

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

**MINUTES OF THE BOROUGH OF JENKINTOWN COUNCIL MEETING
MARCH 26, 2025, 7:00 P.M.**

MEMBERS:

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

REGRETS:

Steve Spindler	Councilor
Joanne Bruno	Councilor

GUESTS:

Gabriel Lerman	Mayor
George Locke	Borough Manager
Chief Thomas Scott	Chief of Police
Mark Bickerton	Engineer, Pennoni Associates
Patrick Hitchens	Borough Solicitor
Tiffany Fisher	Recording Secretary, 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 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance.

3. APPROVAL OF MINUTES

On a motion duly made, it was resolved to approve the minutes of the February 26, 2025, Borough of Jenkintown Council meeting as presented. Motion unanimously carried.

4. APPROVAL OF PAYROLLS

On a motion made by David Ballard, seconded by an unidentified Councilor, it was resolved to approve payrolls in the amount of \$212,867.70, and invoices totaling \$418,639.50. Motion unanimously carried.

5. **PUBLIC COMMENT**

Collette Callas, 601 Cheltena Avenue, shared that they live at the intersection of Linda Vista Avenue/Cedar Street/Cheltena Avenue and that it is one of the intersections mentioned in previous minutes as being evaluated. She stated that they do not see any evidence of speeding or pedestrian concerns as being noted or documented despite these being issues, as their driveway comes out into that intersection and the concern about visibility is shared amongst her neighbors.

Allyson Dobbs], 410 Rodman Avenue, added that they hope reassurance will be provided that the list of streets included in the ordinance is not accurate and will be reassessed based on neighbors' concerns about right of way and property size.

Joan Roderick, 502 Willow Street noted what could be an omission in ordinance 2025-1 where time limits are stated in the ordinance, highlighting that section 172.5 has listed parking permit zones but that there is no 300 Block Cedar listed in the three-hour parking limit section. Joan Roderick urged the council to table the ordinance until after further review.

Betsy Shiller, 512 Shoemaker Avenue, added that there is nothing in the ordinance about holiday parking restrictions. She requested that the ordinance be tabled until a later date, adding that The Giant grand opening will impact parking further by employees parking. She stated that the ordinance needs to be reviewed further to support the Borough as a whole.

Andy, 311 Cottman Street, echoed statements from a meeting during the week of March 17, urging Council members to vote "no" to ordinance 2025-1 until they can revisit the details. He stated that neighbors who are elderly, have young children, or have accessibility needs require easy access to their vehicles in a timely manner and that this is of utmost importance to residents on Cottman Street. He shared that the neighbors have a system that works for them, and they communicate regularly to maintain a working system for residential vehicles as no businesses exist in the 300 Block of Cottman, adding that there is alternative parking around Cottman.

Nikki Seltzer, 200 Block Greenwood Avenue, added that the ParkMobile meters in Jenkintown are inaccurate, and they need to be fixed before more are added in.

Lisa Spilner, 503 Willow Street, shared an opinion on behalf of herself and block neighbors that they are against the ordinance as a residential block with no businesses. They noted an understanding of the complications of parking and the desire to have a unified parking system. Lisa Spilner highlighted that ParkMobile is not projected to be installed on Mather Road or Wyncote Road but will instead be put in front of smaller row housing on select streets only. She suggested that, if the desire is a unified parking system, everyone can be given residential-only parking, still allowing for shoppers to park.

Lynn Coggin, 300 Block of Summit Avenue, shared that, as a local realtor, she has received inquiries about how the ordinance will impact property value. During a past open house, she received inquiries about parking and her response was that Jenkintown Borough values their residents and offers yearly residential parking permit for only \$20. She stated that installing parking meters will show a lack of value for the people who moved to Jenkintown for the schools and the residential experience.

Colleen Duval, 402 Cedar Street, began by thanking everyone for the work put into the parking ordinance, and shared that herself along with neighbors have been actively working toward a "no" vote as a "yes" vote would force them to consider moving out of Jenkintown Borough.

