoning District (s) NCR Block & Unit No. _____

Tract Area in Acres _____ No. of Proposed Lots/Bldgs. 1 Building (Three lots to be reverse subdivided into two.)

Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types: See attached Addendum.

Tenure: Sale _____ Rent X Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: See attached Addendum.

The undersigned hereby makes application for approval of plan type indicated above, under provisions of the Code of The Borough of Jenkintown, Chapter 160, and any supplements and amendments thereto.

Matthew J. McHugh
(Signature of Applicant)
Attorney

Matthew J. McHugh
(Signature of Land Owner)
Attorney

OVER

Application is complete and accepted by _____ Date _____
FEE _____ Receipt # _____

Twenty (20) copies of the Plan must be submitted with this application. Additional copies may be needed if major revisions are required. Plan size should be no larger than 24" x 36".

NOTE: FAILURE TO FULLY COMPLETE THE APPLICATION COULD BE CAUSE FOR ITS REJECTION.

RECEIVED

SEP 27 2024

BOROUGH OF JENKINTOWN

ADDENDUM TO CONDITIONAL USE APPLICATION

Jenkintown Borough

Applicant: 459-471 Old York Road, LLC
10063 Sandmeyer Lane
Philadelphia, PA 19116

Owner: Same as Applicant

Subject Property: 459-471 Old York Road
Jenkintown, PA
TMP: 10-00-05524-001; 10-00-05520-00-5; 10-00-05516-00-9

Attorney: Matthew J. McHugh, Esquire
Leonard B. Altieri, III, Esquire
KLEHR HARRISON HARVEY BRANZBURG. LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19102
mmchugh@klehr.com/laltieri@klehr.com
215-569-1662/215-569-4364

Relief Requested:

1. A conditional use from Section 181-49(B)(1) of the Borough of Jenkintown Zoning Ordinance (the "Zoning Ordinance") to permit an "Apartment Building" on proposed Lot 1 of the Subject Property within the NCR Neighborhood Commercial Residential District.

Summary of Application

The Applicant is the owner of the Subject Property, which consists of three separate parcels located at 459-471 Old York Road at the intersection of Old York Road and Cherry Street. The Applicant proposes to consolidate the parcels and then subdivide to create two new lots. The existing building located closest to the intersection will be demolished and proposed Lot 1 will be redeveloped as 4 story, mixed-use, 40 unit Apartment Building. The existing mixed-use building at 471 Old York Road will remain on proposed Lot 2. Lot 1 will consist of 25,372 square feet, and Lot 2 will consist of 3,057 square feet.

The ground floor of the apartment building will consist of 3,434 square feet of commercial space with frontage along York Road. The remainder of the ground floor will consist of 48 covered parking spaces. The roof of the covered parking area will contain an approximately 6,000 square foot amenity area for the apartment building residents. Floors 2-4 of the apartment building will contain the 40 residential units. The proposed unit mix for the apartment building is as follows: 3 studio units, 33 1-Bedroom units and 4 2-bedroom units. 30 of the 33 1-Bedroom units are proposed to have a den at this time. The footprint of the residential portion (floors 2-4) of the apartment building is only 15,402 square feet and does not span the entirety of Lot 1.

An Apartment Building is permitted by conditional use in the NCR-Neighborhood Commercial Residential District pursuant to Section 181-49(B)(1) of the Borough of Jenkintown Zoning Ordinance. The Applicant previously obtained zoning relief for the project as set forth in that certain Stipulation and Settlement Agreement dated August 23, 2024 by and between the Applicant, the Borough and the Zoning Hearing Board (the “Settlement Stipulation”)

In connection with this Application, the Applicant has submitted the following depicting the proposed redevelopment: (1) a Zoning Plan prepared by Holmes Cunningham Engineering and dated October 6, 2022, last revised August 19, 2024; and (2) Architectural Renderings prepared by Brommer Architects, LLC; and (3) the Settlement Stipulation.

The Applicant will present evidence at the conditional use hearing establishing compliance with the specific conditional use criteria set forth in Section 181-99 of the Zoning Ordinance, as outlined below, as well as the specific conditional use criteria for an “Apartment Building,” set forth in 181-49(B)(1) and 181-54(B) of the Zoning Ordinance except for those requirements where the Applicant has already obtained zoning relief as set forth in the Settlement Stipulation.

