



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING**

**Wednesday, February 26th, 2025
7:00 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 in the amount of ____ and invoices totaling ____ . Councillor D. Ballard.**
- 6. Community Update – SPS Technologies Fire Incident**
- 7. Public Comment**
- 8. Presentation – “Legacy Park” by Kelly Hudson**

Reports

- | | |
|------------------------------------|----------------------------------|
| 9. Engineer’s Report | Khal Hassan P.E., Pennoni |
| 10. Public Works Department | Foreman K. (Jim) Riggins |
| 11. Solicitor’s Report | Solicitor P. Hitchens |
| 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. Act 49 of 2024 – Purchase of Uniform Pension Service Credit, MOU Councilor D. Ballard**
Motion: to approve the memorandum of understanding (MOU) w/ Police Benevolent Association (PBA), amending the Collective Bargaining Agreement (CBA) to allow participation in the ACT 49 of 2024.

- 2. Act 49 of 2024 – Uniform Pension Service Credit, Ordinance Councilor D. Ballard**
Motion: to approve advertisement of the Uniformed Pension Ordinance w/ revision allowing participation in the ACT 49 of 2024.

- 3. Ordinance 2025-1, Ch. 172 Vehicles & Traffic Art. III and IV Councilor C. Soltysiak**
Motion: to approve adoption of Ordinance 2025-01 Amending art. III & IV of Ch. 172.
(Vehicles and Traffic' making comprehensive revisions to parking regulations and metered parking/parking payment zones and Borough operated parking lots.)

- 4. Jenkintown Commons Limited Partnership #3 (GIANT) Councilor D. Ballard**
Motion: to approve letter of credit release in the amount recommended by the Borough Engineer - \$578,587.41 (1% / \$23,898.09 remaining)

NEW BUSINESS AND DISCUSSION

ADJOURNMENT

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE BOROUGH OF JENKINTOWN
AND
JENKINTOWN BOROUGH POLICE BENEVOLENT ASSOCIATION**

This Memorandum of Agreement is made effective the date set forth below by and between the Borough of Jenkintown (“Borough”) and Jenkintown Borough Police Benevolent Association (“Association”).

WHEREAS, both the Borough and Association are parties to a Collective Bargaining Agreement (“CBA”) with a term of January 1, 2020 through December 31, 2023; and

WHEREAS, the parties are currently in interest arbitration proceedings over the terms and conditions of a successor agreement effective January 1, 2024; and

WHEREAS, on or about July 8, 2024, the Act No. 49 of July 8, 2024 (“Act 49”) was enacted, with an effective date 60 days hence, allowing for the purchase of pension service credit for prior service with other police departments;

WHEREAS, notwithstanding the pendency of the Act 111 proceedings, the Borough wishes to amend its ordinances to allow for the benefits provided by Act 49 and the parties wish to incorporate same in their CBA.

NOW, THEREFORE, the parties, intending to be legally bound, agree as follows:

1. Full-time police employees who have satisfied vesting requirements shall have the option to purchase up to five (5) years of pension credit for prior part-time or full-time police service provided to another police department;
2. Such time shall be purchased in accordance with the formula described in Act 49;

3. Employees shall not be eligible to purchase service credit for prior police service for which the officer otherwise receives or is entitled to receive pension service credit from any other pension fund;
4. A police officer shall not be eligible to purchase service credit for prior police service that combined with credited military service exceeds five (5) years;
5. The Borough shall amend its pension ordinances as soon as is practicable after the execution of this document to reflect the contents therein;
6. Any issues concerning implementation of this agreement shall be resolved by way of the grievance and arbitration process in the CBA.

BOROUGH OF JENKINTOWN

Date: _____

By: _____

**JENKINTOWN BOROUGH POLICE
BENEVOLENT ASSOCIATION**

Date: _____

By: _____

BOROUGH OF JENKINTOWN
ORDINANCE NO. 2025-3

AN ORDINANCE OF THE BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES CHAPTER 38, ARTICLE III ENTITLED POLICE PENSION PLAN IN ORDER TO INCLUDE A PRIOR SERVICE PURCHASE CREDIT OPTION PURSUANT TO ACT 49 OF 2024 AMENDMENT.

WHEREAS, the Borough of Jenkintown (the Borough), previously established the Jenkintown Borough Police Pension Plan (“Plan”);

WHEREAS, the Borough desires to amend the Plan in accordance with Act 49 of 2024, which amended Title 53 (municipalities generally) of the Pennsylvania Consolidated Statutes, in municipal pensions, providing for pension service credit for prior service with a police department;

WHEREAS, the Borough has authority, pursuant to 53 P.S. § 767, to establish, regular and maintain police pension funds;

WHEREAS, the Borough desires to amend the Plan in accordance with this authority, which is consistent with the terms of the Memorandum of Understanding executed with the Jenkintown Borough Police Department ancillary to the Borough’s Collective Bargaining Agreement (“CBA”); and

NOW THEREFORE, be it ordained and enacted by the Borough as follows:

I. Chapter 38, Article III of the Jenkintown Borough Code of Ordinances is hereby AMENDED by ADDING the following:

The attached Amendments to the Jenkintown Borough Police Pension Plan are hereby ratified and incorporated into the Police Pension Ordinance. The Borough Manager as the agent of the Borough is authorized and directed to execute the attached amendment of the Plan.

II. Partial Repealer

All other provisions of the Borough’s Code of Ordinances, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Borough’s Code of Ordinances inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, specifically repealed.

III. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part of provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Borough Council that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence, or part of a provision had not been included herein.

IV. Effective Date

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption

DULY ORDAINED and Enacted by Borough Council of the Borough of Jenkintown, this ___ day of _____ 2025.

**PRIOR SERVICE PURCHASE CREDIT AMENDMENT
TO THE JENKINTOWN BOROUGH POLICE PENSION PLAN
PURSUANT TO ACT 49 OF 2024**

As authorized by Section 9.2 of the Jenkintown Borough Police Pension Plan (“Plan”) as amended and restated effective January 1, 2008, the Employer, Borough of Jenkintown (“Employer”) hereby amends the Plan to comply with the prior service purchase credit amendment pursuant to Act 49 of 2024. This amendment shall supersede the provisions of the Plan to the extent those provisions are inconsistent with the provisions of this amendment. The Employer hereby amends the Plan in the following manner:

FIRST: Prior Service Purchase Credit with the Jenkintown Borough Police Department.

Section 3.2 (e) is added to include an option for a Prior Service Purchase Credit with the Jenkintown Borough Police Department. As amended, Section 3.2 (e) shall read as follows:

- (1) Prior Service Purchase Credit with the Jenkintown Borough Police Department** – Full-time police officers who have satisfied vesting requirements are hereby given the option to purchase up to five (5) years of pension service credit for prior part-time or full-time police service provided another police department and/or in the Jenkintown Borough Police Department.
- (2) Computation of Amount Due** – The amount due for the purchase of credit for prior police service shall be computed by:
 - (a) Multiplying the normal cost rate for the police pension plan a police officer is buying into, but not to exceed 10%, by the police officer’s average annual rate of compensation over the first three (3) years of service with the police department; and
 - (b) Multiplying the product from Paragraph (a) above by the number of years and fractional part of a year of creditable prior police service being purchased together with interest at the rate of 4.57% compounded annually from the date of initial entry into full-time service with the police department to the date of payment.
- (3) Ineligibility** – The following shall apply:
 - (a) A police officer shall not be eligible to purchase service credit for prior police service for which the officer otherwise receives or is entitled to receive pension service credit from any other pension fund.

