



**JENKINTOWN BOROUGH COUNCIL**

**PUBLIC MEETING**

**Wednesday, May 28<sup>th</sup>, 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 \$192,987.34 and invoices totaling \$292,039.26**  
**Councilor D. Ballard**
- 6. Public Comment**
- 7. Manager of the new Giant in Jenkintown Borough, David Flanigan**
- 8. Conditional Use Hearing – 119 York Road, YZL Wealth Investment, LLC, Section - 181-74**

**Reports**

- |                                    |                                  |
|------------------------------------|----------------------------------|
| <b>9. Engineer's Report</b>        | <b>Khal Hassan P.E., Pennoni</b> |
| <b>10. Public Works Department</b> | <b>Foreman K. (Jim) Riggins</b>  |
| <b>11. Solicitor's Report</b>      | <b>Solicitor P. Hitchens</b>     |
| <b>12. Mayor's Report</b>          | <b>Mayor G. Lerman</b>           |
| <b>13. Police Chief's Report</b>   | <b>Chief of Police T. Scott</b>  |
| <b>14. Manager's Report</b>        | <b>Borough Manager G. Locke</b>  |

## ORDER OF BUSINESS

- 1. Conditional Use Hearing, 119 York Road, YZL LLC** **President J. Conners**  
Seeking relief per Section 181-74 - reduction of onsite parking.  
**Motion:**
- 2. Resolution #2025-9: Collective Bargaining Agreement - JPBA** **President J. Conners**  
Collective Bargaining Agreement, By and between the Borough Council of the Borough of Jenkintown and the Jenkintown Police Benevolent Association for the term of January 1, 2024 – December 31, 2027.  
**Motion:**
- 3. Resolution #2025-10: Zoning Hearing Board Appointment** **President J. Conners**  
Motion: I make a motion to adopt Resolution #2023-10, reappointing Arron Javsisas to the Jenkintown Borough Zoning Hearing Board to a term of 5/28/25 to 5/28/30.
- 4. Resolution #2025-11: Planning Commission** **President J. Conners**  
**Motion:** I make a motion to adopt Resolution #2025-11, re-appointing Peter VanDo for a term of 5/28/25 to 5/28/30 and appointing Allison Shertzer to a term of 5/28/25 to 12/31/26 and Rob Ghormoz to a term of 5/28/25 to 5/28/29 to the Jenkintown Borough Planning Commission.
- 5. Resolution 2025-12: Design Review Board** **President J. Conners**  
**Motion:** I make a motion to adopt Resolution #2025-12, re-appointing Michael Quigg to a term of 5/28/25 to 5/28/30 and appointing Alan Williams to a term of 5/28/25 to 5/28/30 to the Jenkintown Borough Design Review Board.
- 6. Resolution 2025-13: Civil Service Commission** **President J. Conners**  
**Motion:** I make a motion to adopt Resolution #2025-13, appointing Alan Williams to a term of 5/28/25 to 5/28/31 and Sue-Ann Divito to a term of 5/28/25 to 12/31/27 to the Jenkintown Civil Service Commission.
- 7. Resolution 2025-14: Recreation Board** **President J. Conners**  
**Motion:** I make a motion to adopt Resolution 2025-14 appointing Stephen Tolton and Melissa Hager for a term of 5/28/25 to 5/28/28 to the Jenkintown Recreation Board.
- 8. Resolution 2025-15: Fire Commission** **President J. Conners**  
**Motion:** I make a motion to adopt Resolution 2025-15, re-appointing Gerry West, Chris O'Neil and Bill Pross to a term of 5/28/25 to 12/31/25 to the Jenkintown Fire Commission.
- 9. Resolution 2025-16: Environmental Action Committee** **President J. Conners**  
**Motion:** I make a motion to adopt Resolution 2025-16 re-appointing Maureen Lucak to a term of 5/28/25 to 5/28/28, Susanne Hunter 5/28/25 to 5/28/27 and appointing Katherine Falso to a term of 5/28/25 to 5/28/26 to the Jenkintown Borough Environmental Action Committee.