Legal Standard

The Applicant will demonstrate compliance with the general conditional use standards and criteria set forth in the 181-99 of the Zoning Ordinance as follows:

1. The development of the Subject Property will not be in serious conflict with other Borough ordinances or state or federal laws or regulations that the Borough Council has clear knowledge of.
2. The development of the Subject Property will be generally consistent with the adopted Comprehensive Plan.
3. The proposed development of the Subject Property will not result in or significantly add to a serious traffic hazard or serious traffic congestion.
4. The proposed development of the Subject Property will not create a significant public safety hazard, including fire, toxic or explosive hazards.
5. The proposed development of the Subject Property will involve adequate site design methods, including evergreen screening, setback, berming and traffic control, to avoid serious negative influences on adjacent uses.

Conclusion

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the conditional use approval.

**NOTICE OF MEETING
JENKINTOWN BOROUGH**

NOTICE IS GIVEN that the Borough Council of the Borough of Jenkintown will hold a public hearing at **7:00 P.M. on Monday, November 25th, 2023**, via the online platform of ZOOM video conferencing, and will be live streamed to Facebook Live, in order to consider the application of 459-471 Old York Road, LLC (the “Applicant”). The subject property is 459-471 Old York Road, Jenkintown, Pennsylvania 19046, tax map parcels 10-00-05524-001, 10-00-05520-00-5, and 10-00-05516-00-9, all located in the NCR – Neighborhood Commercial Residential District (the “Property”). Applicant proposes to consolidate the three parcels and then subdivide them into two new lots, with Lot 1 to contain a 4-story, mixed-use apartment b. The apartment building will contain 40 residential units consisting of one- and two-bedroom units as well as one-bedroom with den units. The ground floor will contain 3,434 square feet of commercial space with frontage along York Road. Applicant requests conditional use approval from Section 181-49(B) of the Ordinance to allow for the construction of apartment building. A complete copy of the petition to the Jenkintown Borough Council is available for public inspection at Borough Hall during business hours. If you wish to attend the meeting and are a person with a disability requiring an auxiliary aide, service, or other accommodation to participate in it, please contact the Borough Office at 215-885-0700 to discuss appropriate accommodations for your needs.

George Locke, Borough Manager, Jenkintown Borough



MEMORANDUM

TO: Jenkintown Borough Council
George Locke, Borough Manager

FROM: Jenkintown Borough Planning Commission

DATE: 18 November 2024

RE: 459/471 York Road – Conditional Use

To whom it may concern,

The Jenkintown Borough Planning Commission (PC) met at our regularly scheduled public monthly meeting on 15 October 2024. During this meeting, the PC reviewed a proposed Conditional Use application under consideration for a new mixed-use development comprised of 48 one- and two-bedroom dwelling units and ground floor retail fronting onto York Road. A prior version of the project had previously been before the Planning Commission with no street-fronting commercial presence. At that time, the PC declined to support the application. The redesigned project was presented to the Planning Commission as by-right, requiring no further zoning relief to address matters such as height, parking, property-line setbacks, etc.

Mixed-use development in the Borough's Neighborhood Commercial Residential district is essential to Jenkintown's Long-Range plan. As stated in [Section 181-48 of the Borough's Zoning Code](#), development within the Neighborhood Commercial Residential district should encourage mixed-use development that encompasses commercial, office and residential uses in conformance with the Borough's economic development goals and the following objectives:

- *Encourage economic development opportunities along specific portions of York Road which will act as buffers between the more intense auto-oriented uses of the Gateway Commercial District and the smaller pedestrian-friendly areas of the Town Center District.*
- *Provide opportunities for new residential development that enhances the York Road streetscape and is supportive of the Borough's commercial development.*
- *Maintain and enhance the existing community character of Jenkintown Borough.*
- *Encourage pedestrian connections within and between properties in the District and throughout the Borough.*
- *Improve the York Road streetscape by requiring that parking be contained in a parking structure or consolidated among uses to the rear/side of the properties.*
- *Provide design standards that ensure new buildings, additions and renovations are consistent with and enhance the surrounding streetscape.*

- *Assure suitable design to protect the character and property values of adjacent and nearby neighborhoods.*
- *Encourage commercial development that enhances the Borough's downtown core from an architectural and design standpoint.*

The proposed development at 459/471 York Road meets some of these objectives by providing a mixed-use primarily residential building with ground-level commercial space that fronts York Road. As such, the Conditional Use request under review is solely for the purpose of allowing apartments, a use which is specifically provisioned for in the zoning code and 2035 Long Range Plan.