(b) A police officer shall not be eligible to purchase service credit for prior police service that combined with credited military service exceeds five (5) years.

SECOND: Applicability to Pennsylvania Municipal Retirement System.

Nothing in this Ordinance shall be interpreted to impact the portability and transfer of service credits between system-administered pension plans with the Pennsylvania Municipal Retirement System.

THIRD: Effective Date of Amendment

These amendments are effective as provided herein

FOURTH: All other provision of the Plan remain in full force and effect.

Executed this ___ day of _____ 2025, by the duly authorized agent of the Borough of Jenkintown.

Title: _____

**BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-1

AN ORDINANCE AMENDING ARTICLES III AND IV OF CHAPTER 172, TITLED “VEHICLES AND TRAFFIC,” OF THE CODE OF THE BOROUGH OF JENKINTOWN, TO MAKE COMPREHENSIVE REVISIONS TO PARKING REGULATIONS AND METERED PARKING/ PARKING PAYMENT ZONES AND BOROUGH OPERATED PARKING LOTS; REPEALING ALL INCONSISTENT ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pennsylvania law, including the Pennsylvania Vehicle Code including 75 P.S. §§ 3353, and 6109, delegates certain powers to local authorities, such as the Borough of Jenkintown, to restrict or regulate the stopping, standing or parking; and

WHEREAS, the Borough of Jenkintown, pursuant to the Borough Code, 8 Pa. C.S.A. §§ 1202 *et seq.*, is authorized to regulate parking, including authorizing parking meters/facilities, setting parking rates, and prohibiting parking in designated locations; and

WHEREAS, Borough Council, after public discussion and consultation with Borough staff, including the Borough Police Department, desires to make comprehensive revisions to Article III and Article IV of Chapter 172 of the Jenkintown Code that address parking regulations, metered parking, and Borough operated parking lots that Council believes will benefit the health, safety and public welfare of Borough residents, business owners and visitors.

NOW THEREFORE, be it, and it is hereby **ORDAINED** by the Jenkintown Borough Council, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION 1. Part II, titled “General Legislation,” Chapter 172, titled “Vehicles and Traffic,” Article III, titled “Parking Regulations,” Sections 172-20 through 172-27 are hereby revised and amended in their entirety with the section numbers and corresponding language as contained the attached Exhibit “A.”

SECTION 2. Part II, titled “General Legislation,” Chapter 172, titled “Vehicles and Traffic,” Article IV, Titled “Metered Parking; Parking Lots,” Section 172-28 through 172-37 are hereby revised and amended in their entirety with the section numbers and language as contained in the attached Exhibit “B.” Additionally, and as shown on Exhibit B, Article IV shall be retitled as “Payment Parking Zones; Municipal Parking Lots.”

SECTION 3. SEVERABILITY

In the event that any section, sentence, clause, or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

SECTION 4. REPEALER

All ordinances or resolutions or parts thereof inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its approval as required by law.

ORDAINED AND ENACTED by the Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania this ___ day of _____, 2025.

ATTEST:

JENKINTOWN BOROUGH COUNCIL

GEORGE LOCKE, MANGER

JAY CONNERS
BOROUGH COUNCIL PRESIDENT

APPROVED:

GABRIEL LERMAN, MAYOR

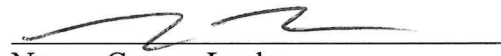
Montgomery County Law Library
P.O. Box 311
Norristown, PA 19404

ATTESTATION

I hereby attest that the attached ordinance, titled:

ORDINANCE NO. 2025-1

is a true and correct copy of an ordinance that will be considered by the Jenkintown Borough Council on February 26, 2025.



Name: George Locke
Title: Borough Manager

Date: 1-28-25

ARTICLE III
Parking Regulations

§ 172-20. General regulations.

- A. Wherever a space shall be marked off on any highway for the parking of an individual vehicle, every vehicle there parked shall be parked within the lines bounding such space.
- B. No person shall stand or park a vehicle upon any highway for the principal purposes of:
 - (1) Displaying it for sale.
 - (2) Washing, greasing or repairing such vehicle, except such repairs as are necessitated by an emergency.
- C. It shall be unlawful for any person to park or operate any vehicle on any highway for the primary purpose of advertising.

§ 172-21. Angle parking.

No person shall park a vehicle upon any of the highways or parts thereof described below except at the angle designated and only within the painted stall lines. On all highways or portions thereof where angle parking is now or shall hereafter be authorized, all vehicles parked thereon shall be parked with the front thereof nearest the curb.

Name of Highway	Side Angle	Location
(RESERVED)	(RESERVED)	(RESERVED)

§ 172-22. Parking prohibited at all times.

- A. No person shall park a vehicle on a sidewalk, in an intersection, or in a crosswalk.
- B. No person shall park a vehicle alongside or opposite of a street area that is under construction or excavation.
- C. No person shall park a vehicle on a bridge or other elevated structure.
- D. No person shall park a vehicle in a highway tunnel.
- E. No person shall park within 15 feet of an intersection or 30 feet of a traffic control device such as, but not limited to, a Traffic Signal, a Stop Sign, or a Yield Sign.
- F. No person shall park a vehicle with any part of that vehicle extending within three feet of a driveway entrance when parallel parked along a street.
- G. No person shall park a vehicle with any part of that vehicle extending within a curb or street area that is painted yellow or otherwise marked as prohibited parking.

- H. The Borough Police Department shall have the authority to enforce any parking restrictions as promulgated, imposed, or otherwise legally adopted by the Commonwealth.
- I. No person shall park a vehicle at any time upon any of the highways or parts thereof described below:

Name Of Highway	Side	Location
Cedar Street	East	From Washington Lane to Willow Street
Cedar Street	West	From Hillside Avenue to Cheltena Avenue
Cedar Street	West	From Willow Street to West Avenue
Cheltena Avenue	North	From Walnut Street to Cedar Street
Cheltena Avenue	South	From Cedar Street to Cloverly Avenue
Cherry Street	Both	From Johnson Street to Leedom Street
Clement Road	East	From Rydal Road to Newbold Road
Cottman Street	West	From West Avenue to Homestead Road
Division Street	North	From Cedar Street to Walnut Street
Elm Avenue	West	From Hillside Avenue to Runnymede Avenue
Florence Avenue	East	From West Avenue to Runnymede Avenue
Greenwood Avenue	North	From Leedom Street to Washington Lane
Greenwood Avenue	South	From West Avenue to Leedom Street
Harper Avenue	South	From Cedar Street to York Road
Healey Street	South	From Walnut Street to the dead end
Highland Avenue	West	From Wyncote Road to Hillside Avenue
Hillside Avenue	South	From York Road to Leedom Street
Hillside Avenue	North	From Cedar Street to Florence Avenue
Hillside Avenue	North	From Leedom Street to Cedar Street
Hillside Avenue	South	From Maple Street west to Elm. Street
Hillside Avenue	North	From El. Street to Walnut St.
Homestead Road	South	From York Road to Cottman Street
Homestead Road	South	From Cottman Street to Newbold Road
Johnson Street	East	From Cherry Street to West Avenue
Johnson Street	West	From Hillside Avenue to Cherry Street
Leedom Street	East	From Summit Avenue to Hillside Avenue
Leedom Street	West	From Hillside Avenue to Cloverly Avenue
Linda Vista Avenue	West	From Cheltena Avenue to Runnymede Avenue
Linden Street	West	From West Avenue to the dead end
Mather Road	South	From Walnut Street to Wyncote Road
Myrtle Street	West	From Rodman Avenue to Runnymede Avenue
Newbold Road	East	From Rydal Road to Washington Lane
Nice Avenue	Both	From Greenwood Avenue to the dead end
Rodman Avenue	North	From Runnymede Avenue to Cloverly Avenue
Runnymede Avenue	Both	From Rodman Avenue to Florence Avenue

