

**BOROUGH OF JENKINTOWN
700 SUMMIT AVENUE
JENKINTOWN, PENNSYLVANIA**

**MINUTES OF THE COMMITTEE WORKSHOP MEETING
MARCH 19, 2025, 7:00 P.M.**

MEMBERS:

Jay Conners	Council President
Christian Soltysiak	Council Vice President
Deborra Sines-Pancoe	Councilor
Gordon Lewis	Councilor
Steve Spindler	Councilor
Maxine Marlowe	Councilor
Joanne Bruno	Councilor
David Ballard	Councilor
Aliza Narva	Councilor
Alexandria Khalil	Councilor
Alex Bartlett	Councilor

REGRETS:

Anne MacHaffie	Councilor
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GUESTS:

Gabriel Lerman	Mayor
George Locke	Borough Manager
Chief Thomas Scott	Chief of Police
Chief Ken Lynch	Borough Fire Chief
Kenneth Riggins	Public Works Foreman
Rich Garrett	Assistant Chief, Second Alarmers
Mark Bickerton	Borough Traffic Engineer, Pennoni Associates
Kelly Hudson	Chair, Legacy Park at Jenkintown Elementary Community Board (via teleconference)
Maureen Lucak	Chair, Environmental Advisory Committee
Tamra Ross	Minutes Solutions Inc. (via teleconference)

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 7:03 p.m.

2. PUBLIC COMMENT

Joan Broderick, 502 Willow Street, noted that she only recently received information regarding the parking ordinance changes. She discussed residents' challenges in getting parking permits approved many years ago and thanked local parking enforcement for enforcing permit requirements. As Willow Street is three to four blocks from the town center, she noted that visitors normally do not want to park on her street; however, under the new ordinance, she expressed concern that visitors will be encouraged to park there well into the evening. She further noted the lack of a mechanism to submit complaints about lingering vehicles and asked that her street be left off of the list of ParkMobile locations.

Darren Davis, 311 Cottman Street, noted that as there are no businesses located on his street, he asks on behalf of Cottman Street residents that the street be removed from the list of ParkMobile locations. He also noted that residents fought several years ago to remove public parking from their street.

Mr. O'Neal, Summit House, expressed appreciation for the public turnout at the meeting.

Lisa Spilner, 503 Willow Street, noted that few residents on her street have driveways. She explained that although parking was a concern when she purchased her house, she decided to buy it due to the availability of permitted residential parking. She also noted that the ParkMobile app can only be used by those who have cell phones and a credit card, which may be discriminatory. She mentioned a recent study of cities similar to Jenkintown that use alternate parking methods, which found that those cities typically retained metered parking as well.

Coleen Hill, 603 Willow Street, noted that she also purchased her home on Willow Street due to the availability of permitted parking. She lives next to the Kings Corner restaurant, and before parking enforcement was implemented, visitors would park at Kings Corner all night. As a result, she and her husband would sometimes have to circle the block for up to half an hour to find a parking spot. She asked the Council about their plan to ensure that Willow Street residents would have a place to park.

[Patty Brown, 413 Leedom Street, stated that the parking ordinance change was putting residents' lives into disarray and asked that parking allowance be set at three or even two hours instead of 10. She noted that no one should need to park on her street unless they live there. She asked what the Council was trying to achieve with the lengthy parking allowance and why some voices seemed to have more weight. She also suggested that if the parking allowance were to end at 5:00 p.m., residents would have recourse to have vehicles removed, and the Borough could generate revenue from ticketing vehicles that overstay.

Tyler Buchinski, 307 Cottman Street, stated that several parking lots near his street are open at all times and have available parking. He noted that after work hours, all parking on his street is used by residents, leaving no available space for additional cars. A 10-hour parking allowance for the public would push residents to park in other areas, increasing parking issues in the area. He suggested that there are better solutions to address parking congestion.

June Petherbridge, 500 Willow Street, stated that when she purchased her home, the street included permitted parking for residents and noted that houses on her street typically do not have driveways. She expressed concern about undue hardship for people with low mobility or children who may have to walk longer distances from their vehicles to their homes, possibly carrying groceries in multiple trips. She noted that over the last year, with enhanced parking enforcement, non-residents have been ticketed, and there has always been room for residents to park. She asked the Council to reconsider its ordinance changes.