Chris Callas, 601 Cheltena Avenue, reiterated concerns about speeding and issues at their intersection. He noted that considerations like speedbumps are viable options and stated that their elderly neighbors were unaware of proposed changes to the area.

Mary Jane Hoag, 405 Cedar Street, shared concerns about having ParkMobile installed on her block. She shared an objection to the ordinance as it will create a disagreeable parking situation for residents in the area. She stated that she was told it was proposed for enforcement issues but feels there is a lack of clarity as to the real need to install ParkMobile meters. She shared how the proposed ordinance will impact her three-car family negatively and urged Councilors to vote "no". Mary Jane Hoag suggested that a parking study be performed before moving forward.

Heidi Braunschweig 413 Leedom Street, shared concerns about the lack of mention of enforcement after 6:00 p.m. as it implies a person who has paid for parking during the day can stay parked in the same spot overnight with no recourse. She added that the words in her packet state, "a permit holder must pay via the Borough-approved automated payment system in any three-hour parking spot" and that this implies a resident with a parking permit would need to pay on their own street if a meter is posted in a residential area. She added that the planned areas for parking meters are mostly lower income houses compared to Mather Road or Runnymede Avenue and shared that it feels like a punitive action to impose parking fees in areas that are considered lower income. It will subsequently make the value of their homes decrease if the ordinance is approved.

Linda McGrath, 411 Cedar Street, asked that any new ordinance in the town pass a rational basis test that allows residents to have a clear understanding of the need for a new ordinance, as the rational is not clear. Linda McGrath shared results from a self-conducted parking study where she reviewed 80 to 100 parking spots over a period of three days and determined that they remained grossly unused, with a maximum of five cars in each lot.

Darcy Brooks, 470 Leedom Street, stated that the wording of the ordinance seems to state that implementing parking meters will result in an easier way to issue parking tickets and communicated concern for the impact this will have on non-resident shoppers, as increased ticketing will discourage visitors. She highlighted that a real concern in her area is abandoned cars that have been in the same spot for six months and questioned why the focus is not on the abandoned vehicle issue instead.

Joy Stevens, 408 Cedar Street, asked for a "no" vote to the ordinance and shared that a "yes" vote would cause problems overall. She highlighted that being heard as residents is of importance and shared wording from the 2025 plan that noted, "in order to have a vibrant community the Borough should conduct a parking study". Joy Stevens requested that the Council consider a parking study that takes the needs of each area into consideration and that the ordinance be tabled until this can be conducted.

Mary Jane Riley, West Avenue shared a lack of understanding for the need to install parking meters on residential streets due to the quantity of parking currently available. She noted that the current parking lots are rarely near capacity and that two lots are often empty. She added that Council efforts could be directed toward building up the business district as York Road's cleanliness is not maintained, and the area is unattractive. She stated that focusing on cleaning the area could create a need for parking and echoed the need for a parking study. She noted that when people say that they need more parking, they mean that they need parking in front of their homes, not more metered parking.

Bill Fraser, 400 Block of Cedar Street, shared that the initial meeting informing the residents of the ordinance focused reasoning on supporting residents in having residential parking access and mentioned nothing about business interests. Bill Fraser stated that, after that

meeting, a neighbor shared a YouTube link to a Council meeting recorded July, 2024, where the Chief of Police noted the ordinance changes needed to be made in the interest of businesses, and he suggested residents of Leedom Street move their cars off the street during the day to free up parking for shoppers. He highlighted that the number of permits for each household has already been reduced to two and questioned why the few spaces left for residents would be metered for shoppers instead of left for residents. Bill Fraser highlighted that the parking in front of his home is currently free for three hours and that they support shoppers using that parking, as it is limited and functions as required. He stated that if the ordinance is voted "yes", they will be looking elsewhere to live.

Alison Fraser, 416 Cedar Street, asked that residents vote "no" on the ordinance proposal and highlighted that congestion would increase in areas where parking is already too tight. Alison Fraser repeated the fact that the household permits have been reduced to two and if they now impose paid parking, which will allow for non-residents to purchase long-term parking passes, this will not be fair or safe for residents. She shared that her car has been hit four times parked on the street due to two-way traffic, parked cars on both sides of the street, and speeding. She noted that this problem and road rage incidents will increase if the ordinance is passed. She highlighted that one fit will not work for all streets, as needs and usage are vastly different. Alison Fraser requested a clear, consistent rationale with goals and plans moving forward.