Runnymede Avenue	North	From Florence Avenue to Walnut Street
Runnymede Avenue	South	From Walnut Street to Cloverly Avenue
Runnymede Avenue	West	From West Avenue to Rodman Avenue
Rydal Road	Both	From York Road to Vernon Road
Rydal Road	South	From Vernon Road to Newbold Road
Shoemaker Avenue	North	From Hillside Avenue to Leedom Street
Summit Avenue	South	From Township Line Road to York Road
Thomas Street	West	From Water Street to Willow Street
Township Line Road	North	From Summit Avenue to Washington Lane
Vernon Road	East	From Washington Lane to Rydal Road
Vista Road	North	From York Road to Vernon Road
Walnut Street	East	From West Avenue to Rodman Avenue
Walnut Street	Both	From the railroad bridge to Rodman Avenue
Walnut Street	West	From West Avenue to Greenwood Avenue
Washington Lane	Both	From Greenwood Avenue to Wyncote Road
Washington Lane	West	From Greenwood Avenue to the Borough boundary
Washington Lane	West	From Wyncote Road to Township Line Road
Water Street	Both	From Leedom Street to Thomas Street
West Avenue	South	From Greenwood Avenue to Florence Avenue
West Avenue	North	From Cedar Street to Walnut Street
West Avenue	South	From Florence Avenue to the railroad station
West Avenue	South	From Leedom Street to Cedar Street
West Avenue	South	From Newbold Road to York Road
West Avenue	South	From Walnut Street to Florence Avenue
Willow Street	South	From Leedom Street to Walnut Street
Wyncote Road	North	From York Road to Summit Avenue

§ 172-23. Parking prohibited during certain hours.

No person shall park a vehicle between the hours specified below of any day, unless otherwise indicated, upon any highways, parts of highways and/or parking lots described below:

Name of Highway/ Parking Lot	Side	Hours	Location
(RESERVED)	(RESERVED)	(RESERVED)	(RESERVED)

§ 172-24. Parking Restrictions for Large Vehicles and Trailers

- A. It shall be unlawful for any person to keep, park or store any vehicle more than 80 inches in width and/or more than 11,000 pounds gross vehicle weight on any street within or contiguous to any residential zoning district between the hours of 7:00 p.m. through 6:00 a.m. or for more than eight hours during the hours of 6:00 a.m. through

7:00 p.m.. For purposes of this chapter, the width of any vehicle shall be measured as the widest point of the vehicle including mirrors.

- B. The following vehicles shall not be permitted to park on any road within the Borough at any time: Mobile Homes, Boats, Recreational Vehicles (RVs) or other recreational type vehicles or trailers, and trailers whether attached or detached longer than 8 feet in length.

§ 172-25. Parking Permit Only Zones.

The following are hereby established as permit parking zones, and it shall be unlawful for any person to park any vehicle, tractor or to allow the same to remain parked in any such zone except as specifically provided for such zone. Parking in each of the zones described below shall be regulated by this chapter and the Code of the Borough of Jenkintown, as provided herein. Parking shall be permitted (or not) as set forth generally in this chapter and by permit described in § 172-25a of this chapter or by use of the Borough approved parking payment system (i.e. Park Mobile or parking kiosk) assigned for the zones as set forth herein.

Any person(s) who holds a valid parking permit will be permitted to park their passenger vehicle on the streets listed for permit parking on all days without any additional fees or payments. On all permit parking only street, the public may park utilizing the Borough approved automated payment system between the hours of 8:00 a.m. to 6:00 p.m. The time limits for public parking will be specifically described for each street noted in section 172-34 Parking Payment Zones.

Location	Description	Side
300 Block Cedar	Between West Ave. and Greenwood Ave.	East Side Only
400 Block Cedar Street	Between 400 Cedar St. and Hillside Ave	Both Sides
300 Block Cottman Street	Between Nice Avenue and West Avenue	Both Sides
400 Block Cottman Street	Between West Ave. and Homestead Rd	East side Only
100 Block Greenwood Ave	Between 131 Greenwood Ave and Florence Ave	North Side Only
500 Block Greenwood Ave	Between Walnut St. and Cedar St	North Side Only
400 Block of Johnson St.	Between Cherry St. and Hillside Ave.	East Side from Cherry to Hillside Ave.
700 Block of Hillside Ave.	Between York Rd. and Leedom St.	North Side Only
400 Block Leedom Street	Between 409 Leedom St. And Hillside Ave.	West side only
100 Block Summit Ave.	Between Township Line Rd. and Wyncote Rd	West side only
500 Block Willow Street	Between Walnut Street and Cedar Street	West side only
600 Block of Willow Street	Between Cedar Street and Summit Ave	West side only

200 Block Wyncote Rd.	Between Summit Ave. And Mather Rd	West side only
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§ 172-25a. Parking Permit Authorization and Fee Schedule

A. Except as set forth below, any resident that resides on the listed streets located in a Parking Permit Zone is authorized to apply for up to two permits per household (as of January 1, 2025) for parking within said Parking Permit Zone. The Borough may set by resolution the application process or the required documentation a resident must provide to obtain a permit. The required documentation shall, at a minimum, require a valid registration from the Commonwealth of Pennsylvania for each vehicle registered to their residence. The permit fee shall be such annual fee as approved by the Borough Council by resolution from time to time and that may be listed in the Borough fee schedule. Any resident whose property has off-street parking will only be eligible for one permit for their household. Residents of apartments within the Town Center District are eligible to purchase Parking Permit(s) that allow them to park on West Ave from 6:00 p.m. to 8:00 a.m., and in the Municipal Lots during the hours of 8:00 a.m. to 6:00 p.m.

B. In addition to a parking permit authorized in Subsection A above, any resident that resides on the listed streets located in a Parking Permit Zone is also authorized to apply for one temporary parking permit for visitors, family members, healthcare providers or such other invitees. Such temporary parking permit requests shall be submitted to the Police Chief or the Chief’s designee on such form as approved by the Police Chief or Borough. The Borough may set by resolution the application process or the required documentation a resident must provide to obtain a temporary parking permit. The fee for such temporary parking permit shall be approved by resolution by Borough Council from time to time and that may be listed in the Borough fee schedule.

§ 172-26. Designation of 20-minute parking spaces; parking otherwise prohibited.