At our 15 October 2024 public meeting, the Planning Commission voted unanimously to recommend approval of the Conditional Use request for 459/471 York Road.

But while the proposed project is, *prima facie*, exactly the kind of development envisioned for this location in the Borough's 2035 Long Range Plan, the devil will be in the details in terms of its overall success in meeting all of the above objectives, particularly those related to improving the streetscape and enhancing the existing community character of Jenkintown Borough. With that said, the Planning Commission would like to encourage Borough Council to work with the applicant to provide for the following provisions.

Strongly encourage storefront entrances from York Road. The applicant was unwilling to commit to the location of entrances for ground-level commercial. The Planning Commission strongly encourages storefronts that open directly to York Road to help foster an attractive ground-level streetscape in keeping with the Borough's historic commercial fabric. We want to encourage more activation of the York Road streetscape, not less. The Planning Commission's support for the project is conditional on this factor.

Ensure an enhanced streetscape for neighbors and pedestrians on Johnson and Cherry Streets. Similarly, the project involves long stretches of ground-level garage on Cherry and Johnson Streets. The Planning Commission would like to encourage ways to make these stretches more appealing for residents and pedestrians. The applicant mentioned a screen – what is this screen? Is there an opportunity for something engaging and visually interesting rather than simply a long stretch of views into a parking garage?

Provide for a consistent streetscape with the Borough's Town Center district. Carrying this theme of neighbor and pedestrian experience forward, the Planning Commission further strongly encourages the following improvements to the streetscape:

- Carry the Borough's Town Center paving and streetscape design to the frontage at 459/471 York Road, including in-grade street trees.
- Encourage in-grade street trees on Cherry Street and Johnson Street.

Meet and exceed the Borough's modest design standard requirements. The Planning Commission encourages the applicant to utilize a high-quality palette of materials that is equally applied to all facades of the building. Furthermore, the Borough's design standards state the following regarding quality and historic character of façade materials: "New infill development shall generally employ building types that are compatible to the historic architecture of the area in their massing and external treatment."

Recent projects in the Borough have not always lived up to this standard and it is up to all of us to hold applicants accountable for ensuring that proposals are up to the Borough's design standards and public meeting discourse. The Planning Commission encourages all members of Borough Council to review [Section 181-54 Design Standards of Neighborhood Residential Commercial District](#) and to use these requirements

to demand a higher level of quality in the built environment in Jenkintown, so that new buildings are as beloved by future generations as the Borough's historic structures are by residents today.

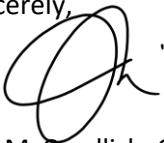
To expand on this further, historic larger buildings in Jenkintown tend to be a single high-quality façade material, typically masonry, that is applied equally on all elevations. Think of the Center Building (215 York), Jenkintown Bank and Trust (400 York), the original Strawbridge & Clothier Building (610 York), or the Borough's many stately houses of worship that front York Road. These are large buildings with refined and elevated material approaches that are variably applied to the entire building, with ornamentation and depth at windows and entrances and a roofline that meets the sky with articulation via cornice, mansard roof, crenelation, or other architecturally appropriate resolution. Another less lofty example is Greenwood Terrace, an older modest apartment building in the Borough's Residential District that employs a single material approach (brick masonry) and an articulated cornice to blend into its environment and reflect the Borough's architectural and material fabric.

The 'historic collage' approach that is a signature of recent development proposals before the PC bear no actual resemblance to historic structures in Jenkintown and reflects more of a Value Engineering-driven approach toward design than one in keeping with the tradition of construction in the Borough's historic center. Furthermore, the Planning Commission often sees palettes through renderings that change over the course of construction, sometimes drastically, as has been the case with 821 Homestead Road.