Bianca Biasi, 421 Cedar Street, shared a strong opposition to the ordinance, adding that it has the potential to decrease property values. She noted that this will add unnecessary confusion and introduce financial burden to homeowners. Bianca Biasi stated that this change will not solve a current problem but will instead create a new one. She highlighted that this ordinance would prioritize revenue over the wellbeing of the residents, adding that alternative solutions exist if the issue is parking enforcement. She requested that resident concerns be prioritized over revenue and urged the Councilors to vote "no".

Kathy Judge, 707-709 West Avenue, noted that she lives in the business district and empathizes with neighbors' concerns, but her comments are about the pandemic impacts on business. She added that when businesses were shut down, financial burden was put on business owners and a portion of businesses closed permanently, while others were able to renegotiate leases and make partial payments. Kathy Judge stated that the school district, library, and fire department were all impacted and lost money. She highlighted that the business district supports the school district, which supports the community and the employees that work there. She urged everyone to learn to share parking, because if they do not, home and business owners will be impacted negatively, and all properties will lose value.

Patrick Hitchens shared that the Council received several emails before the meeting. The emails were shared with Council members and, per the current resolution, do not need to be read into the record. Patrick Hitchens shared that he received emails handed to him from Mr. Fraser before the meeting and requested permission to read them. The email from Larry Arnold, 514 Shoemaker Avenue, shared disapproval of any Council plans to use ParkMobile on the 400 block of Cedar Street. He noted that Cedar Street has never had issues in the past, and residents have worked together to resolve problems among themselves. He added that any restriction to Cedar Street will drive traffic to areas already congested by postal worker vehicles further down the street and on Shoemaker. Larry Arnold requested that the Council focus on the issue caused by postal worker vehicles and suggested a municipal lot be utilized. He requested clarification for the reasoning behind this ordinance.

Deborra Sines-Pancoe noted objection to the claim that Borough Council is not listening and shared that they are reading emails and taking feedback seriously. She reminded residents that they may not be able to address the desires of all residents, but that Council is doing what it can. She stated that this is one way to enforce parking permits and paid parking meters together. She noted that the Borough consistently gets complaints about parking and

understands that there is limited parking on these small streets, and that the ordinance is attempting to implement a solution to make space for the residential community and the business community to co-exist. Deborra Sines-Pancoe clarified that she will be voting “no” to the ordinance as it requires further attention but noted that she supports the use of ParkMobile meters as a solution to their problems.

6. REPORTS

6.1 Engineer’s Report

Mark Bickerton from Pennoni Associates noted that they are continuing to assist with land development closeout and inspections on several projects throughout the Borough.

6.2 Public Works Department

George Locke shared notes from Foreman K. Jim Riggins that public works assisted scouts with an eagle project of building new planters in front of Borough Hall and that it has been completed. He shared that they have put together a scope of work to assist the Borough engineers with a small water grant that will be presented at the meeting. The grant will be used to replace the old sewer meters that are to be discontinued. He added that they will be jet cleaning over 12,000 linear feet of the Borough’s sewer lines to determine locations that require repairs.

6.3 Solicitor’s Report

The solicitor’s office continues to provide services on an as-needed and as-requested basis.

6.4 Mayor’s Report

Gabriel Lerman noted that The Giant will have a grand opening April 4, 2025, at 7:15 a.m. and encouraged residents to shop that day. He noted that the Hiway Theater will be having their science fiction film festival from March 28 to 30 and encouraged residents to attend. He had a meeting with George Locke regarding the surface lots currently available and noted that they will become unavailable as the owner is planning to sell.

6.5 Police Chief’s Report

Chief Thomas Scott noted that the monthly Police Chief report was included in the meeting package and that they will be in attendance for The Giant grand opening.