Alison Fraser, 416 Cedar Street, stated that she opposed the allowance for evening parking on residential streets. She discussed an option raised at a prior meeting to use the iChalk app to virtually chalk the tires of vehicles and asked why that option has been deemed not viable for her street when it has been purchased by the Borough and is already in use in other areas to enforce 20-minute parking. She discussed the negative downstream effects of allowing evening parking, which would shift resident vehicles to other locations.

Katie McGeehan, 432 Cedar Street, noted the number of community members filling the meeting room and hallways to express concerns about the parking plans for residential blocks. She acknowledged that some residents may have been disrespectful to the Council and parking enforcement, but emphasized that those in attendance were respectful. She asked

that the Council consider the hardship for residents who will not be able to park in front of their homes. She stated that giving everyone with mobility issues a handicap sticker is not a viable solution.

Reed Virgilio, 409 Cedar Street, asked why the Council is not listening to the concerns of residents who will be impacted by the parking change.

Susanna Darcy, 470 Leedom Street, stated that the proposed parking solution is being applied to a problem that has not been clearly defined or communicated to residents. She suggested that removing abandoned vehicles on her street would be more helpful.

Martha Sacks, 500 Summit Street, noted that most of her neighbors have multiple cars and park on the street and will be impacted by the parking changes. She stated that she came to the meeting hoping to hear some comments explaining the benefits of the new ordinance or more information about the problem being addressed, but all she had heard indicated that the outcome would be negative.

Mary Jane Riley, who was on the Council in the 1970s, noted that parking issues in the area are ongoing and many prior attempts to solve the issue have not worked. She noted that the Pioneer parking lot has the same number of vehicles each day, and the Square lot and small Greenwood lot are often half-empty, indicating there is already ample parking available.

Debora Scholl, 443 Leedom Street, stated that while she has a driveway, she attended the meeting on behalf of her neighbors to ask the Council to improve the community's access to information and to make it easier to find on the website.

Tracy McGettigan, 400 block of Cedar Street, agreed with her neighbors' concerns and asked that ParkMobile not be added to her street, as it would not solve any problems and could be detrimental.

Luke Stachowicz, 423 Cedar Street, stated that he has lived in Jenkintown for 12 years and has never had a problem with parking until recently. He noted that the addition of ParkMobile at the end of his street to provide parking at the post office has increased the number of random people parking on the street. He suggested that this could signal greater issues if ParkMobile is added to more locations.

Betsy Schiller, 512 Shoemaker Avenue, expressed concern that many of her neighbors may not know what is happening in the Borough and asked that the parking ordinance change be announced on the home page of the website to ensure residents are aware of it. She also stated that the proposed changes would allow parking for too long, as shoppers only need one to two hours of parking. She suggested removing the bump-outs that were added to the end of the commercial blocks, which would open up additional parking space.

Andrew Higham, 472 Leedom Street, noted that he has lived in the Borough for over 25 years. He commented on the family-oriented environment of the community and stated that businesses come and go and have metered parking for their customers. However, under current rules, business shoppers are increasingly parking on residential streets.

Coleen Hill, 03 Willow Street, stated that the Borough website is not ADA accessible and is very out of date. She noted that the ADA overlay is not helpful and interferes with screen readers. She asked that the Council hire a professional to update the site.

There were no comments received by e-mail.

The following comments were submitted on Facebook and shared with the meeting:

- Lauren Davis stated that the parking ordinance seems discriminatory to residents who are less wealthy than those in other parts of the Borough and who lack alternative parking options.
- Donna Litt stated that the Council members on camera appeared disinterested in residents' comments and asked that they show respect to those who are speaking by looking at them.
- Casey Boutcher stated that the Council appeared annoyed, as though the discussion was a waste of their time.
- Donna Litt stated that the Council tends to make decisions in a way that residents are not privy to, citing the hiring of a PR firm to announce the intended dissolution of the police department.