As this proposal makes its way through Land Use, we would encourage everyone in the chain of review – Planning Commission, Design Review Board, Borough Council, etc. – to hold the applicant to a standard in line with the historic built environment in Jenkintown. Higher quality design and materials will lead to more durable, beloved, longer-lasting structures. This, in turn, creates a more sustainable and economically resilient built environment for the future. To the applicant, we would offer the above guidance and reference buildings as inspiration for your ongoing work in developing the design of this new addition to Jenkintown's historic commercial corridor.

The Planning Commission provides feedback based on an application's suitability and compatibility with the Borough's long-range plan. As such, Planning Commission review is not intended to be comprehensive, and presumes the proposed design meets all applicable codes and standards pertaining to building, fire, health, safety, and accessibility.

Sincerely,



Jon McCandlish, Chair

Jenkintown Borough Planning Commission

COPY: Jenkintown Borough Planning Commission

Lucinda Bartley

Eric Horowitz, Secretary

Jon McCandlish, Chair

Shari Neidich

Peter Van Do

Phil Zimmerman



THE BOROUGH OF JENKINTOWN

700 SUMMIT AVENUE
JENKINTOWN, PA 19046
WWW.JENKINTOWNBORO.COM

P: 215.885.0700
F: 215.885.3786

I am pleased to present to you the Jenkintown Borough 2025 Budget.

The budget process began with weekly Department head meetings in August of 2024 and included five (5) publicly advertised Budget workshop/meetings. Every aspect of all departments was again evaluated for efficiency and economy. Through that process we were able to identify both savings and deficiencies where improvements could be made. The information garnered will be utilized in preparing the Capital Plan that will enable the Borough to properly prepare a sustainable long- range plan. The Borough continued to experience re-development activity. Several of the current development projects are completing the construction phase and will soon be occupied, while other projects are just beginning the land development process. The Borough continues investment in these processes to attract new businesses, property owners, and residents that will grow the tax base and lessen the burden on the current Borough taxpayers.

The Borough Budget contains 15 separate funds, 8 of which receive revenue from real estate tax millage. There are two main sources of revenue in the 01 General fund, real estate taxes represent 43% and Act 511 business taxes account for 29% of all revenue. The 01 General fund is allocated 7.92 mills of the 11.337 total real estate tax millage and is by far the largest of all funds. The 01 General fund is sometimes referred to as the operational fund as it includes governmental administration, public safety, and all operational expenses of public services provided.

Through thoughtful planning and the practice of employing sound principles throughout the budgeting process, we have been able to plan to continue the level of service provided to taxpayers without an increase in the tax millage rate in any Fund in 2025. This was done in part by holding 2025 budgeted expenses to 0.48% (less than one half a percent) increase of the 2024 budgeted expenses, other measures taken included consolidation of services, automation/modernization of processes, professional studies to determine proper staffing levels, equipment upgrades and upkeep of public property and utilities. Of note in the 2025 Budget, .150 Mills was reallocated from the 01 General Fund to the 20 Debt Service Fund to balance that fund without a rate increase to taxpayers. This reallocation will reduce the 01 General Fund millage from 8.07 to 7.92 Mills.

The 2025 budget includes further preservation of public property, upgrading of equipment, PD vehicle replacement, upgrades to Borough Hall, Financial and Code Enforcement software, IT technology, training, staffing, benefit and wage improvements.

I would be remiss not to mention that a significant portion of the 01 General fund expenses (approx. 50%) is the Police Department budget, and that contract was still under negotiation when the budget was required by State code to be legally adopted. The 2025 budget is adequately funded for this situation and there will be no loss of Police services while the PBA and Borough Council continue to work to come to an agreement on the contract terms.

The **09 Sanitary Sewer fund** receives no real estate tax millage. Revenue in this fund is generated by sewer rate fees, permitting and other miscellaneous charges. The expense of maintaining the equipment and system necessary to convey and then treat sanitary sewage is a costly operation, and in recent years, those expenses have risen. Historically Jenkintown Borough has been among the least troubled sewer systems in Montgomery County.