The following locations are hereby designated as 20-minute parking spaces, and the parking of motor vehicles, except for loading, unloading, pickup and/or delivery is prohibited at such locations:

Location	Description	Side
600 Block West Avenue	In front of 601 West Avenue	North side
600 Block West Avenue	In front of 617 West Avenue	North side
700 Block West Avenue	In front of 712-714 West Avenue	South side
700 Block West Avenue	In front of 715-717 West Avenue	North side
700 Block Summit Avenue	Between Leedom Street and York Road	North side
300 Block of Leedom St.	In front of 301-303 Leedom Street	West side

§ 172-27. Parking of buses, coaches, taxicabs, and rideshare vehicles.

No operator of any bus, coach, taxicab, or rideshare vehicle shall stand or park upon any highway in any business district in any place other than a bus stop or rideshare/taxicab stand, respectively. These provisions, however, shall not prevent the operator of any such vehicle from temporarily stopping in accordance with other stopping or parking regulations at any place for the purpose of and while actually engaged in receiving or discharging passengers.

ARTICLE IV
Parking Payment Zones; Municipal Parking Lots

§ 172-28. Definitions.

As used in this article, the following terms shall have the meanings indicated:

PARKING PAYMENT ZONE — Streets or highways or portions thereof, or off-highway Borough-leased and/or Borough-owned parking lots, as designated in this article, on which mobile payment system are installed, operated and used.

APPROVED AUTOMATED PARKING APPLICATION- An application on mobile device or through cell phone communication that allows for electronic payment of parking fees.

§ 172-29. Designation of parking space.

The Borough is hereby authorized to provide for the marking off of individual parking spaces in the Parking Payment Zones and areas designated and described in § 172-34, said parking spaces to be designated by lines painted or marked on the curbing or surface of the highway or area. At each space so marked off, it shall be unlawful to park any vehicle in such a way that said vehicle shall not be entirely within the limits of the space so designated.

§ 172-30. Payment Requirements and Process

When any vehicle shall be parked in any designated space located within the Payment Parking Zone or a Borough parking lot in accordance with the provisions of this article, the operator shall, upon entering the said parking space, immediately make payment as are designated by proper instructions through the approved automated parking application (i.e. Park Mobile), while failure to make payment shall constitute a breach of this article and shall subject each person to the penalty prescribed hereafter. Upon making payment through the automated parking application, the parking space may be lawfully occupied by such vehicle during the period of parking time which has been prescribed for the zone in which said parking space is located and for which a payment is or are deposited, as indicated on the automated parking application. If said vehicle shall remain parked in any such parking space beyond the parking time limit so fixed for such parking space, the automated parking application will provide notification to the parking enforcement that the time has elapsed. The parking of a vehicle overtime or beyond the period of legal parking time in any such space where any such parking payment zone is located shall be a violation of this article and punishable as hereinafter set forth.

§ 172-31. Violations.

It shall be unlawful and a violation of the provisions of this article for any person:

- A. To cause, allow, permit or suffer any vehicle registered in the name of or operated by such person to be parked overtime or beyond the period of legal parking time established for any parking payment zone as herein described or to deposit in any automated parking application any payment for the purpose of parking beyond the maximum legal parking time for the particular parking payment zone.

- B. To park any vehicle across any line or marking of a parking space or in such a position that the vehicle shall not be entirely within the area designated by such lines or markings.
- C. To enter or leave any parking lot except by means of the exits and entrances designated by signs and/or markings posted or displayed as directed by Council.

§ 172-32. Report of violations; citations.

It shall be the duty of the police officers or other authorized employees of the Borough of Jenkintown, acting in accordance with instructions issued by the Mayor and/or Chief of Police, to report:

- A. The numerical address or designated parking zone which indicates that the vehicle occupying the parking space has been parked in violation of any of the provisions of this article.
- B. The date and hour of such violation.
- C. The state license number of such vehicle.
- D. The length of time during which such vehicle is parked in violation of any of the provisions of this article at the time of their inspection.
- E. Any other facts, knowledge of which is necessary to a thorough understanding of the circumstances attending such violation.

§ 172-33. Suspension of provisions; erection of signs.

- A. Temporary suspension of provisions. The Chief of Police may temporarily suspend the provisions of this article, and he may temporarily prescribe such other rules and regulations as traffic conditions may require.
- B. Suspension of provisions on designated days. Borough Council may, by motion or by resolution, temporarily suspend the provisions of this article for holidays, special events, or such other times and at such locations that Borough Council determines to be appropriate or beneficial to the community. If Borough Council takes such action, then the Chief of Police shall be provided sufficient notice in order to direct and conduct parking enforcement accordingly.
- C. Erection of signs. The Borough Manager and/or Chief of Police are authorized to erect or cause appropriate signs to be erected notifying the operators of motor vehicles of the provisions of this article.

§ 172-34. Designation of parking payment zones; hours, time limits and rates.

- A. On-highway Parking Payment Zones. Parking Payment Zones are hereby established upon the highways or parts of highways described below. Parking in such Parking Payment Zones is hereby limited to a period of time not in excess of the posted time limits for each parking payment zone between 8:00 a.m. and 6:00 p.m. on Monday through Saturday of each week, except as provided in § 172-33B of this chapter and as prohibited in § 172-23 of this chapter. The charges for use of said Parking Payment Zones shall be as indicated below.

TEN HOUR LIMIT PARKING PAYMENT ZONES

Name of Highway	Rate	Location	Side
Leedom St.	\$0.50/hr.	Between Summit Ave. to Greenwood Ave.	West Side
Leedom St.	\$0.50/hr.	From 409 Leedom St. to Hillside Ave.	West Side
Hillside Ave.	\$0.50/hr.	Between York Rd. to Johnson St.	North Side
West Ave.	\$0.50/hr.	At the Train station	West Side
Johnson Street	\$0.50/hr.	West Ave to Hillside Ave	West Side from West to Cherry East Side from Cherry to Hillside Ave
Greenwood Ave.	\$0.50/hr.	West Ave. to Florence Ave.	North Side
Greenwood Ave.	\$0.50/hr.	Walnut St. to Washington Ln.	North Side from Walnut To Leedom St. South Side from Leedom to Washington Ln.
Cottman St.	\$0.50/hr.	Nice Ave. to Homestead Rd.	Both Sides from Nice to West Ave East Side from West Ave. to Homestead
Summit Ave.	\$0.50/hr.	Willow St. to Cedar St	North Side
Summit Ave.	\$0.50/hr.	Township Line Rd. to Wyncote Rd.	North Side
Willow Ave.	\$0.50/hr.	Summit Ave. To Walnut St.	North Side

THREE HOUR LIMIT PARKING PAYMENT ZONES

Name of Highway	Rate	Location	Side
West Ave.	\$0.50/hr.	Between Cedar Street to Cottman St.	North Side and South side where designated
Leedom St.	\$0.50/hr.	Between West Ave to Greenwood Ave.	West Side
Leedom St.	\$0.50/hr.	Between West Ave to 409 Leedom St	West Side
Cedar St.	\$0.50/hr.	Between West Ave. to Hillside Ave	Both Sides

B. Off-highway Parking Payment Zones. Parking Payment Zones are hereby established in the Borough Municipal parking lots described below. Parking in such Parking Payment Zones is hereby limited to a specific period of time as stated on surrounding signs for each location. The charges for use of said Parking Payment Zones shall be as indicated below.