Councilor Sines-Pancoe acknowledged residents' requests for more information about the problem that the Council is attempting to solve. She noted that the goal is to create an enforceable ordinance, and to ensure this, the ordinance is under review by the Chief of Police to determine which portions need to be strengthened. She discussed the need to create parking solutions for both residents and businesses, emphasizing that the goal is not to generate revenue but to improve vehicle control and walkability in the town. She mentioned that the Council must consider residents' concerns and suggested changing 10-hour parking to three-hour parking on certain streets. Another goal is to manage spillover parking from the SEPTA parking lot, which ParkMobile can help address. She proposed adjusting the timing on some streets to allow open parking from 8:00 a.m. to 5:00 p.m. instead of allowing it until 6:00 p.m., to enable enforcement to begin at 5:00 a.m. She also noted that staff would further investigate the use of iChalk.

Councilor Khalil apologized to Ward 3 for the lack of information on the ordinance changes, stating that she believed residents were better informed. She confirmed that the 500 block of Willow Street would remain strictly residential, while the 600 block is working well with its current parking configuration. She complimented the work of parking enforcement personnel. She also agreed that the 10-hour parking limit is not working and noted a lack of clarity on the parking situation at 6:00 p.m. She supported the proposed change to allow open parking from 8:00 a.m. to 5:00 p.m., except on the 500 block of Willow Street, which she suggested should remain permit-only parking.

Councilor Bruno stated that she does not have a solution to the issue, as it is very complicated. She affirmed that she hears residents' concerns and, as a result, will not support the ordinance in its current form.

Councilor Khalil noted that the parking ordinance review was prompted by good intentions and concerns raised by residents about parking. She mentioned that parking enforcement officers had faced verbal abuse, yelling, and even tickets thrown in their faces. The Board had discussed options with the Chief of Police to make the ordinance more enforceable and reduce conflicts.

Councilor Spindler spoke on the website issue, suggesting that information distributed via e-mails to residents could also be posted to the website for easier access. He acknowledged that the ordinance could be clearer and more easily located on the site.

3. REPORTS

3.1 Jenkintown Fire Department Report

Fire Chief Ken Lynch reported that the department is continuing to navigate and recover from the major fire, working to minimize the impact on the Borough. The Council thanked the Chief for documenting the impacts of the fire. The Chief also noted that costs are escalating and are being carefully tracked.

3.2 Second Alarmers

Rich Garrett, Assistant Chief of the Second Alarmer's Rescue Squad (SARS), noted that SARS attended the Standard Press Steel (SPS) fire for 116 straight hours and only one person was sent to hospital, and it was for a pre-existing condition. There were no injuries as a result of the fire.

3.3 Police Department

Police Chief Thomas Scott reported that he had spoken with representatives of SPS earlier in the day. SPS confirmed that soil testing and wipe testing for hazardous materials had been completed at Borough schools. Environmental company TRC has also visited a few homes to collect representative samples of soil and conduct swipe tests. Results are expected in approximately two weeks. SPS also conducted roof and gutter inspections of homes in the Borough. SPS plans to mail postcards to all residences and businesses in the area within two weeks to advise that they can be contacted at any time with concerns. Residents are also advised to visit the SPS website for updates.

3.4 Public Works Department

Public Works Foreman Kenneth Riggins reported that 300 lidded wheeled recycling totes had been purchased with the recycling grant. The Public Works crew has assembled and installed 181 of the totes, with 119 remaining.

The PECO gas main replacement project will affect the east side of town, specifically Homestead Avenue, Cottman Street, and West Avenue. Work is expected to begin in late June or early July, 2025.

Public Works also assisted Eagle Scouts in replacing planter boxes outside of Borough Hall.

3.5 Engineer Report

Mark Bickerton from Pennoni Associates provided the Engineer Report, noting that his team had been assisting with land development reviews and inspections, the CDBG ADA ramp project closeout, and the MONTCO grant application.

PennDOT has released a new traffic calming handbook to replace the 13-year-old publication. The updates will be integral to development plans going forward.

Maureen Lucak, Chair of the Environmental Advisory Committee, reported that Jenkintown is part of Bird Town PA and has achieved two gold-level certifications.

4. PUBLIC WORKS – NEW BUSINESS/ITEMS FOR DISCUSSION

Councilor Sines-Pancoe presented Public Works' new business. Items that required elaboration during the meeting are documented below.