This has been achieved through strategic management of the sanitary system including installing three compatible metering stations at the Aqua/Cheltenham connection points, grouting/repairing the Jenkintown/Abington main trunk line, re-lining main sewers, grout repairs to manholes, and installing access cover liner pans under each access cover. Through utilization of a PA State grant in 2025 the Borough plans to continue upgrading the sanitary sewer system with the replacement of all three (3) metering stations while expending only the 15% match of the total contract cost. The Borough continues to work closely with Abington Township, Cheltenham Township, Aqua Pennsylvania, Philadelphia Water Department, and the PA DEP to maintain our good standing under the Chapter 94 connection management plan. The Borough must comply with the mandated Chapter 94 due to the conveyance system being hydraulically overloaded as it carries our sewage through Cheltenham. Proper management of the Chapter 94 connection management plan over the last twelve years has been responsible for the allocation of EDU's to proposed businesses, developers and residents who are increasing the sanitary sewer flow from a property.

The Sanitary Sewer Rate Fee will be increased in 2025. The increase is due to the rising expense of treatment, costs of maintenance to the treatment plant, and to begin to prepare for impending downstream construction of the conveyance system. The annual fee of \$82.50 and the cost of \$3.41 per 1000 gallons will remain the same. The current allowance of 24,194 gallons will be reduced to 10,000 gallons. The current Borough rate for the average residential usage of 58,000 gallons per year is approx. \$198. **Beginning in 2025 the annual sewer rate for the average residential usage of 58,000 gallons per year will be approx. \$245.70. This will be an increase to the average residential usage bill of 58,000 gallons per year of \$47.70. At this sewer rate, Jenkintown Borough will remain the least expensive of the 30 municipalities under comparison by \$53.26 and below the highest two by \$572.26 annually. While this rate increase was approved in 2023, due to a billing error by the Borough Tax Collector the increase was not collected. Ratepayers continued paying the 2023 rate through 2024.**

Borough Act 511 business tax revenues appear to be stabilizing following the worldwide pandemic and associated shutdown with signs of improvements in most categories. The Borough tax administrator continues cautioning that any revenue increases seen in 2024 should be treated with guarded optimism and not be fully assumed again in the 2025 budget. There have been several tax reassessments of properties in the Borough in 2024 including the anticipated large Commercial reassessment, lowering the real estate assessment significantly and causing a liability of approximately \$130,000 in re-assessment payments to property owners. The Borough real estate tax assessment provided by the Montgomery County Board of Assessment for 2024 is \$276,283,458, a reduction in property assessments by \$1,479,410.

Several large liabilities have been satisfied or are nearing their end. The Borough continues to rebuild the depleted fund balances and continues working towards a long-range sustainable plan to ensure the bright future we all see on the horizon for this wonderful Borough.

Respectfully submitted,



George Locke CBO
Borough Manager
Jenkintown Borough

**NOTICE
JENKINTOWN BOROUGH
2025 Meeting Schedule**

The Borough of Jenkintown hereby gives notice of scheduled meetings for the year 2025. Meetings will be held in Borough Hall, 700 Summit Avenue, Jenkintown, PA. The public is invited to attend all meetings and to offer comments.

BOROUGH COUNCIL MONTHLY MEETINGS 7:00 P.M. ON THE DATES LISTED BELOW:

January 22, February 26, March 26, April 23, May 28, June 25, July 23, August 27, September 29, October 22, November 24 & December 10*.

*December 10th Council meeting will begin at 6:30P.M.

COMMITTEE MEETING WORKSHOP MEETINGS 7:00 P.M. ON THE DATES LISTED BELOW:

January 15, February 19, March 19, April 16, May 21, June 18, July 16, August - No Scheduled Meeting, September 17, October 16, November 19, December – No Scheduled Meeting.

THE ZONING HEARING BOARD MEETINGS WILL BE HELD AT 7:00 P.M. ON THE DATES LISTED BELOW AS NEEDED:

January 23, February 27, March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23, November 20, December 18.