**10. Resolution 2025-17: Recognition of Public Service**

**President J. Conners**

**Motion:** I make a motion to approve Resolution 2025-17 recognizing Alison Danilak, Sheri Neidich, Gary Hutnick and Maxine Marlowe for their dedicated public service and significant contributions having served on the Planning Commission and Civil Service Commission.

**11. Ordinance 2025-03 - ACT49 of 2024 - Police Pension**

**Councilor D. Ballard**

Amending the Police Pension 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.

**Motion:** I make a motion to adopt Ordinance 2025-03 amending the Police Pension Ordinance as advertised.

**12. Jenkintown Police Department Policies**

**Vice President C. Soltysiak**

**Motion:** I make a motion to approve Jenkintown Police Department Policies, Numbers

- 1.3.1a Duty to Intervene
- 1.3.11 Annual and Biennial Proficiency
- 1.3.12 Distribution of Use of Force Policy
- 1.3.12 Annual Analysis
- 1.4.2 Off Duty Action
- 2.1.1 Geographical Boundaries
- 2.1.2 Concurrent Jurisdiction
- 2.1.3 Written Agreements for Mutual Aide
- 2.1.4 Requesting Assistance from Federal Law Enforcement
- 3.1.1 Written Agreements for Service
- 17.4.1 Accounting System
- 26.1.1a Accepting Gifts or Gratuities
- 41.1.1 Patrol Coverage Procedures

**13. Permission to advertise the 2025 Road Paving Project**

**Councilor D. Sines Pancoe**

**Motion:** I make a motion to approve permission to publicly advertise the 2025 paving project for bid. West Avenue (Florence Ave. to Septa)

**14. Fire Department Use of Funds – 04 Fire Apparatus Fund**

**Councilor D. Ballard**

**Motion:** I make a motion to approve the temporary use of funds from the 04 Fire Apparatus fund for the purpose of replacing & decontaminating apparatus, gear and equipment as a result of the SPS incident response in the amount of \$133,797.60 of which \$126,017.60 will be reimbursed by SPS.

**15. Midgard Properties LP – 821 Homestead Road**

**Councilor D. Ballard**

**Motion:** move to approve letter of credit release #5 in the amount recommended by the Borough Engineer - \$29,567.50. The remaining balance will be \$113,123.18.

**NEW BUSINESS AND DISCUSSION**

**ADJOURNMENT**

BOROUGH OF JENKINTOWN

CONDITIONAL USE APPLICATION

Date Submitted 4/22/2025

Name of Development YZL Wealth Investment LLC  
Address/Location 119 York Rd. Jenkintown PA 19046

Name, Address & Phone No. of:  
Applicant Yuting Lu Tel: 646-386-6980  
Land Owner same as above Email: YUTINGLU34@GMAIL.COM  
Equitable Land Owner \_\_\_\_\_

Title of Plan Submitted \_\_\_\_\_

Plan Type: Land Development \_\_\_\_\_ Minor Land Development \_\_\_\_\_ Subdivision \_\_\_\_\_

Plan Status: Sketch \_\_\_\_\_ Preliminary \_\_\_\_\_ Final \_\_\_\_\_

Plan Dated \_\_\_\_\_

Name, Address & Phone No. of:  
Engineer \_\_\_\_\_  
Architect \_\_\_\_\_  
Attorney \_\_\_\_\_

Zoning District (s) D NCR Block & Unit No. \_\_\_\_\_

Tract Area in Acres 0.1 Acres No. of Proposed Lots/Bldgs. 1

Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types: Remove the existing internal partition and combine the two spaces into one ~~new~~ proposed to ~~use~~ create a spacious and comfortable nail salon.