4.1 PA Small Water Grant – Sanitary Sewer Meter Replacement/ Repairs

On a motion duly made it was resolved to support and authorize resolution 2025-4 for the Small Water grant application, as presented. Motion carried unanimously and moved to full Council.

4.2 DCED – Flood Mitigation Program Grant – Shoemaker Avenue at Leedom Street

On a motion duly made, it was resolved to support and authorize Resolution 2025-5 for the DCED Flood Mitigation grant application, as presented. Motion carried unanimously and moved to full Council.

4.3 2025 PECO Gas Main Replacement Project

Trench repairs on York Road have started, and as a result, Jenkintown has been moved up on the restoration list. The subcontractor will complete repaving as nightwork in two weeks. PECO contractors will also clean the sidewalks and sweep York Road.

5. PUBLIC WORKS – ONGOING BUSINESS

Councilor Sines-Pancoe presented Public Works' ongoing business. Items that required elaboration during the meeting are documented below.

5.1 Proposed 2025 Road Paving Project – West Avenue (Florence to SEPTA)

It was noted that residents are required to replace deficient sidewalks and curbing. Affected properties have contacted Public Works, and Foreman Riggins will perform site visits to complete inspections.

5.2 Paving Repairs – PW/ Harper Avenue Easement, Town Square/ Borough Hall Lots and Greenwood Avenue

Harper Avenue and Greenwood are scheduled for completion on March 20, 2025. The remaining repairs are complete.

6. PUBLIC SAFETY – NEW BUSINESS/ITEMS FOR DISCUSSION

Councilor Soltysiak presented Public Safety's new business items. Items that required elaboration during the meeting are documented below.

6.1 SPS Fire Recovery and Testing Updates

The Fire Commission met last week and discussed incoming workers' compensation claims, ensuring equipment was cleaned and replaced as needed, and whether the costs would be insurance claims or SPS.

Councilor Soltysiak also discussed performing onboarding and annual physicals for workers to address any worker's compensation claims that might arise over the next several years. She noted that firefighters were standing near the fire site for an extended period, potentially breathing in hazardous emissions.

6.2 Fire Department – Updates

The pumper truck still requires some repairs to the steering column, but it will be back in service shortly.

6.3 MONTCO 2040 Implementation Grant – Borough-Wide Pedestrian and Traffic Safety Improvements

On a motion duly made, it was resolved to support and authorize Resolution 2025-6 for the MONTCO 2040 grant application, as presented. Motion carried unanimously and moved to full Council.

7. PUBLIC SAFETY – ONGOING BUSINESS

Councilor Soltysiak presented Public Safety's ongoing business items. Items that required elaboration during the meeting are documented below.

7.1 Parking Management and Enforcement Software, T2 Parking Enforcement Implementation

The parking ordinance will be voted on at the March 26, 2025, meeting.

8. ADMINISTRATION & FINANCE – NEW BUSINESS/ITEMS FOR DISCUSSION

Councilor Ballard presented the Administration and Finance new business items. Items that required elaboration during the meeting are documented below.

8.1 Borough Monthly Reporting – Update

The Borough accountant will be on site on March 20, 2025, to complete financial reports for the upcoming Council meeting. It was noted that the audit commenced three weeks ago and is nearing completion.

8.2 Borough Tax Collection Report – Update

No taxes were collected in February, 2025.

8.3 2023 ADA Curb Ramp Project – Albert G. Cipolloni & Sons, Inc.

On a motion duly made, it was resolved to move to Council a request for the authorization of payment request No. 2 in the amount of \$88,759.90 (\$30,963.42 remaining), as recommended by the Borough Engineer. Motion carried unanimously.

8.4 2025 Explorer Police Interceptor – U.S. Bancorp Government Leasing and Finance, Inc.

On a motion duly made, it was resolved to approve Resolution 2025-7, authorizing a master tax-exempt lease/purchase agreement with U.S. Bancorp Government Leasing and Finance, Inc., for financing of purchase and equipment upfit costs of the 2025 Explorer Police Interceptor. Motion carried unanimously and moved to full Council.

8.5 PA Dep 902 Grant – Lidded Wheeled Recycling Toters

On a motion duly made, it was resolved to approve Resolution 2025-7, authorizing final payment to Duramax Holdings LLC in the amount of \$14,554, including tax, for 300 recycling toters, of which \$12,973 will be reimbursed through the PA Dep 902 grant. Motion carried unanimously and moved to full Council.