THE PLANNING COMMISSION MEETINGS WILL BE HELD AT 6:30 P.M. ON THE DATES LISTED BELOW:

January 21, February 18, March 18, April 15, May 20, June 17, July 15, August 19, September 16, October 21, November 18, December 16

THE DESIGN REVIEW BOARD MEETINGS WILL BE HELD AT 6:00 P.M. ON THE DATES LISTED BELOW AS NEEDED:

January 21, February 18, March 18, April 15, May 20, June 17, July 15, August – No Scheduled Meeting, September 16, October 21, November 18, December – No Scheduled Meeting.

THE ENVIRONMENTAL ACTION COMMITTEE MEETINGS WILL BE HELD AT 7:00 P.M. ON THE DATES LISTED BELOW:

January 2, February 5, March 5, April 2, May 7, June 4, July 2, August – No Scheduled Meeting, September 3, October 6, November 5, December – No Scheduled Meeting

FIRE COMMISSION MEETINGS 6:00 P.M. ON THE DATES LISTED BELOW:

January 8, February 12, March 12, April 9, May 14, June 11, July 9, August - No Scheduled Meeting, September 10, October 9, November 12, December – No Scheduled Meeting.



ALBERT G. CIPOLLONI JR. & SONS, INC.

719 Highland Avenue ✧ Morton, PA ✧ 610-543-6614 ✧ info@agcipcon.com

December 4th 2024
Borough of Jenkintown
Montgomery County, PA –
ADA Compliance – Removal of Architectural Barriers CDBG Grant
Project #B-22-03-103
Paul Lenher, CFM (Pennoni)
RE: Change Order

Dear Paul Lenher,

No.	Type	Description	Unit of Measure	QTY	Price	Total
1	Base	Remove Concrete Curb	LF	40	\$28.70	\$1,148.19
2	Base	Install New Concrete Curb	LF	60	\$95.00	\$5,700.00
3	Base	Extend Grass Plot	SF	255	\$9.24	\$2,356.02
4	Base	Reset Post and Signs	EA	1	\$375.00	\$375.00
Total						\$9,579.21

- Item 1: Remove existing curb and dispose
- Item 2: Install curb per engineer's direction and contract specs
- Item 3: Remove up to 4" of asphalt within extended area. Install fill dirt followed by a minimum of 4" of topsoil.
- Item 4: Reset existing post with attached stop, do not enter and street signs.

