



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING**

Wednesday, June 25th, 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 May Minutes**
- 5. Approval of Payrolls in the amount of \$203,066.90 and invoices totaling \$471,126.76**
Councilor D. Ballard
- 6. Public Comment**
- 7. Presentation - Niko Barnett, Troop 201, Eagle Scout Project – Recognition of Contribution**
- 8. Presentation – Jenkintown School District Budget Presentation, JSD Business Administrator**
- 9. Conditional Use Hearing – 119 York Road, YZL Wealth Investment, LLC, Section - 181-74**
(Continued from May 28th, 181-74 - Reduction of onsite parking)
- 10. Preliminary Land Development Application - 459/471 York Road – ‘459 Flats’**
(459/471 York Road – “459 Flats” Subdivision Land Development)

Reports

- | | |
|------------------------------------|----------------------------------|
| 11. Engineer’s Report | Khal Hassan P.E., Pennoni |
| 12. Public Works Department | Foreman K. (Jim) Riggins |
| 13. Solicitor’s Report | Solicitor P. Hitchens |
| 14. Mayor’s Report | Mayor G. Lerman |
| 15. Police Chief’s Report | Chief of Police T. Scott |
| 16. Manager’s Report | Borough Manager G. Locke |

ORDER OF BUSINESS

- 1. Conditional Use Hearing, 119 York Road, YZL LLC** **President J. Conners**
(Applicant seeking relief per Borough Code 181-74 - Onsite Parking Reduction)
Motion:
- 2. Preliminary Land Development 459-471 Old York Road LLC** **President J. Conners**
(Applicant seeking approval of Preliminary Land Development Application – Mixed Use Building, commercial with apartments above)
Motion:
- 3. Equipment Damage Settlement w/ SPS Technologies** **Vice President C. Soltysiak**
Motion: move to approve settlement agreement reimbursing JFD for losses sustained during SPS Fire incident response.
- 4. Public Parking Lot Directional Signage** **Vice President C. Soltysiak**
Motion: move to approve the acceptance of the Engineer’s plan and authorize purchase and installation of the proposed directional signage.
- 5. Stipulation to Settle - Board of Assessment Appeal** **Councilor D. Ballard**
Motion: motion to approve ‘Approval of Stipulation to Settle - B.O.A.’ w/ Jenkintown Station Associates, Parcel No. 10-00-04860-00-8, 115 West Avenue.

NEW BUSINESS AND DISCUSSION

ADJOURNMENT



Eagle Scout Project of Niko Barnett

Troop 201

Donations from Jenkintown Borough Council
and Geppert Lumber

March 2025



Eagle Scout Project of Niko Barnett
Troop 201
Donations from Jenkintown Borough Council
and Geppert Lumber
March 2025

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 (owner of above LLC) 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. ~~100~~ 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.

SUMMIT AVENUE



119 OLD YORK RD.
JENKINTOWN, PA 19046

SITE PLAN

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

N/F
TELFORD IDA
10-024-005

459
FLATS





459
FLATS

STOP













**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 16, 2024

Mr. George Locke, Borough Manager
Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

Re: MCPC # 24-0263-001
Plan Name: 459-471 Old York Road
(3 lots comprising 0.73 acres)
Situate: Old York Road (cross streets: Cherry Street (s) and Johnson Street (w))
Jenkintown Borough

Dear Mr. Locke:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 27, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 459-471 Old York Road, LLC, is proposing a four-story mixed use development consisting of 3,519 square feet of ground-floor commercial and 40 residential units. The proposed building would have frontage on Old York Road, Cherry Street, and Johnson Street with commercial entrances fronting Old York Road. The entrance to the underground parking garage and loading area would be located on Johnson Street, with a green roof located above the parking garage, elevated from the sidewalk. A pocket park is proposed for the corner of Johnson and Cherry Streets.