Lot No. Location	Rates	Time Limit	Enforcement
Leedom St. Lot	\$0.50/ Hour	10 Hours	8:00 a.m. to 6:00 p.m. Monday through Saturday
Greenwood Ave. Lot	\$0.50/ hour	10 Hours	8:00 a.m. to 6:00 p.m. Monday through Saturday

§ 172-35. Monthly and Yearly Parking Passes for Non-Residents

Parking passes may be obtained on a monthly or annual basis that allows the bearer to park on any designated street where ten-hour parking payment zone is authorized and within any Borough owned/leased parking lot during the hours of 8am-6pm, Monday thru Saturday. Fees for parking passes will be set by Borough Council through the fee schedule that is approved.

Jenkintown Parking Notes

● 20 Minute Parking Spaces Proposed (8 am - 6 pm)

● Select restaurants - trucks need space for deliveries and in/out



Post Office

Leedom

Johnson

Yorkway Place

Homestead

Cottman

York

West

Division

Cedar

Leedom

Town Square

V

Greenwood

Walnut

Willow

Summit

Borough Hall

Summit

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: October 28, 2024

SUBJECT: Parking Management and Enforcement in Commercial Areas

TO: George Locke, Borough Manager

FROM: Claire Warner, Senior Community Planner, Montgomery County Planning Commission

SUMMARY

This report highlights the meter rates (pricing), payment methods, enforcement times and parking limits, and short term parking regulations of municipalities throughout the region. Specifically, those of comparable geographical size and/or commercial districts (namely: Ambler Borough, Hatboro Borough, Lansdale Borough, Lower Merion Township, Narberth Borough, and West Chester Borough (Chester County)). While Lower Merion is a larger township, we chose to include it in the comparison study because Lancaster Avenue shares some similar characteristics with Jenkintown's commercial area along York Road.

The municipal comparison illustrates the varied approaches to managing and enforcing parking. The "Findings" section explains in detail what is summarized in tables in the "Tables" section. Recommendations are included based on the findings. The primary findings are summarized thusly:

- The most common meter rate is **\$1/hr**
- **Parkmobile** is the most frequently used parking payment app, followed by **Flowbird**
- **Kiosks** are not widely used
- Enforcement typically ends at **6pm**
- Clear and concise **parking web pages** help educate the public on parking requirements

FINDINGS

Pricing

Ambler, Lansdale, and Narberth all charge \$1/hr on their meters. Lansdale has a unique parking system, with two designations of meter in their [municipal code](#). "Core" meters (located closer to the Lansdale SEPTA train station) charge \$1/hr, while "Secondary" meters (located further from the train station) charge \$0.50/hr. Lansdale's "Secondary" meters and Lower Merion charge \$0.50, with Hatboro charging below the average at \$0.25/hr, and West Chester charging more at \$1.50.

Payment Methods

Coin meters are still used in all studied towns, and mobile applications are used in every town except Hatboro. Parkmobile is the mobile app used in every town except Ambler and West Chester, which use Flowbird. Kiosks, however, are less widely utilized. Lansdale has kiosks in their municipal lots, and produced a concise [FAQ](#) for residents concerned about the pricing and necessity of the kiosks.

Enforcement Times and Parking Time Limits

The enforcement times and limits of the studied municipalities can be seen in Table 1. Most municipalities enforce their parking regulations from 8am to 6pm Monday to Saturday, except for Hatboro, Lansdale, and West Chester. It should be noted that Ambler has a unique allowance of free parking between 12-2 on weekdays, and

Narberth has a wide range of parking time limits depending on proximity to Haverford Avenue (the main commercial street).

Short-term Parking

Lower Merion and Lansdale have meters that allow visitors to press a button on meter heads to add 10-15 free minutes to the meter. Additionally, all municipalities include language in their code listing locations where parking is forbidden beyond a specified time (this can be seen in more detail in Table 2).

RECOMMENDATIONS

Meter Rates: The majority of towns (3/6) charge \$1/hr at their meters. Jenkintown is currently below market rate with its parking rates (at \$0.50/hr), and could consider changing their pricing.

Payment methods: Mobile applications are by far the most utilized payment method outside of coin meters, with only Lansdale purchasing kiosks. Parkmobile is the app of choice (4/6), though the 2nd most used app, Flowbird, could be useful for comparison purposes. Retaining coin meters may be favored over the installation of kiosks due to the increasing prevalence of apps; as behavior changes to primarily app usage, coin meters could offer a traditional payment method during this transition period.

Short-Term Parking: Jenkintown already includes language similar to the short-term parking code in the studied municipalities; the only missing component is a clear table of the spaces with parking limits. Adding this table to the existing code could be a simple way to updates short-term parking limits. Sample language and links to the municipalities’ codes are provided in Table 3, at the end of this memo.

Education: Education is incredibly useful for changing parking regulations, and simple web pages (such as [Narberth’s](#) or [Ambler’s](#)), that clearly state the enforcement times, meter rates, and payment methods (in addition to well-formed maps), are helpful tools. Clear signage and easily accessible web pages can prevent confusion regarding parking expectations. If kiosks are purchased, Lansdale’s [FAQ](#) can be a model for explaining the cost to residents.

TABLES

Table 1: STREET PARKING COMPARISON TABLE

Municipality	Rate	App	Enforcement Times	Max Parking Time
Jenkintown	\$0.50/hour	--	8am-8pm M-Sat	3 hours (depending on location)
Ambler	\$1/hour	Flowbird	8am-6pm M-Sat; 12-2pm Free Weekdays	2 Hours
Hatboro	\$0.25/hour	--	9am-9pm M-Sat	2 Hours
Lansdale ("Core Meters")	\$1/hour	Parkmobile	10am-6pm M-F; First 15min Free (via button on meter)	2 Hours 15 minutes
Lansdale ("Secondary Meters")	\$0.50/ hour	Parkmobile	10am-6pm M-F	2 Hours
Lower Merion	\$0.50/ hour	Parkmobile	8am-6pm M-Sat ; First 10min Free (via button on meter)	2 Hours (unless specially marked)
Narberth	\$1/hr	Parkmobile	8am-6pm M-Sat	1h-10h (depending on location)
West Chester	\$1.50/hour	Flowbird	8am-10pm M-W; 8am-12am Th-F; 5pm-12am Sat	3 Hours