Tenure: Sale \_\_\_\_\_ Rent \_\_\_\_\_ Condominium \_\_\_\_\_ Unknown \_\_\_\_\_

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: The nail salon requires 11 parking space per table 181-I of Borough Zoning code. There are

Street parking on Summit Street, and Towne Square. ~~the~~ Municipal parking are within 750 feet

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

[Signature]  
(Signature of Applicant)

[Signature]  
(Signature of Land Owner)

OVER

Application is complete and accepted by \_\_\_\_\_ Date \_\_\_\_\_  
FEE \_\_\_\_\_ Receipt # \_\_\_\_\_

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

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

[illegible]

SCALE: 1/8"=1'-0"

**BOROUGH OF JENKINTOWN  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025 -9**

**ADOPTING THE TERMS AND CONDITIONS OF THE COLLECTIVE BARGAINING AGREEMENT BY and BETWEEN THE BOROUGH COUNCIL OF THE BOROUGH OF JENKINTOWN AND JENKINTOWN POLICE BENEVOLENT ASSOCIATION, EFFECTIVE JANUARY 1, 2024 AND TERMINATING DECEMBER 31, 2027.**

**WHEREAS**, the Jenkintown Police Benevolent Association and the Jenkintown Borough Council have previously reached an agreement concerning terms and conditions of the Collective Bargaining Agreement (CBA); and

**WHEREAS**, the Jenkintown Police Benevolent Association and the Jenkintown Borough Council have agreed the duration of the CBA shall be a term of four (4) years, commencing on January 1, 2024 and terminating on December 31, 2027; and

**THEREFORE, BE IT RESOLVED**, that the Jenkintown Police Benevolent Association and the Council of the Borough of Jenkintown agree that the CBA shall remain in full force and effect as set forth in the Memorandum of Understanding.

**Approved by Borough Council this 28<sup>th</sup> day of May 2025.**

**BOROUGH OF JENKINTOWN**

\_\_\_\_\_  
Jay Conners  
Borough Council President

ATTEST: \_\_\_\_\_  
George K Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-10**

**A RESOLUTION RE-APPOINTING AARON JAVSICAS TO THE  
JENKINTOWN BOROUGH ZONING HEARING BOARD.**

The Borough Council of the Borough of Jenkintown Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Borough Zoning Hearing Board; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to re-appoint Aaron Javsicas to the Jenkintown Borough Zoning Hearing Board.

**THEREFORE, BE IT RESOLVED**, Aaron Javsicas is hereby appointed to the Jenkintown Zoning Hearing Board with the term to expire on May 28, 2030.

**DULY PRESENTED AND ADOPTED** by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28<sup>th</sup> day of May 2025.

**BOROUGH OF JENKINTOWN**

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Jay Conners  
Borough Council President

ATTEST: \_\_\_\_\_  
George Locke  
Borough Manager/Secretary



**BOROUGH OF JENKINTOWN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-11**

**A RESOLUTION RE-APPOINTING PETER VANDO AND APPOINTING  
ALLISON SHERTZER AND ROB GHORMOZ TO THE JENKINTOWN BOROUGH  
PLANNING COMMISSION.**

The Borough Council of the Borough of Jenkintown Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Planning Commission; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to appoint Peter VanDo, Allison Shertzer and Rob Ghormoz to the Jenkintown Borough Planning Commission.

**THEREFORE, BE IT RESOLVED,**

**AS TO THE JENKINTOWN PLANNING COMMISSION:**

1. Peter VanDo is hereby re-appointed to the Jenkintown Planning Commission with the term to expire on May 28, 2030.
2. Allison Shertzer is hereby appointed to the Jenkintown Planning Commission with the term to expire on December 31, 2026.
3. Rob Ghormoz is hereby appointed to the Jenkintown Planning Commission with the term to expire on May 28, 2029.

**DULY PRESENTED AND ADOPTED**, by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28<sup>th</sup> day of May, 2025.

**BOROUGH OF JENKINTOWN**

\_\_\_\_\_  
Jay Conners  
Borough Council President

ATTEST: \_\_\_\_\_  
George Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-12**

**A RESOLUTION APPOINTING MEMBERS TO THE JENKINTOWN  
BOROUGH DESIGN REVIEW BOARD.**

The Borough Council of the Borough of Jenkintown Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Design Review Board; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to re-appoint Michael Quigg and appoint Alan Williams to the Jenkintown Borough Design Review Board.