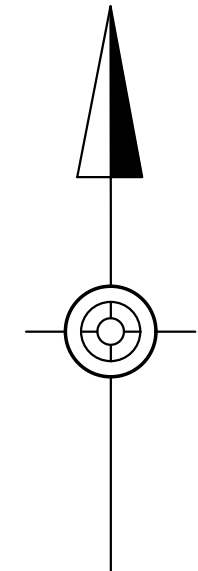
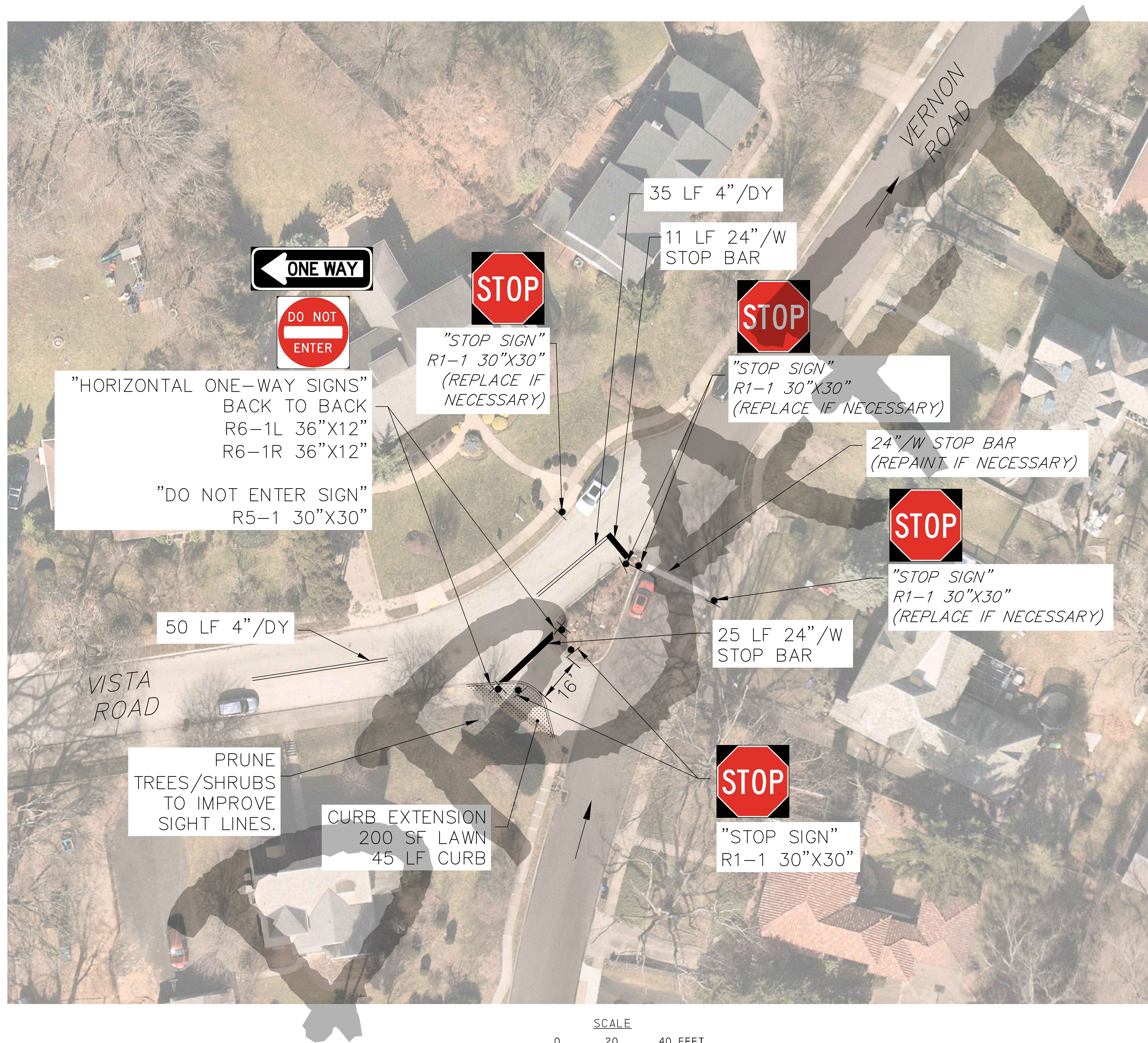
Exclusions: Permit fees, any type of testing, anything that is not listed.

Take Care,

Salvatore Scarafone

Salvatore Scarafone
Director of Business Development
Albert G. Cipolloni Jr. & Sons, Inc.
www.cipolloniconstruction.com
610-529-5541

U:\Accuracy\ENR\ENR23001 - General Traffic Engineering\DELIVERABLES\05_Vernon & Vista Traffic Calming Sketch.dwg PLOTTED: 10/30/2024 8:32 AM BY: Taylor Wozniak PLOTTSTYLE: Pennoni MCS.ab PROJECT STATUS: ---



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**VISTA RD AND VERNON RD
INTERSECTION
IMPROVEMENTS**

JENKINTOWN BOROUGH

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	JENKB23001
DATE	2024-10-02
DRAWING SCALE	1"=20'
DRAWN BY	TLW
APPROVED BY	MEB

Clement Road & Newbold Rd



Vista Rd

Vista Rd

16Ft



Vernon & Vista



Vernon Rd

Vernon Rd

Vernon Rd

Vernon Rd



3D





CONTRACT CHANGE ORDER

Contract No. 2024 Paving Project

Date 12/06/2024

Change Order No. 1

Project No. _____

Location Borough of Jenkintown

To: (Contractor) Glasgow, Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No. (1)	Description of changes – quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in Contract Price (3)	Increase in Contract Price (4)
1	Final Quantities Adjustment	\$31,282.60	
2	Extra "STOP" Legend in White Hot Thermo		\$400.00
	Change in contract price due to this Change Order:		
	Total decrease	\$31,282.60	
	Total increase		\$400.00
	Difference between Col. (3) and (4)	\$30,882.60	
	Net (increase/decrease) contract price	\$30,882.60	

The sum of \$30,882.60 is hereby added to, deducted from, the total contract price and the total adjusted contract price to date thereby \$116,894.40.