9. ADMINISTRATION AND FINANCE – ONGOING BUSINESS

Councilor Ballard presented the Administration and Finance ongoing business items. Items that required elaboration during the meeting are documented below.

9.1 Sanitary Sewer System Management Software – Waterworth Software (Update)

The project is in the early stages, with information being provided to Waterworth as needed.

9.2 LSA Grant – Rehabilitation of Borough Hall (Process/Progress Update)

A small sub-committee was recommended to identify how to allocate the funds, review the plans, and discuss ways to improve Borough Hall for visitors. It was noted that accessibility will be a key consideration. An RFP will be issued for professional design services.

9.3 Governor’s Center for Local Government Services (STMP – Strategic Management Planning Program)

The Borough will develop an RFP and submit it to the office of the Governor’s Center (DCED) before sending it out for bid.

9.4 Committee and Commission Openings

Residents were reminded that there are still openings on several committees. The Planning Commission received four letters of interest for one vacancy. The Civil Service Commission, Recreation Board, Design Review Board, and the Shade Tree Commission still have multiple vacancies.

The Council inquired if DOGE cuts might impact federal funding for the Shade Tree Commission. It was noted that Shade Tree is funded primarily by donations, with a small contribution from the Borough.

9.5 Right-to-Know Requests

A conflict attorney has been engaged and provided with the full right-to-know requests that have been filed. The attorney is also assisting with a recently filed right-to-know lawsuit in the County court.

9.6 Sanitary Sewer Rate Study – Keystone Alliance Consulting

There is progress toward determining the final cost of the project. The tanks will be built closer to the city, which increases the cost; however the Philadelphia Water Company will finance a portion of the tanks.

10. BUILDING ZONING AND REVITALIZATION – NEW BUSINESS/ITEMS FOR DISCUSSION

Councilor Bruno provided the Building Zoning and Revitalization report. Items that required elaboration during the meeting are documented below.

10.1 Planning Commission

At the last Planning Commission meeting, there was a presentation on the MONTCO 2040 implementation grant for pedestrian and vehicular safety improvements. There was also a

discussion about the request to the Pennsylvania Historical Museum Commission for a historical marker to honor Horace Trumbauer. The audit of the Jenkintown 2035 comprehensive plan implementation plan has been completed, and a brochure is forthcoming.

Councilor Khalil asked if approval is not granted for the marker to honor Horace Trumbauer, whether Jenkintown could fund the marker itself. It was noted that the Planning Commission would need to discuss next steps if the request is denied.

Staff requested that the Planning Commission be asked to discuss a hazard mitigation plan for the Borough to document known hazards and mitigation plans for dealing with them. The absence of a formal hazard mitigation plan would hinder the Borough's ability to receive funds from PEMA or FEMA in the event of a disaster.

10.2 Current Development Updates

The Board inquired about whether the gym at 821 Homestead Road is a private amenity or a public gym. Staff confirmed that the gym was public and had been relocated to the building from another location.

11. BUILDING ZONING AND REVITALIZATION – ONGOING BUSINESS

Councilor Bruno provided the Building Zoning and Revitalization ongoing business report. Items that required elaboration during the meeting are documented below.

11.1 Community Playground at JSD (Legacy Park Update)

An RFP is being developed to hire a design professional to prepare a design for the park, and discussions are ongoing to determine the cost of repairing existing items on the site.

The Board inquired about the recreation fee. Staff explained that if a developer declines to donate land for open space on a site, they may pay a fee in lieu of the donation. This fee can be used to develop recreational spaces.

11.2 Cedar Street/Greenwood Avenue Properties – Temporary Parking Agreement Ending

The property owner has stated that the City must vacate the property before the next tax cycle begins, but a formal demand to leave has not been made.

The Board inquired about the number of permits issued to residents to use the lot. Staff explained that while this number was not immediately available, the lot has been made available to anyone with a permit within the Borough.

12. OTHER BUSINESS

There was no other business to discuss at this time.

13. ADJOURNMENT

The meeting was closed at 8:35 p.m.

DISCLAIMER

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Councilor

Councilor

Date

Date