Three parcels would be consolidated for the proposed development. To accommodate the building's loading area on Johnson Street, the northernmost parcel would be subdivided, creating two lots: Proposed Lot 1 with 28,237 gross square feet and Proposed Lot 2 with 3,664 gross square feet. The property contains an existing two-story building, two accessory structures, surface parking, and a wooded area along Cherry Street, all of which would be demolished. An existing building on Lot 2 shares a party wall with the abutting property.

A total of 50 parking spaces would be provided, two of which would be in the loading area and the rest on the ground floor of the mixed use building. The proposed parking amount is reduced from 1.5 to 1 spaces per unit because the proposed lots are mixed-use buildings (§151-51(C)(3)(b)). The property is in the Neighborhood Commercial Residential District.



COMPREHENSIVE PLAN COMPLIANCE

This area of Jenkintown Borough is identified as a Town Center area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Center Areas are traditional downtown areas with a mix of retail, institutional, office, and residential uses. Town Center Areas are intended to be pedestrian-oriented, with buildings built close to sidewalks and often attached, side to side.

The Future Land Use Map of the *Jenkintown2035 Comprehensive Plan* shows this area of Jenkintown Borough as Community Mixed Use. Community Mixed Use areas offer community-and neighborhood-oriented shopping and services adjacent to residential neighborhoods, with some residential interspersed.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STREETSCAPE

In general, the proposed development appears to have a lot of pavement with limited greenery. The following comments address our concerns about the potential this proposal has for creating a streetscape along the building that is out of human scale and does not relate to the surrounding community.

- A. Sidewalks. The existing 10-foot wide existing sidewalks along Old York Road are proposed to remain. We recommend continuing the sidewalk pattern to connect with the rest of the borough. Section 160-26. establishes design and construction standards for sidewalks. In addition, sidewalks along York Road are required to comply with the York Road Design Standards, available at borough hall, for consistency with the established streetscape.
- B. Pedestrian-Scaled Lighting. We recommend the applicant add pedestrian-scaled light fixtures that are consistent with the established design of Jenkintown's commercial streetscape. Pedestrian-scaled lighting would help to continue to the streetscape north along Old York Road.

LANDSCAPING

A landscape plan was not provided as part of the proposed development submission. Section 160-8.D.(3)(m) requires that a proposed landscape plan be provided as part of the site improvement plan for a preliminary land development submission. We feel that a landscape plan should be provided as part of future submissions demonstrating compliance with the landscape standards contained in the borough's subdivision and land development ordinance.

- A. Street Trees. We recommend planting street trees along Old York Road and Cherry Street. Section 160-29.A.1. requires that street trees be planted "along both sides of all existing streets when they abut or lie

within the proposed subdivision or land development” and §160-29.C.1. states that “trees shall be planted at a rate of at least one (1) tree per 30 feet of public or private street frontage,” or portion thereof.

1. *Old York Road*. Generally, the streetscape along this property frontage should be consistent with the existing streetscape along York Road, including sidewalk pattern and street trees. Because the property is located on Old York Road where an established street tree planting pattern exists, street trees should be planted in tree pits, as per Section 169-29.B.(2). Street trees should be planted in tree pits with structured soils to ensure healthy roots and longevity.
 2. *Cherry Street*. We recommend that street trees be planted along Cherry Street. Section 169-29.B.1. requires that street trees be planted within the verge “Where a landscape verge of at least five feet in width is provided between the sidewalk and the curb”.
- B. Planter Beds. Based on the plans provided, planter beds would be located between the 10-foot wide existing sidewalk along York Road and the covered walkway along the commercial portion of the building. We feel that the planter beds could create a feeling of separation between the commercial entrances and the sidewalk, disrupting the pedestrian rhythm.