The time provided for completion in the contract is unchanged, increased, decreased, by 0 calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted by: _____
CONTRACTOR DATE

Recommended by: _____
ENGINEER DATE

Approved by: _____
OWNER DATE

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: 2024 Paving Project

Contract No.: _____

Change Order No.: 1

NECESSITY FOR CHANGE:

Items:

- #1-1: 1.5" Milling
- #1-2: 1.5" 9.5mm Super Pave Wearing Course PG 64=22 0,3 to < 3 Million ESALS SRLH
- #1-3: 4" Superpave 19mm Base Repair
- #1-4: Leveling Course 9.5mm
- #1-5: Excavation and Subgrade Repair 12" Stone Base as Directed by the Engineer
- #1-6: Thermoplastic 24" Piano Key Crosswalk
- #1-7: Thermoplastic Double Yellow Line
- #1-8: Speed Humps
- #1-9: Thermoplastic 6" Crosswalk
- #1-10: Thermoplastic Stop Bars
- #X-1: Extra "Stop" Legend in White Hot Thermo

These quantities have been adjusted to reflect quantities measured in-place. The result of these adjustments is a reduction of **\$30,882.60** in the total contract price. Refer to the attached Final In-Place Quantity Adjustment Spreadsheet for a description of the quantity adjustments.

2024 Road Paving Project
Final In-Place Quantities

GLASGOW, INC.
104 WILLOW GROVE AVENUE
GLENESIDE, PA 19038

ITEM	QUANTITY	IN-PLACE QUANTITY	UNIT	TYPE	DESCRIPTION	UNIT PRICE	TOTAL	IN-PLACE UNIT PRICE	IN-PLACE TOTAL
#1-1	5900	6153	SY	BASE	1.5" MILLING	\$ 4.20	\$ 24,780.00	\$ 4.20	\$25,842.60
#1-2	5900	6153	SY	BASE	1.5" 9.5 mm SUPER PAVE WEARING COURSE PG 64=22 0,3 TO < 3 MILLION ESALS SRLH	\$ 11.40	\$ 67,260.00	\$ 11.40	\$70,144.20
#1-3	500	0	SY	BASE	4" SUPERPAVE 19MM BASE REPAIR	\$ 38.00	\$ 19,000.00	\$ 38.00	\$0.00
#1-4	100	0	TON	BASE	LEVELING COURSE 9.5 MM	\$ 93.00	\$ 9,300.00	\$ 93.00	\$0.00
#1-5	25	0	CY	BASE	EXCAVATION AND SUBGRADE REPAIR 12" STONE BASE AS DIRECTED BY THE ENGINEER	\$ 288.00	\$ 7,200.00	\$ 288.00	\$0.00
#1-6	400	298	LF	BASE	THERMOPLASTIC 24" PIANO KEY CROSSWALK	\$ 9.50	\$ 3,800.00	\$ 9.50	\$2,831.00
#1-7	1225	1351	LF	BASE	THERMOPLASTIC DOUBLE YELLOW LINE	\$ 2.60	\$ 3,185.00	\$ 2.60	\$3,512.60
#1-8	2	2	EA	BASE	SPEED HUMPS	\$ 6,173.00	\$ 12,346.00	\$ 6,173.00	\$12,346.00
#1-9	74	264	LF	BASE	THERMOPLASTIC 6" CROSSWALK	\$ 3.00	\$ 222.00	\$ 3.00	\$792.00
#1-10	72	108	LF	BASE	THERMOPLASTIC STOP BARS	\$ 9.50	\$ 684.00	\$ 9.50	\$1,026.00
X-1		1	EA	EXTRA	EXTRA "STOP" LEGEND IN WHITE HOT THERMO			\$ 400.00	\$400.00

TOTAL BASE BID COST	\$ 147,777.00	TOTAL IN-PLACE COST	\$116,894.40
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TOTAL REDUCTION IN CONTRACT AMOUNT \$ 30,882.60

- = ADDITION
- = REDUCTION
- = ORIGINAL BID AMOUNT