Table 2: SHORT TERM PARKING COMPARISON TABLE

Municipality	Chapter	Section	Article	Code
Jenkintown	CHAPTER 172 VEHICLES AND TRAFFIC	Article III: Parking Regulations	§ 172-23 Parking prohibited during certain hours.	No person shall park a vehicle between the hours specified below of any day, unless otherwise indicated, upon any highways, parts of highways and/or parking lots described below
Ambler	CHAPTER 15 MOTOR VEHICLES AND TRAFFIC	Part IV: General Parking Regulations	§15-405. Parking Time Limited in Certain Locations Certain Days and Hours.	"In the following locations, it shall be unlawful to park any vehicle or allow the same to be parked, for more than the indicated length of time, between the listed hours
	CHAPTER 15 MOTOR VEHICLES AND TRAFFIC	Part V: On-Street Metered Parking	§15-507. Unlawful to Deposit Coin in Meter to Extend Parking Time Beyond Legal Limit.	It shall be unlawful and a violation of this Part for any person to deposit or cause to be deposited, in any parking meter installed under the provisions of this Part, any coin for the purpose of increasing or extending the parking time of any vehicle beyond the legal parking time of 15 minutes in any 15 minute parking meter zone, 1 1/2 hour in any 1/2 hour parking meter zone, one hour in any one hour parking meter zone, or two hours in any two hour parking meter zone.
Hatboro	CHAPTER 15 MOTOR VEHICLES AND TRAFFIC	Part IV: General Parking Regulations	§ 15-405 Parking Time Limited in Certain Locations, Certain Days, and Hours.	"No person shall park a vehicle, or allow it to remain parked, for longer than the time indicated, in any of the following locations, at any time on the days and between the hours indicated
Lansdale	CHAPTER 370 MOTOR VEHICLES AND TRAFFIC	Article IV: Parking Regulations and Restrictions	§ 370-5 Specific prohibition or limitation of parking.	Parking prohibited at certain locations for limited periods only. Parking shall be prohibited at the following locations for the indicated limited period
Lower Merion	CHAPTER 145 VEHICLES AND TRAFFIC	Article V: Parking Regulations	§ 145-29 Parking time limited	No person shall park a vehicle or allow same to remain parked upon any of the highways or parts thereof described in Schedule XVIII (§ 145-118) for a period of time longer than that designated between the hours specified of any day (unless otherwise indicated).
	CHAPTER 145 VEHICLES AND TRAFFIC	Article XV: Schedules	§ 145-118 Schedule XVIII Parking time limited	In accordance with the provisions of § 145-29, vehicles shall not be parked upon any of the highways or parts thereof described below for a period of time longer than that designated, between the hours specified of any day (unless otherwise indicated).

West Chester	CHAPTER 104 VEHICLES AND TRAFFIC	Article IV: On-Street Metered Parking	§ 104-47 Parking meter zones established	Except for such spaces as are or shall be designated as bus spaces, entrances to hotels and theaters, fireplugs or other places where parking is now or may hereafter be prohibited, it shall be unlawful and a violation of this article for the owner or operator of any motor vehicle, between the hours of 8:00 a.m. and 10:00 p.m. on Monday, Tuesday and Wednesday, between the hours of 8:00 a.m. and 12:00 midnight on Thursday and Fridays, and between the hours of 5:00 p.m. and 12:00 midnight on Saturdays (except holidays), to park such vehicle for more than 30 minutes at any time upon the streets in the Borough of West Chester hereinafter described, which are hereby established as thirty-minute parking meter zones with rates to be established by resolution of Borough Council
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Table 3:
MUNICIPAL COMPARISON TABLE

Municipality	Size	Population
Jenkintown	0.6mi²	4,703
Ambler	0.8mi ²	6,807
Hatboro	1.4mi ²	8,176
Lansdale	3mi ²	18,727
Lower Merion	23.6mi ²	63,567
Narberth	0.5mi ²	4,478
West Chester	1.85mi ²	19,016



February 11, 2025

NORR1600.05

Mr. George K. Locke, Borough Manager & Zoning Officer
Borough of Jenkintown
700 Summit Avenue
Jenkintown, PA 19406

**RE: Jenkintown Commons – GIANT
Escrow Release #2**

Dear Mr. Locke:

We have received an escrow release request dated December 31, 2024, and received on February 10, 2025 from Jenkintown Commons Limited Partnership #3 for a reduction of escrow funds relating to the above referenced project.

Based on our site inspection performed, we recommend the following release:

Original escrow	\$ 1,665,666.75
Escrow released to date	\$ 1,063,181.25
Balance prior to this release	\$ 602,485.50
Recommended amount this release	\$ 578,587.41
Balance after this release	\$ 23,898.09

Enclosed, you will find the Application and Certificate for Application for this release. Please review and process for release. Should you have any questions, please feel free to contact me at (610) 422-2499.

Sincerely,

PENNONI ASSOCIATES INC.

Khaled R. Hassan, PE
Borough Engineer

cc: Bernie McCabe, Contractor
Paul Aschkenasy, Applicant

APPLICATION AND CERTIFICATE FOR PAYMENT

From Owner:
 Jenkintown Commons Limited Partnership #3
 925 W Lancaster Ave., Suite 200
 Bryn Mawr, Pennsylvania 19010

APPLICATION NO: 2
 APPLICATION DATE: 12/31/2024
 PERIOD TO: 4/01/2024-12/31/2024
 PROJECT NAME: Giant - Jenkintown Commons

To:
 Jenkintown Borough
 700 Summit Avenue
 Jenkintown, PA 19406

OWNER'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM.....\$	\$ 1,665,686.75
2. Net change by Change Orders..... \$	\$ -
3. CONTRACT SUM TO DATE (Line 1 +/- 2).....\$	\$ 1,665,686.75
4. TOTAL COMPLETED & STORED TO DATE.....\$	\$ 1,641,768.66
5. RETAINAGE:	
a. % of Completed Work 0%	\$ -
b. % of Stored Material 0%	\$ -
Total Retainage (Line 5a + 5b)	\$ -
6. Total Earned Less Retainage.....\$	\$ 1,641,768.66
(Line 4 less Line 5 Total)	
7. Less Previous Certificates for Payment.....\$	\$ 1,063,181.25
(Line 6 from Prior Certificate)	
8. Current Payment Due.....\$	\$ 578,587.41
9. Balance to Finish, Including Retainage.....\$	\$ 23,896.09
(Line 3 less Line 6)	

The undersigned hereby certifies that the work performed and the materials supplied to date, as shown on this application represents the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Recipient relating to the above referenced project.

The undersigned also certifies that all contractors have been paid all amounts previously billed and paid by the Owner.

OWNER: Jenkintown Commons Limited Partnership #3

By: Paul Axelrod Date: 2/10/2025

State of: Pennsylvania

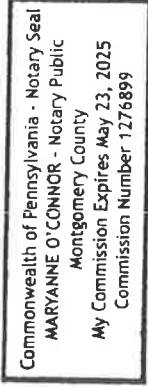
County of: Montgomery

Subscribed and sworn to before

me this 10th day of February, 2025

Notary Public: Maryanne O'Connor

My commission expires: May 23, 2025



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Owner is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 578,587.41
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:

By: Richard Homan Date: 2/11/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Owner named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under the Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved This Month	\$0.00	\$0.00
Net Changes by Change Order	\$0.00	\$0.00

REQUEST FOR PAYMENT DETAIL

2
 APPLICATION NO. 12/31/2024
 PERIOD TO: 4/01/2024-12/31/2024
 PROJECT NAME: Giant - Jenkintown Commons

APPLICATION NO.
 PERIOD TO:
 PROJECT NAME:

A Item No.	B Description of Work	C		D		E		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date	H Percentage Complete	I Balance To Finish (C-G)	J Retainage Held
		Scheduled Value	From Previous Applications	Work Completed	This Period							
DEMOLITION, REMOVALS, AND CLEARING												
1.	Building Removal	\$ 129,500.00	\$ 129,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,500.00	100.00%	\$ -	\$ -
2.	Curb Removal	\$ 29,760.00	\$ 29,760.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,760.00	100.00%	\$ -	\$ -
3.	Asphalt Pavement Removal	\$ 72,990.00	\$ 72,990.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,990.00	100.00%	\$ -	\$ -
4.	Concrete Removal (4'-6" Depth)	\$ 21,352.50	\$ 21,352.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,352.50	100.00%	\$ -	\$ -
5.	Sign and Post Removal	\$ 1,550.00	\$ 1,550.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550.00	100.00%	\$ -	\$ -
6.	Fence Removal	\$ 2,400.00	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 2,400.00	100.00%	\$ -	\$ -
7.	Utility Pole Relocation	\$ 90,000.00	\$ 90,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000.00	100.00%	\$ -	\$ -
8.	Area Light/Base Removal	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	100.00%	\$ -	\$ -
9.	Storm Structure (Inlet, Manhole, Endwall, Flared End Section) Removal	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	100.00%	\$ -	\$ -
10.	Hydrant Removal	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	100.00%	\$ -	\$ -
11.	Trash Containers	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00	100.00%	\$ -	\$ -
12.	15" RCP Removal	\$ 6,545.00	\$ 6,545.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,545.00	100.00%	\$ -	\$ -
13.	18" RCP Removal	\$ 9,860.00	\$ 9,860.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,860.00	100.00%	\$ -	\$ -
14.	Tree Removal, 6"-12" caliper	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	100.00%	\$ -	\$ -
15.	Tree Removal, 12"-18" caliper	\$ 2,250.00	\$ 2,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250.00	100.00%	\$ -	\$ -
16.	Tree Removal, 30"-36" caliper	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	100.00%	\$ -	\$ -
	Total for DEMOLITION, REMOVALS, AND CLEARING:	\$ 380,457.50	\$ 379,257.50	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ 380,457.50	100.00%	\$ -	\$ -
EROSION CONTROL												
1.	Construction Entrance	\$ 7,000.00	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00	100.00%	\$ -	\$ -
2.	Concrete Washout	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	100.00%	\$ -	\$ -
3.	12" Silt Socks	\$ 10,400.00	\$ 10,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400.00	100.00%	\$ -	\$ -
4.	24" Silt Socks	\$ 8,921.25	\$ 8,921.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,921.25	100.00%	\$ -	\$ -
5.	NAG SC150	\$ 556.50	\$ 556.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 556.50	100.00%	\$ -	\$ -
6.	Inlet Protection (Silt Sack)	\$ 2,700.00	\$ 2,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700.00	100.00%	\$ -	\$ -
7.	Soil Stockpiles	\$ 750.00	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00	100.00%	\$ -	\$ -
	Total for EROSION CONTROL:	\$ 31,327.75	\$ 31,327.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,327.75	100.00%	\$ -	\$ -
CURB AND PAVEMENT												
1.	Concrete Curb On-Site	\$ 24,000.00	\$ -	\$ 24,000.00	\$ -	\$ -	\$ -	\$ -	\$ 24,000.00	100.00%	\$ -	\$ -
2.	Curb Seal	\$ 960.00	\$ -	\$ 960.00	\$ -	\$ -	\$ -	\$ -	\$ 960.00	100.00%	\$ -	\$ -
3.	Concrete Sidewalk, 4" Depth	\$ 20,310.00	\$ -	\$ 20,310.00	\$ -	\$ -	\$ -	\$ -	\$ 20,310.00	100.00%	\$ -	\$ -
4.	Concrete Curb Ramp	\$ 32,500.00	\$ -	\$ 32,500.00	\$ -	\$ -	\$ -	\$ -	\$ 32,500.00	100.00%	\$ -	\$ -
5.	Detectable Warning Surface	\$ 8,000.00	\$ -	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	100.00%	\$ -	\$ -
6.	2.5" ID-2 Wearing Course	\$ 12,511.50	\$ -	\$ 12,511.50	\$ -	\$ -	\$ -	\$ -	\$ 12,511.50	100.00%	\$ -	\$ -
7.	2.5" ID-2 Binder Course	\$ 18,438.00	\$ -	\$ 18,438.00	\$ -	\$ -	\$ -	\$ -	\$ 18,438.00	100.00%	\$ -	\$ -
8.	Subbase (No. 2A), 8" Depth	\$ 9,219.00	\$ -	\$ 9,219.00	\$ -	\$ -	\$ -	\$ -	\$ 9,219.00	100.00%	\$ -	\$ -
	Total for CURB AND PAVEMENT:	\$ 125,938.50	\$ -	\$ 125,938.50	\$ -	\$ -	\$ -	\$ -	\$ 125,938.50	100.00%	\$ -	\$ -

REQUEST FOR PAYMENT DETAIL

2
 APPLICATION NO. 12/31/2024
 APPLICATION DATE: 4/01/2024-12/31/2024
 PERIOD TO:
 PROJECT NAME: Giant - Jenkintown Commons