**THEREFORE, BE IT RESOLVED,**

**APPOINTED TO THE JENKINTOWN DESIGN REVIEW BOARD:**

1. Michael Quigg is hereby appointed to the Jenkintown Borough Design Review Board with his term to expire on May 28, 2030.
2. Alan Williams is hereby appointed to the Jenkintown Borough Design Review Board with his term to expire on May 28, 2030.

**DULY PRESENTED AND ADOPTED**, by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28<sup>th</sup> day of May 2025.

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Jay Conners  
Borough Council President

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George Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN  
MONTGOMERY COUNTY,  
PENNSYLVANIA  
RESOLUTION NO. 2025- 13**

**A RESOLUTION APPOINTING MEMBERS TO THE JENKINTOWN BOROUGH CIVIL SERVICE COMMISSION.**

The Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Borough Civil Service Commission; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to appoint Sue-Ann Divito and Alan Williams to the Jenkintown Borough Civil Service Commission.

**THEREFORE, BE IT RESOLVED.**

**AS TO THE JENKINTOWN CIVIL SERVICE COMMISSION:**

1. Sue-Ann Divito is hereby appointed to the Jenkintown Civil Service Commission with the term to expire on December 31, 2027.

1. Alan Williams is hereby appointed to the Jenkintown Civil Service Commission with the term to expire on December 31, 2031.

**DULY PRESENTED AND ADOPTED** by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28th day of May, 2025.

**BOROUGH OF JENKINTOWN**

\_\_\_\_\_  
Jay Conners  
Borough Council President

\_\_\_\_\_  
Gabriel Lerman  
Mayor

ATTEST: \_\_\_\_\_  
George K. Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN**

**MONTGOMERY COUNTY,**

**RESOLUTION - 2025-14**

**A RESOLUTION APPOINTING MEMBERS TO THE JENKINTOWN BOROUGH RECREATION BOARD.**

The Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Borough Recreation Board; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to appoint Melissa Hagar and Stephen Tolton to the Jenkintown Borough Recreation Board.

**THEREFORE, BE IT RESOLVED.**

**AS TO THE JENKINTOWN RECREATION BOARD:**

Melissa Hagar is hereby appointed to the Jenkintown Recreation Board with the term to expire on May 28, 2028.

Stephen Tolton is hereby appointed to the Jenkintown Recreation Board with the term to expire on May 28, 2028.

**DULY PRESENTED AND ADOPTED** by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28th day of May, 2025.

**BOROUGH OF JENKINTOWN**

\_\_\_\_\_  
Jay Conners  
Borough Council President

ATTEST: \_\_\_\_\_  
George K. Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-15**

**A RESOLUTION REAPPOINTING MEMBERS TO THE JENKINTOWN  
BOROUGH FIRE COMMISSION.**

The Borough Council of the Borough of Jenkintown Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Borough Fire Commission; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to reappoint the following individuals to the Jenkintown Borough Fire Commission.

**THEREFORE, BE IT RESOLVED,**

**AS TO THE JENKINTOWN BOROUGH FIRE COMMISSION:**

1. Gerry West is hereby appointed to the Jenkintown Borough Fire Commission with the term to expire on December 31, 2025.
2. William Pross is hereby appointed to the Jenkintown Borough Fire Commission with his term to expire on December 31, 2025.
3. Christopher O'Neill is hereby appointed to the Jenkintown Borough Fire Commission with his term to expire on December 31, 2025.

**DULY PRESENTED AND ADOPTED**, by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28<sup>th</sup> day of May 2025.

**BOROUGH OF JENKINTOWN**

\_\_\_\_\_  
Jay Conners  
Borough Council President

ATTEST: \_\_\_\_\_  
George Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-16**

**A RESOLUTION APPOINTING MEMBERS TO THE JENKINTOWN  
BOROUGH ENVIRONMENTAL ACTION COMMITTEE.**

The Borough Council of the Borough of Jenkintown Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Jenkintown Borough Council has established the Jenkintown Borough Environmental Action Committee; and

**WHEREAS**, Jenkintown Borough Council has expressed its desire to appoint the following individuals to the Jenkintown Borough Environmental Action Committee.