SITE DESIGN

A. Ground Floor Parking

1. *Screening*. Ground-floor parking is proposed and would be accessed from Johnson Street. Ground-floor parking should be screened, per Section 181.51.F.
 2. *Building design standards*. Based on the plans provided, the ground-floor parking would be adjacent to the sidewalks along Johnson Street and Cherry Streets with no separation between the sidewalks, which could feel oppressive if not designed for the human scale. Section 181-54.B.(3) prohibits blank walls and requires at least four architectural treatments. We recommend the applicant integrate architectural elements to help screen the parking as well as create interest for people walking along Cherry Street.
- B. Loading Zone. A single loading area is shown; however, based on the plans provided, it is unclear if there will be any screening, lighting, or landscaping. The NCR District requires that service and loading areas “be visually screened from street and pedestrianways” (§ 181-51.F.(4)). We recommend providing a landscaping plan and rendering that illustrates how the development will comply with the requirements.
- C. Lighting. A lighting plan was not provided as part of the proposed development submission. A proposed outdoor lighting plan is required to be provided as part of the site improvement plan for a preliminary land development submission (§ 160-8.D(n)). We recommend that the applicant design the lighting for the property in a manner that is sensitive to the surrounding properties. In the NCR District, lighting must be “designed to prevent glare onto adjacent properties” (§ 181-51.D).

TRANSPORTATION

- A. Pedestrian Connectivity. We recommend the applicant coordinate with the borough and PennDOT on the potential upgrades to the mid-block pedestrian crossing of Old York Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Jenkintown's planning objectives for mixed-use development in the Neighborhood Commercial Residential District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (MCPC # 24-0263-001) on any plans submitted for final recording.

Sincerely,



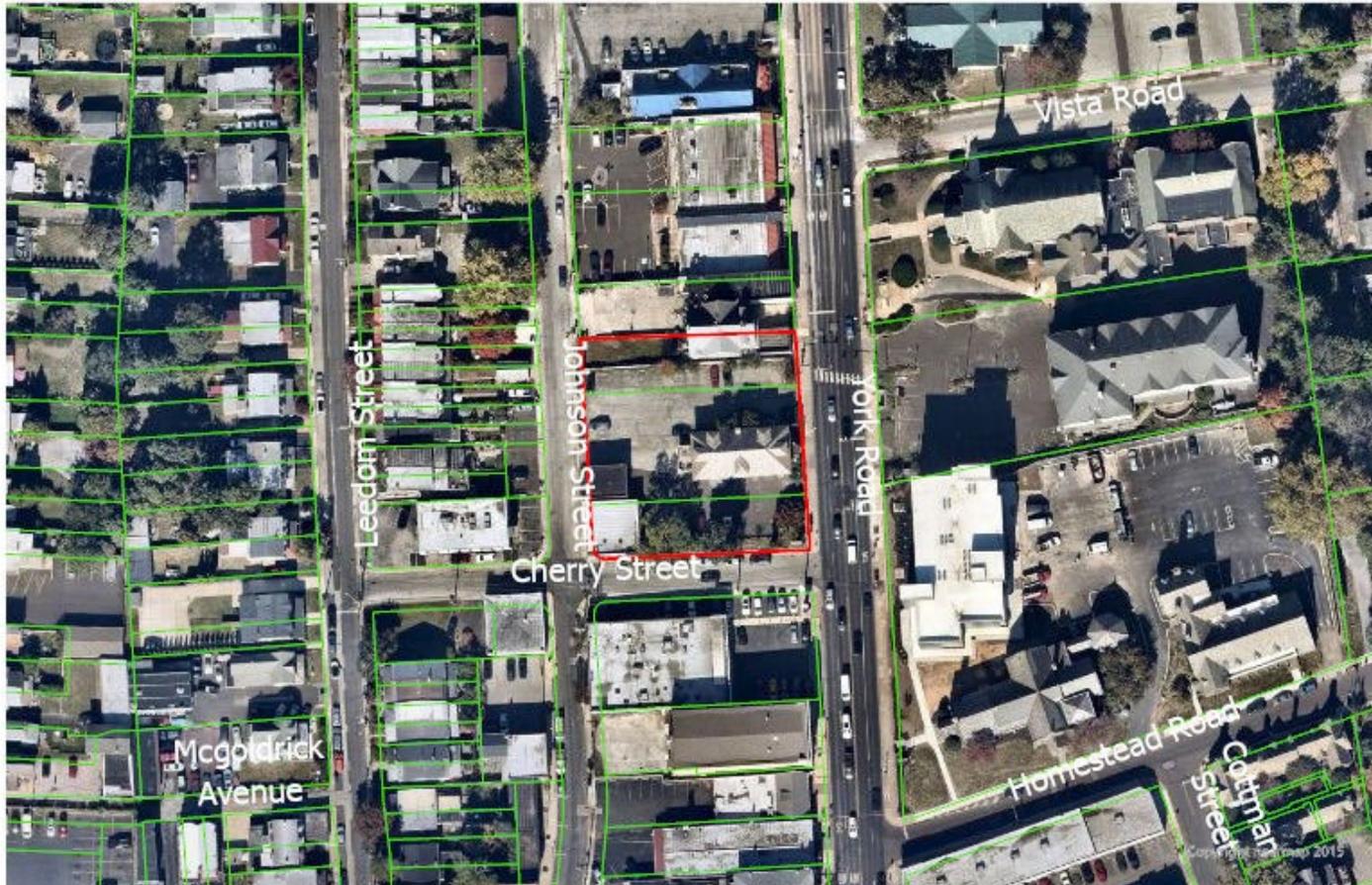
Claire Warner, Senior Community Planner
claire.warner@montgomerycountypa.gov – 610-278-3755