A Item No.	B Description of Work	C		D		E		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date	H Percentage Complete	I Balance To Finish (C-G)	J Retainage Held
		Scheduled Value	From Previous Applications	Work Completed	This Period							
STRIPING AND SIGNAGE												
1.	4" Epoxy Striping	\$ 2,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 2,800.00	\$ -
2.	ADA Crosswalk	\$ 850.00	\$ -	\$ 850.00	\$ -	\$ -	\$ -	\$ -	\$ 850.00	100.00%	\$ -	\$ -
3.	Stop Bar, 'Slow', 'Only', and 'Arrow' Striping for Washington Lane & Wyncote Rd	\$ 10,750.00	\$ -	\$ 10,750.00	\$ -	\$ -	\$ -	\$ -	\$ 10,750.00	100.00%	\$ -	\$ -
4.	Painted Handicap Symbols	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 750.00	\$ -
5.	Handicap Parking Signs	\$ 1,350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,350.00	\$ -
6.	Traffic Control Signs	\$ 2,250.00	\$ -	\$ 2,250.00	\$ -	\$ -	\$ -	\$ -	\$ 2,250.00	100.00%	\$ -	\$ -
7.	Flashing Beacons for Crosswalks on Washington Lane & Wyncote Rd	\$ 85,000.00	\$ -	\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	\$ 85,000.00	100.00%	\$ -	\$ -
	Total for STRIPING AND SIGNAGE:	\$ 103,750.00	\$ -	\$ 98,850.00	\$ -	\$ -	\$ -	\$ -	\$ 98,850.00	95.28%	\$ 4,900.00	\$ -
LANDSCAPING												
1.	Shade Tree (2 1/2" - 3" caliper)	\$ 12,600.00	\$ 1,800.00	\$ 9,540.00	\$ -	\$ -	\$ -	\$ -	\$ 11,340.00	90.00%	\$ 1,260.00	\$ -
2.	Evergreen Tree, (6' - 7')	\$ 1,800.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00	100.00%	\$ -	\$ -
3.	Evergreen Tree, (7' - 8')	\$ 2,280.00	\$ 1,900.00	\$ 380.00	\$ -	\$ -	\$ -	\$ -	\$ 2,280.00	100.00%	\$ -	\$ -
4.	Ornamental Tree (2" - 2 1/2" caliper or 8-10')	\$ 9,375.00	\$ 6,000.00	\$ 2,437.50	\$ -	\$ -	\$ -	\$ -	\$ 8,437.50	90.00%	\$ 937.50	\$ -
5.	Evergreen Shrubs & Deciduous Shrubs (18" - 24")	\$ 3,630.00	\$ -	\$ 3,267.00	\$ -	\$ -	\$ -	\$ -	\$ 3,267.00	90.00%	\$ 363.00	\$ -
6.	Evergreen Shrubs & Deciduous Shrubs (24" - 30")	\$ 14,775.00	\$ -	\$ 13,279.50	\$ -	\$ -	\$ -	\$ -	\$ 13,279.50	90.00%	\$ 1,475.50	\$ -
7.	Evergreen Shrubs & Deciduous Shrubs (30" - 36")	\$ 630.00	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	90.00%	\$ 63.00	\$ -
8.	Evergreen Shrubs & Deciduous Shrubs (3' - 4')	\$ 3,400.00	\$ -	\$ 3,060.00	\$ -	\$ -	\$ -	\$ -	\$ 3,060.00	90.00%	\$ 340.00	\$ -
9.	CS-Red Twig Dogwood	\$ 1,015.00	\$ -	\$ 1,015.00	\$ -	\$ -	\$ -	\$ -	\$ 1,015.00	100.00%	\$ -	\$ -
10.	Groundcover Shrubs (15" - 18" spread)	\$ 6,300.00	\$ -	\$ 5,670.00	\$ -	\$ -	\$ -	\$ -	\$ 5,670.00	90.00%	\$ 630.00	\$ -
11.	Ornamental Grasses	\$ 1,200.00	\$ -	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ 1,080.00	90.00%	\$ 120.00	\$ -
	Total for LANDSCAPING:	\$ 56,985.00	\$ 11,500.00	\$ 40,296.00	\$ -	\$ -	\$ -	\$ -	\$ 51,796.00	90.89%	\$ 5,189.00	\$ -
LIGHTING												
1.	Single LED Setup with 30" Exposed Foundation	\$ 187,000.00	\$ -	\$ 187,000.00	\$ -	\$ -	\$ -	\$ -	\$ 187,000.00	100.00%	\$ -	\$ -
2.	Double LED Setup with 30" Exposed Foundation	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	100.00%	\$ -	\$ -
	Total for LIGHTING:	\$ 237,000.00	\$ -	\$ 237,000.00	\$ -	\$ -	\$ -	\$ -	\$ 237,000.00	100.00%	\$ -	\$ -
STORM DRAINAGE												
1.	Tie Into Existing Storm Structure	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ 4,500.00	100.00%	\$ -	\$ -
2.	4" Dia. Storm Manhole	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000.00	100.00%	\$ -	\$ -
3.	Outlet Structure with Trash Rack	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	100.00%	\$ -	\$ -
4.	Standard Type 'M' Inlet	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	100.00%	\$ -	\$ -
5.	Standard Type 'C' Inlet	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000.00	100.00%	\$ -	\$ -
6.	8" HDPE	\$ 3,887.00	\$ 3,887.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,887.00	100.00%	\$ -	\$ -
7.	15" HDPE	\$ 19,822.00	\$ 19,822.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,822.00	100.00%	\$ -	\$ -
8.	18" HDPE	\$ 390.00	\$ 390.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390.00	100.00%	\$ -	\$ -
9.	18" RCP	\$ 2,224.75	\$ 2,224.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,224.75	100.00%	\$ -	\$ -
	Total for STORM DRAINAGE:	\$ 93,323.75	\$ 88,823.75	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ 93,323.75	100.00%	\$ -	\$ -

REQUEST FOR PAYMENT DETAIL

2
 APPLICATION NO. 12/31/2024
 APPLICATION DATE: 4/01/2024-12/31/2024
 PERIOD TO:
 PROJECT NAME: Giant - Jenkintown Commons

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date	H Percentage Complete	I Balance To Finish (C-G)	J Retainage Held
			From Previous Applications	This Period						
1.	STORMWATER BMPs	\$ 13,500.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ 13,500.00	100.00%	\$ -	\$ -
2.	Water Quality Inlet	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ 400,000.00	100.00%	\$ -	\$ -
	Underground Stormwater Basin (3 Basins)	\$ 413,500.00	\$ 413,500.00	\$ -	\$ -	\$ -	\$ 413,500.00	100.00%	\$ -	\$ -
	Total for STORMWATER BMPs:									
1.	SANITARY SEWER	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	100.00%	\$ -	\$ -
2.	Core Drill/Tie into Existing Manhole Complete	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00	100.00%	\$ -	\$ -
3.	Concrete Encasement	\$ 4,400.00	\$ 4,400.00	\$ -	\$ -	\$ -	\$ 4,400.00	100.00%	\$ -	\$ -
4.	4' Dia. Sanitary Manhole	\$ 4,200.00	\$ 4,200.00	\$ -	\$ -	\$ -	\$ 4,200.00	100.00%	\$ -	\$ -
5.	8" PVC Sanitary Pipe	\$ 9,250.00	\$ -	\$ 9,250.00	\$ -	\$ -	\$ 9,250.00	100.00%	\$ -	\$ -
6.	1,000 Gallon Grease Trap	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ 600.00	100.00%	\$ -	\$ -
7.	Sanitary Cleanout Testing and Flushing	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,300.00	\$ -
	Total for SANITARY SEWER:	\$ 24,750.00	\$ 13,600.00	\$ 9,850.00	\$ -	\$ -	\$ 23,450.00	94.75%	\$ 1,300.00	\$ -
	MISCELLANEOUS	\$ 23,800.00	\$ 19,040.00	\$ 4,760.00	\$ -	\$ -	\$ 23,800.00	100.00%	\$ -	\$ -
1.	Modular Block Wall	\$ 8,750.00	\$ -	\$ 875.00	\$ -	\$ -	\$ 875.00	10.00%	\$ 7,875.00	\$ -
2.	Decorative Aluminum Fence	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100.00%	\$ -	\$ -
3.	Maintenance and Protection of Traffic During Construction	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 2,500.00	\$ -
4.	As-Built Plans	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,500.00	\$ -
5.	Monumentation/Iron Pin	\$ 46,550.00	\$ 19,040.00	\$ 15,635.00	\$ -	\$ -	\$ 34,675.00	74.49%	\$ 11,875.00	\$ -
	Total for MISCELLANEOUS:	\$ 660.00	\$ -	\$ 660.00	\$ -	\$ -	\$ 660.00	100.00%	\$ -	\$ -
1.	ELECTRIC AND COMMUNICATIONS	\$ 151,424.25	\$ 106,132.25	\$ 44,657.91	\$ -	\$ -	\$ 150,790.16	99.58%	\$ 634.09	\$ -
	Trenching, 4" Depth, Conduit by Others	\$ 151,424.25	\$ 106,132.25	\$ 44,657.91	\$ -	\$ -	\$ 150,790.16	99.58%	\$ 634.09	\$ -
	Total for ELECTRIC AND COMMUNICATIONS:									
1.	CONTINGENCY	\$ 1,665,686.75	\$ 1,063,181.25	\$ 578,587.41	\$ -	\$ -	\$ 1,641,768.66	98.57%	\$ 23,598.09	\$ -
	Contingency (10%)	\$ 1,665,686.75	\$ 1,063,181.25	\$ 578,587.41	\$ -	\$ -	\$ 1,641,768.66	98.57%	\$ 23,598.09	\$ -
	Total for CONTINGENCY:									
	GRAND TOTAL	\$ 1,665,686.75	\$ 1,063,181.25	\$ 578,587.41	\$ -	\$ -	\$ 1,641,768.66	98.57%	\$ 23,598.09	\$ -