6.6 Manager’s Report

George Locke shared that they have been working with Right to Know and the civil suit that was withdrawn on March 26. It will lighten the workload and allow them to return to work. George Locke shared that they have a meeting with the insurance companies upcoming as the renewal is coming up in August. He noted that the fire department insurance renews in May, 2025. The finance director is completing the annual audit and they are addressing financial software issues.

7. ORDER OF BUSINESS

7.1 Ordinance 2025-1, Ch. 172 Vehicles and Traffic Art. III and IV

On a motion made by Christian Soltysiak, seconded by Councilor Ballard, it was resolved to approve adoption of Ordinance 2025-01 amending art. III and IV of Ch. 172. Motion tabled.

On a motion made by Alexandria Khalil, seconded by Councilor Sines Pancoe, it was resolved to table the motion to approve the adoption of Ordinance 2025-01 amending Article III and IV of Ch. 172 (“Vehicles and Traffic”), making comprehensive revisions to parking regulations and metered parking/parking payment zones and Borough-operated parking lots, until the Council’s workshop meeting in April, 2025. Motion carried.

In favor: 8

Opposed: 2

Christian Soltysiak shared understanding of the challenges faced by residents not having parking directly in front of homes and believes changes are needed. She stated that she has not had a driveway herself. She noted that she would be in support to move from 10-hour time limits to three-hour time limits on proposed parking.

Jay Conners thanked everyone for their energy toward a shared goal of bettering the parking situation. He noted that any decision made during the meeting is with the interest of the residents in mind and that the decision must include supporting the business community and residential streets. Jay Conners noted that supporting the business community supports the school district. He shared that the school board has included in their budget statement that the business tax revenue and reassessments within the business district and resulting declining commercial property values are the reason taxes have been high in the past years. He thanked his colleagues for their efforts to bring business into the Borough, like The Giant. He noted that the amount of parking permits issued in the recent years has tripled the amount of parking spots available, which leaves little to no parking for resident visitors, non-resident shoppers, and business employees. Jay Conners clarified that ParkMobile will not direct traffic to homeowners’ streets, and that homeowners will not have to pay for parking outside of their homes.

Aliza Narva stated that everyone present had strong ideas. She added that they have an opportunity to work together and that they have time to build trust between the Council and the community. Aliza Narva stated she will be voting “no” to the ordinance at this time.

Alexandria Khalil stated that two of the businesses that sought reassessment have available parking and that using business interest as the reason behind the ordinance does not track due to the amount of parking available for most businesses. She stated regret over thinking that ward 3 would be ready to accept the ordinance as is and urged the Council to reconsider.

Maxine Marlowe added that there are not many empty storefronts. She stated that new businesses are coming in on a frequent basis, growing the business district and fueling the need for installing ParkMobile. She stated that the decision is not if they are implemented but where they will be implemented. She clarified that she will be voting “no” due to the number of residents against the ordinance the way it is currently written.

David Ballard acknowledged that this is a contentious issue and shared that the value of adding a system like ParkMobile to the Borough is that they can change course quickly if required based on collected data about parking behavior on various streets. He noted that the data should show up in the ParkMobile application and they will be able to assess any needed

changes by collaborating with residents to consider their views compared to the data collected. David Ballard stated that it will continue to be contentious if real data about parking behavior is not collected and noted that he disagrees with tabling the ordinance and will vote “yes”.

Alex Bartlett shared David Ballard's sentiments about lacking data to make a proper decision to move forward with changes. He stated that he is listening to see both sides clearly.

Deborra Sines-Pancoe shared that she believes specific parts of the ordinance need to be changed regarding Cedar Street and Leedom Street. She had not considered Willow Street until the meeting and noted that she would like to sit down to discuss this further. Deborra Sines-Pancoe echoed that using ParkMobile for data would be beneficial and clarified that residents that have parking permits do not have to pay at the ParkMobile meters. She agreed to table the ordinance.

Patrick Hitchens clarified the process of proposing changes to the ordinance, as well as motioning, tabling, and changing the ordinance. Procedurally, they must act on the motion to table first before they can act on the other motion. He further clarified that they could then vote on the motion as advertised or someone could make a motion to amend the ordinance to make changes. Patrick Hitchens stated that if the motion to table passes, there is no further motion to act on. If it fails, then the proposals to amend could move forward.