c: Matthew McHugh, Applicant's Representative
Jon McCandlish, Chair, Borough Planning Commission
Khal Hassan, P.E., Borough Engineer
Patrick M. Hitchens, Esq., Borough Solicitor
Fran Hanney, Scott Burton, Paul Lutz, PennDOT

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

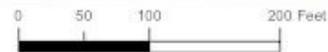
ATTACHMENTS A & B



459-471 Old York Road
MCPC#240263001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311, Norstown, PA, 19054-0311
(p) 610-278-3722 (f) 610-278-3941
www.montcopa.org/pln.com
Aerial photography provided by Nearmap





Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

October 31, 2024
Revised April 28, 2025

George Locke, CBO – Borough Manager, Zoning Officer
Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

**RE: 459-471 Old York Road Waiver Request Letter
Jenkintown Borough, Montgomery County, PA
HCE Project No.: 1764**

Dear George:

With regard to the above referenced project, the following waivers are requested from the Subdivision of Land Ordinance:

1. **§160-7** – A waiver is requested to allow the Land Development Plan to be reviewed and approved as a Preliminary/Final Plan. The Preliminary/Final Plan provides the level of detail required for a Final Plan, the proposed development has been reviewed by the Borough Council multiple times and the project was subject of a Stipulation and Settlement Order in the Montgomery County Court of Common Pleas.
2. **§160-23.G** – A waiver is requested to allow stopping area grades to exceed 5%. The podium parking area floor elevation is below the elevation of Johnson Street and slopes will need to exceed 5% to provide vehicular access.
3. **§160-29** – A waiver is requested from the street tree requirement. The proposed building will be constructed along the property line and there are a number of underground utilities within the sidewalk along Old York Road, which doesn't leave sufficient space to install street trees. Planter boxes are proposed along the Old York Road frontage to provide landscaping and stormwater management benefits.
4. **§160-31** – A waiver is requested to waive landscape and screening buffer requirements. The only planting buffer that currently exists on the property is along Cherry Street. This Planting buffer will not be preserved since Borough Staff and Borough Review Board's preference was to widen the sidewalk along Cherry Street.
5. **§160-32.C** – A waiver is requested to allow podium parking spaces and drive aisles to have dimensions smaller than those listed in Figure 6. – Parking Lot Dimensions. The podium parking will have one-way circulation and will be similar to a long-term parking facility due to its limited turnover of vehicles.
6. **§160-33.D.** – A waiver is requested to waive the landscape strip requirement for two (2) parking spaces located in the side yard of the property. The two (2) parking spaces will be utilized by the existing duplex and parking spaces are provided along the property line on the adjacent parcel.
7. **§160-41.B.** – A waiver is requested to allow the minimum size of pipe to be less than fifteen (15) inches in diameter. Twelve (12) inch diameter is proposed on-site and outside any street rights of way. The smaller diameter pipe will help control the peak flow rate out of the

underground basin and is utilized to meet the Borough's Stormwater Management Requirements.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or jason@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering



Jason Korczak, P.E.

cc: Vince Celenza – 459-471 Old York Rd LLC
Matthew McHugh – Klehr Harrison Harvey Branzburg LLP

O:\1764 - 459-471 Old York Road\Outbound\2025-04-28 Waiver Request Letter.docx



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

April 28, 2025

George Locke, Borough Manager/Zoning Officer
Borough of Jenkintown
700 Summit Avenue
Jenkintown, PA 19406

**RE: 459-471 Old York Road
Preliminary/Final Land Development Plan Review
Jenkintown Borough, Montgomery County, PA
HCE Project No.: 1764**

Dear George:

With regard to the above referenced project, please find the following materials for the Preliminary/Final Land Development Plan resubmission:

- One (1) copy of the Waiver Request Letter, dated 10/25/25, last revised 04/28/25.
- Eight (8) full-size copies of the Preliminary/Final Land Development Plans, dated 10/25/24, last revised 04/25/25, sheets 1-15 of 15.
- Four (4) 11" x 17" copies of the Preliminary/Final Land Development Plans, dated 10/25/24, last revised 04/25/25, sheets 1-15 of 15.
- Four (4) 11" x 17" copies of the updated Architectural Elevations, dated 04/25/25.
- Eight (8) copies of the Photometric Plans and Details, prepared by CED, dated 04/25/25.
- Two (2) copies of the Post Construction Stormwater Management Plan Narrative, dated 10/25/24, last revised 04/25/25.
- Two (2) copies of the Transportation Impact Assessment, prepared by TPD, dated 12/18/25.
- One (1) electronic copy of all submission items (via dropbox link).

We are in receipt of a review letter for the above-referenced project. Below please find responses to each of the comments contained in this letter.

Review Letter from Pennoni dated March 28, 2025.

The Applicant was granted the following conditional use by the Borough of Jenkintown Council at their regularly scheduled meeting held on January 22, 2025:

1. §181-49.B.(1) – A conditional use to permit a 40-unit apartment building use.

The above approval was granted subject to the following conditions:

1. The Applicant must comply with the testimony and exhibits of the Applicant at the public hearing before the Borough Council, unless otherwise amended or acceptable by Borough Council; and
2. In all other respects, Applicant shall comply with all provisions of the statutes, laws, regulations, rules, codes, and ordinances of the United States, Commonwealth of

Pennsylvania, Jenkintown Borough, and any other Municipal entity having jurisdiction over this matter and obtain all other necessary permits and approvals.

3. The Applicant and the Applicant's assigns and successors shall not market, advertise, or otherwise promote or represent that the dens in the one-bedroom apartment units containing dens could not be used as potential second bedrooms for such units.

The above conditional use approval and conditions of approval shall be indicated on the record plan.

Response: The conditional use approval and conditions of approval have been added to the Record Site Plan, sheet C1.0.

The Applicant was also granted the following variances as part of the Stipulation and Settlement Agreement between the Appellant and the Borough of Jenkintown Zoning Hearing Board dated August 23, 2024:

1. §181-50.A - A variance to permit lot size of 3,057 SF for proposed Lot 2 where 15,000 SF is otherwise required.
2. §181-50.B - A variance to permit a minimum lot width of 24.3 feet for proposed Lot 2 where 50 feet is otherwise required.
3. §181-50.1 - A variance to permit a minimum lot area of 25,732 SF per dwelling unit for Proposed Lot 1 where 48,300 SF is otherwise required.
4. §181-50.1 - A variance to permit a minimum lot area of 3,057 SF per dwelling unit for Proposed Lot 2 where 3,900 SF is otherwise required.
5. §181-80 - A variance to permit 48 off-street parking spaces for Proposed Lot 1 where 65 off-street parking spaces are otherwise required.
6. §181-80 - A variance to permit 2 off-street parking spaces for Proposed Lot 2 where 7 off-street parking spaces are otherwise required.