**THEREFORE, BE IT RESOLVED,**

**AS TO THE JENKINTOWN BOROUGH ENVIRONMENTAL ADVISORY  
COMMITTEE:**

1. Maureen Lucak is hereby appointed to the Jenkintown Borough Environmental Advisory Committee with the term to expire on May 28<sup>th</sup>, 2028.
2. Susanne Hunter is hereby appointed to the Jenkintown Borough Environmental Advisory Committee with the term to expire on May 28<sup>th</sup> 2027.
3. Katherine Falso is hereby appointed to the Jenkintown Borough Environmental Advisory Committee with the term to expire on May 28<sup>th</sup>, 2026.

**DULY PRESENTED AND ADOPTED**, by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28<sup>th</sup> day of May 2025.

**BOROUGH OF JENKINTOWN**

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Jay Conners  
Council President

ATTEST:

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George Locke  
Borough Manager/Secretary

**BOROUGH OF JENKINTOWN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2025-17**

**A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF JENKINTOWN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, FOR APPRECIATION AND RECOGNITION OF ALISON DANILAK, SHERI NEIDICH, GARY HUTNICK AND MAXINE MARLOWE FOR SIGNIFICANT CONTRIBUTIONS WHILE SERVING ON THE PLANNING COMMISSION AND CIVIL SERVICE COMMISSION RESPECTIVELY TO THE BOROUGH OF JENKINTOWN.**

The Borough Council of the Borough of Jenkintown Montgomery County, Pennsylvania (the "Borough") hereby adopts the following resolution:

**WHEREAS**, Alison Danilak, Sheri Neidich, Gary Hutnick and Maxine Marlowe have dedicated countless hours and considerable contributions above and beyond for the betterment of the residents of Jenkintown Borough; and

**WHEREAS**, the Council of Jenkintown Borough wishes to extend their utmost appreciation to Alison Danilak, Sheri Neidich, Gary Hutnick and Maxine Marlowe work and support; and

**THEREFORE, BE IT RESOLVED**, the Mayor and all members of Jenkintown Borough Council, on behalf of themselves and the citizens of the Borough, desire to publicly acknowledge Alison Danilak, Sheri Neidich, Gary Hutnick and Maxine Marlowe for their unwavering commitment to serving Jenkintown Borough and sincerely wish them all the very best in the future.

**DULY PRESENTED AND ADOPTED** by Jenkintown Borough Council, Borough of Jenkintown, Montgomery County, Pennsylvania, in a public meeting held this 28<sup>th</sup> day of May 2025.

**BOROUGH OF JENKINTOWN**

\_\_\_\_\_  
**Jay Conners**  
Borough Council President

**ATTEST:** \_\_\_\_\_  
George K Locke  
Borough Secretary

**BOROUGH OF JENKINTOWN  
ORDINANCE NO. 2025-03**

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

**ORDAINED AND ENACTED** by the Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania this 28th day of May, 2025.

ATTEST:

JENKINTOWN BOROUGH COUNCIL

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GEORGE LOCKE, MANGER

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JAY CONNERS  
BOROUGH COUNCIL PRESIDENT

APPROVED:

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GABRIEL LERMAN, MAYOR

**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 Jenkintown Borough 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 4.75% compounded annually from the date of initial entry into full-time service with the Jenkintown Borough 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 28th day of May 2025, by the duly authorized agent of the Borough of Jenkintown.

\_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Title: \_\_\_\_\_



May 7, 2025

NORR1600.04

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

**RE: 821 Homestead  
Escrow Release #5**

Dear Mr. Locke:

We have received an escrow release request dated May 6, 2025, from Midgard Properties LP 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	\$	549,851.32
Escrow released to date	\$	407,160.64
Balance prior to this release	\$	142,690.68
<b>Recommended amount this release</b>	<b>\$</b>	<b>29,567.50</b>
Balance after this release	\$	113,123.18

Enclosed, you will find the Application and Certificate for Payment, and Summary of Construction Cost Breakdown. 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: Jeff Lustig, Midgard Properties, Developer

## APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

TO

PROJECT

821 Homestead Road

APPLICATION NO

03.24.25

Distribution to

Jenkintown, PA 19046

OWNER

ARCHITECT

ACCOUNTING

FILE

ATTN

FROM CONTRACTOR

\$0

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached

1. ORIGINAL CONTRACT SUM..... \$549,851.32

2. Net change by Change Orders..... \$0

3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$549,851.32

4. TOTAL COMPLETE & STORED TO DATE..... \$436,728.14  
(Column G on G703)

## 5. RETAINAGE

a % of Completed Work..... \$0  
(Column D-E on G703)b % of Stored Material..... \$0.00  
(Column F on G703)

Total Retainage (Line 5A + 5b or

Total in Column J of G703)..... \$0

6. TOTAL EARNED LESS RETAINAGE..... \$436,728.14  
(Line 4 less Line 5 Total)

## 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE..... \$29,567.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE..... \$113,123.18  
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total change orders approved in previous months by owner	\$0	\$0
Total approved this Month	\$0	\$0
TOTALS	\$0	\$0
NET CHANGES by Change Order	\$0	\$0

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

CONTRACTOR

By

Date

05/06/25

## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect'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 Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$29,567.50  
(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

Date

5/7/25

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

OWNER: Midgard Properties LP  
PO Box 2211  
Jenkintown, PA 19046

PROJECT: 821 Homestead Road  
Jenkintown, PA 19046

ATTN:

APPLICATION #: 5.00

PERIOD ENDING: 03/24/25

APPLICATION DATE: 03/24/25

CONTRACTOR:

A		B	C		D		E	F	G	H	I	
ITEM NO COST CODE		DESCRIPTION OF WORK	SCHEDULED VALUE	ADJUST	REVISED SCHEDULED VALUE	PREVIOUS APPLICATIONS		WORK COMPLETED THIS APPLICATION		COMPLETED AND STORED TO DATE	% 	BALANCE TO FINISH
								WRK IN PLACE	STORED MTL3			
Subsurface Stormwater Basin												
1		Excavation/Site Work	\$36,291.00	0	\$36,291.00	\$36,291.00		\$0.00	\$0.00	\$36,291.00	100.00%	\$0.00
2		Geotextile Fabric	\$3,859.40	0	\$3,859.40	\$3,859.40		\$0.00	\$0.00	\$3,859.40	100.00%	\$0.00
3		1,000 CY - Clean Washed 57 or 3 Stone	\$35,000.00	0	\$35,000.00	\$35,000.00		\$0.00	\$0.00	\$35,000.00	100.00%	\$0.00
4		24" Perforated HDPE Pipe	\$19,500.00	0	\$19,500.00	\$19,500.00		\$0.00	\$0.00	\$19,500.00	100.00%	\$0.00
5		4' Dia. Manholes	\$28,000.00	0	\$28,000.00	\$28,000.00		\$0.00	\$0.00	\$28,000.00	100.00%	\$0.00
6		1 - Outlet Control Structure	\$15,000.00	0	\$15,000.00	\$15,000.00		\$0.00	\$0.00	\$15,000.00	100.00%	\$0.00
Stormwater Conveyance												
7		Excavation/Site Work	\$24,415.00	0	\$24,415.00	\$24,415.00		\$0.00	\$0.00	\$24,415.00	100.00%	\$0.00
8		Pavement Restoration (along new sewer) - York Road	\$49,995.00	0	\$49,995.00	\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$49,995.00
9		4" HDPE	\$1,815.40	0	\$1,815.40	\$1,815.40		\$0.00	\$0.00	\$1,815.40	100.00%	\$0.00
10		6" HDPE	\$675.84	0	\$675.84	\$675.84		\$0.00	\$0.00	\$675.84	100.00%	\$0.00
11		8" HDPE	\$2,509.20	0	\$2,509.20	\$2,509.20		\$0.00	\$0.00	\$2,509.20	100.00%	\$0.00
12		15" HDPE	\$2,250.00	0	\$2,250.00	\$2,250.00		\$0.00	\$0.00	\$2,250.00	100.00%	\$0.00
13		Type 'C' Inlets	\$14,000.00	0	\$14,000.00	\$14,000.00		\$0.00	\$0.00	\$14,000.00	100.00%	\$0.00
14		Type 'M' Inlets	\$17,600.00	0	\$17,600.00	\$17,600.00		\$0.00	\$0.00	\$17,600.00	100.00%	\$0.00
15		Trench Drain	\$3,000.00	0	\$3,000.00	\$3,000.00		\$0.00	\$0.00	\$3,000.00	100.00%	\$0.00
16		Clean Outs	\$2,100.00	\$0.00	\$2,100.00	\$2,100.00		\$0.00	\$0.00	\$2,100.00	100.00%	\$0.00
Landscaping												
17		Trees	\$7,800.00	\$0.00	\$7,800.00	\$3,900.00		\$0.00	\$0.00	\$3,900.00	50.00%	\$3,900.00
18		Shrubs	\$9,360.00	\$0.00	\$9,360.00	\$4,680.00		\$2,340.00	\$0.00	\$7,020.00	75.00%	\$2,340.00
19		Grasses	\$580.00	\$0.00	\$580.00	\$290.00		\$290.00	\$0.00	\$580.00	100.00%	\$0.00
Lighting												
20		Lights and Poles	\$81,000.00	0	\$81,000.00	\$65,812.50		\$15,187.50	\$0.00	\$81,000.00	100.00%	\$0.00
21		Electrical	\$20,000.00	0	\$20,000.00	\$8,250.00		\$11,750.00	\$0.00	\$20,000.00	100.00%	\$0.00
Erosion Control Measures												
22		Silt Sox	\$2,250.00	0	\$2,250.00	\$2,250.00		\$0.00	\$0.00	\$2,250.00	100.00%	\$0.00
23		Inlet Filter Bags	\$384.00	0	\$384.00	\$384.00		\$0.00	\$0.00	\$384.00	100.00%	\$0.00
24		Maintenance of E&S Controls	\$6,000.00	0	\$6,000.00	\$6,000.00		\$0.00	\$0.00	\$6,000.00	100.00%	\$0.00
Hardscape and Paint												
25		Concrete Sidewalk - Homestead Road	\$36,750.00	\$0.00	\$36,750.00	\$36,750.00		\$0.00	\$0.00	\$36,750.00	100.00%	\$0.00
26		Curb - Homstead Road - Homestead Road	\$26,250.00	\$0.00	\$26,250.00	\$26,250.00		\$0.00	\$0.00	\$26,250.00	100.00%	\$0.00
27		Pavers in the Sidewalk - York Road	\$36,480.00	\$0.00	\$36,480.00	\$0.00		\$0.00	\$0.00	\$0.00	0.00%	\$36,480.00

**OWNER:** Midgard Properties LP  
PO Box 2211  
Jenkintown, PA 19046

**PROJECT:** 821 Homestead Road  
Jenkintown, PA 19046

**ATTN:**

APPLICATION #: 5 00

PERIOD ENDING: 03 24 25

APPLICATION DATE: 03 24 25

**CONTRACTOR:**

A ITEM NO COST CODE	B DESCRIPTION OF WORK	C SCHEDULED VALUE	ADJUST	REVISED SCHEDULED VALUE	D		E WORK COMPLETED THIS APPLICATION		F STORED MTL'S	G COMPLETED AND STORED TO DATE	H %	I BALANCE TO FINISH
					PREVIOUS APPLICATIONS	WORK IN PLACE	WORK IN PLACE	STORED MTL'S				
28	Paint Striping	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,500.00	100.00%	\$0.00
Survey Work												
29	Setting Monuments and Iron Pins	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00
30	As-Built Survey and Plans	\$6,600.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,600.00
31	Contingency	\$49,986.48	\$0.00	\$49,986.48	\$41,078.30	\$0.00	\$0.00	\$0.00	\$0.00	\$41,078.30	82.18%	\$8,908.18
	ORIGINAL CONTRACT	\$549,851.32	\$0.00	\$549,851.32	\$407,160.64	\$29,667.50	\$0.00	\$0.00	\$0.00	\$436,728.14	79.43%	\$113,123.18