Deborra Sines-Pancoe shared reluctance to attempt to make amendments during this meeting due to the importance of making correct and suitable changes. She re-stated her desire to table the ordinance and propose adjustments at the next meeting.

Alex Bartlett stated that they require more buy-in from residents and a deeper discussion to achieve the needs of all. She encouraged Council to table the ordinance.

7.2 PA Small Water Grant Application – Sanitary Sewer

On a motion made by Deborra Sines-Pancoe, seconded by Councilor MacHaffie, it was resolved to approve Resolution 2025-4, support and authorization of the PA small water grant application for sewer meter replacement and system repairs. Motion unanimously carried.

7.3 DCED – Flood Mitigation Program Grant Application

On a motion made by Deborra Sines-Pancoe, seconded by Councilor Bartlett, it was resolved to approve Resolution 2025-5, support and authorization of the DCED flood mitigation grant application for drainage improvements at Shoemaker Avenue and Leedom Street. Motion unanimously carried.

7.4 MONTCO 2040 Implementation Grant Application

On a motion made by Deborra Sines-Pancoe, seconded by Councilor Kahlil, it was resolved to approve Resolution 2025-6, support and authorization of the MONTCO 2040 grant application for Borough-wide pedestrian and traffic safety improvements. Motion unanimously carried.

7.5 2025 Police Patrol Vehicle – U.S. Bancorp Government Leasing

On a motion made by David Ballard, seconded by Councilor Soltysiak, 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

the purchase and equipment upfit costs of the 2025 Explorer Police Interceptor. Motion carried.

In favor: 9

Opposed: 1

7.6 Montgomery County 2022 Hazard Mitigation Plan Adoption

On a motion made by Christian Soltysiak, seconded by Councilor Marlowe, it was resolved to approve Resolution 2025-8 adopting the Montgomery County 2022 hazard mitigation plan as the official hazard mitigation plan of Jenkintown Borough. Motion unanimously carried.

7.7 Duramax Holdings LLC – Recycle Bins

On a motion made by David Ballard, seconded by Councilor MacHaffie, it was resolved to approve authorization of a final payment to Duramax Holdings LLC dba as OTTO Environmental Systems in the amount of \$14,554 with \$12,973 reimbursed through the PA Dep 902 grant. Motion unanimously carried.

7.8 2023 ADA Curb Ramp Project – Albert G. Cipolloni Jr. & Sons, Inc.

On a motion made by David Ballard, seconded by Councilor Kahlil, it was resolved to approve authorization of Payment Request 2 in the amount recommended by the Borough engineer of \$88,759.90. Motion unanimously carried.

There is \$30,963.42 remaining in the budget.

7.9 Settlement – Stipulation, Tax Assessment Appeal Docket 2024-20084

On a motion made by David Ballard, seconded by Councilor Bartlett, it was resolved to approve the settlement stipulation as approved by the school district for the tax assessment appeal at docket 2024-20084. Motion unanimously carried.

Settlement stipulations appeals require all the taxing bodies to approve them. The school district takes the lead on appeals. The school district had stated that the board of assessment denied the residential property owner's request to reduce their 2025 assessment of \$347,750. The property's implied value is \$1,057,000. The owner appealed against that decision, and they produced an appraisal report that gave a proposed value of \$785,000, while the owner purchased the property for \$819,000 in May, 2024. The school district agreed to sell the property at the value the owner purchased the property for in 2024. The settlement reflects the new assessment based on the May, 2024, purchase price.

8. NEW BUSINESS

Christian Soltysiak asked that Council list out the proposed changes that they seek in the ordinance.

Patrick Hitchens suggested that any Council member who has proposed revisions to the ordinance should email the Chief of Police, Council President, Council Vice President, and himself so that a compilation list can be created and tracked. He stated that they should not include other Council members in the email to avoid allegations or claims. He noted that the workshop meeting will include proposed changes for discussion by all Council members.

9. **ADJOURNMENT**

The meeting was closed at 8:48 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.

Director

Director

Date

Date