The above granted variances and any conditions of approval shall be indicated on the record plan.

Response: The list of variances granted by the Borough of Jenkintown Zoning Hearing Board has been added to the Record Site Plan, sheet C1.0.

The Applicant is requesting the following waivers from the Borough of Jenkintown Subdivision of Land Code as specified on the Cover Sheet and in the Waiver Request Letter dated October 31, 2024:

1. §160-7 - A waiver to allow the Land Development Plan to be reviewed and approved as a Preliminary Plan.
2. §160-29 - A waiver from the street tree requirement.
3. §160-31 - A waiver from providing landscaping and screening buffer requirements.

4. §160-32.C - A waiver to allow podium parking spaces and drive aisles to have dimensions smaller than those listed in Figure 6 - Parking Lot Dimensions.
5. §160-33.D - A waiver to allow podium parking spaces and drive aisles to have dimensions smaller than those listed in Figure 6 - Parking Lot Dimensions.
6. §160-41.B - A waiver to allow the minimum size of pipe to be less than fifteen (15) inches in diameter.

These waiver requests shall be included on Record Plan and not the Cover Sheet.

Response: The list of requested waivers is now provided on the Record Site Plan, sheet C1.0.

Zoning Comments – Chapter 181

1. Per §181-50.G.(2), Building height shall be a maximum of four (4) stories or 50 feet, provided there is a ten- foot setback (on average) from the building façade for floors above the third story.

The plans and renderings show a minimum ten (10) foot setback on the fourth(4th) floor along the façade facing Old York Road; therefore, this project complies with the requirements of this section.

Response: So noted.

2. Per §181-50.J.(2).(a) & (b), All commercial floor area on ground floors of a mixed-use building must contain at least 800 SF or 25% of the lot area (whichever is greater) on lots with street frontages of less than 50 feet; or at least 20% of the lot area on lots with 50 feet or more of street frontage shall be commercial space.

For proposed Lot 1, the frontage is greater than 50 feet; therefore, a minimum of 20% of the lot area shall be commercial space on the ground floor. In accordance with the Record Plan (Sheet 4), the commercial area is proposed to be 3,434 sf. Based on our calculations, the commercial floor area ratio shall be based on the occupied building area of 15,552 sf; therefore, the commercial floor area ratio was calculated to be 22.08% (3,434 sf/15,552 sf) which complies with this requirement.

Response: The Zoning Table on the Record Site Plan, sheet C1.0 has been updated accordingly.

For proposed Lot 2, the frontage will be less than 50 feet; therefore 800 SF or 25% of the lot area shall be commercial space on the ground floor. In accordance with the Record Site Plan (Sheet 4), the commercial area is proposed to be 500 sf referenced. Based on our calculations, the commercial floor area ratio shall be based on the footprint of the building, which is 1,416sf; therefore, the commercial floor area ratio was calculated to be 35.31% (500 sf/1,416 sf). The Zoning Table on the Record Plan (Sheet 4) indicates a commercial floor area ratio of 54.5%. This commercial floor area ratio in the zoning table shall be revised to indicate the correct ratio of 35.31% accordingly.

Response: The Zoning Table on the Record Site Plan, sheet C1.0 has been updated accordingly.

3. Per §181-51.B, all uses shall be serviced by public water and sewer facilities.

Based on the plans, the proposed sanitary lateral connection to the building on Lot 1 is shown but needs to be extended to the proposed building. In addition, the existing connection to the building on proposed Lot 2 shall be shown as well.

Response: The proposed sanitary sewer lateral for the proposed building on Lot 1 is now shown to extend to the building on the Grading, Drainage and Utility Plan, sheet C2.0. The existing sanitary lateral for the existing building on Lot 2 is now shown on the Existing Conditions & Demolition Plan, sheet C0.1.

4. Per §181-51.D, all exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well-lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways and shall comply with the Borough's Master Plan, where applicable.

The Applicant is not indicating if any lighting is proposed as part of this project. A lighting plan shall be provided which shows lighting along the sidewalks of Old York Road, Cherry Street, and Johnson Street as well as lighting for the parking area to ensure the areas are well lit. Notes shall be provided on the plan indicating all exterior lighting shall be designed to prevent glare onto adjacent properties.

Response: A Lighting Plan is provided within this submission.

5. Per §181-51.F.(2), all rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stairwells, elevator shafts, air-conditioning units, large vents, heat pumps and mechanical equipment.

The Applicant has indicated at the Conditional Use Hearing that all rooftop mechanical equipment and other appurtenances will be housed within the units. We will defer to the Borough until building permits are submitted for review.

Response: So noted.

6. Per §181-51.F.(3).(a) thru (c), parking lots visible from a street shall be continuously screened by a three-foot-high wall/fence or plantings. Parking lots adjacent to a residential use shall be continuously screened by a six-foot-high wall/fence or plantings. Screening shall include:
 - a. Hedges, installed at 36 inches in height;
 - b. Mixed planting (trees and shrubs); or
 - c. Wall sections, with no wall break or more than nine feet, and landscaping to provide a continuous screen.

Based on our review of the renderings, it appears that there will not be a continuous screen by a three (3) foot-high wall or plantings. It appears there is a translucent screening along the parking lot area visible from the street along the portion without the landscape planters. Either a three (3) foot wall shall be provided or additional plantings along the parking lot on Johnson Street.

Response: The walls of the building around the parking area will either be extended to provide a continuous screen or planters will be provided.

7. Per §181-51.F.(4), service and loading areas must be visually screened from street and pedestrian ways. For new construction, service and loading areas must be behind the

building. Loading docks shall not be on the primary street but to the side and rear of the building.

A loading area is proposed at the northwestern corner outside the building on Lot 1 and abutting Lot 2 along Johnson Street. Based on the plan, it does not appear that the loading area is screened from the street and sidewalk along Johnson Street. Please provide an associated plan showing the screening.

Response: A fence is now proposed between the loading/parking area and the northern property line.

8. Per §181-51.H, street trees are required where a building fronts on a road with street trees and where possible. Until such point that more precise standards are adopted in the Subdivision and Land Development Ordinance, street trees shall match the type, size and frequency dictated by the prevailing streetscape design of the street(s) upon which the property sits and taking into account the standards in §181-52, Streetscape and green area standards, and Article 111 §160-19 (Shade Trees) of the Subdivision and Land Development Ordinance. The provision of street trees will be reviewed by Borough Council.

A landscape plan shall be provided to determine compliance with this section. Please note that if physical restrictions are encountered for traditional plantings, the Applicant may want to consider planting boxes on Old York Road and Cherry Street. Johnson Street may be dimensionally restricted. We defer to Borough Council and the Borough Zoning Officer to determine whether the Applicant complies with this section.

Response: A Landscape Plan will be submitted under separate cover.

9. Per §181-52.A.(1), streetscape and green area standards shall relate to Jenkintown's streetscape design and be reviewed by Borough Council. The applicant shall install streetscape and green area standards consistent with existing projects within the Borough further down York Road and demonstrate that these standards are met through elevations and conceptual sketches.

A landscape plan shall be provided to determine compliance with this section. Please note that if physical restrictions are encountered for streetscape and green areas along the sidewalk of Old York Road, the Applicant shall provide alternatives to the streetscape and green areas for review by Borough Council. We defer to Borough Council and the Borough Zoning Officer to determine whether the Applicant complies with this section.

Response: A Landscape Plan will be submitted under separate cover.

10. Per §181-54.A.(1), sidewalks are required along all street frontages, with a minimum width of eight (8) feet.

This property has 3 frontages along Old York Road, Cherry Street, and Johnson Street. The sidewalk along Old York Road is approximately 9.5 feet wide and the sidewalk along Cherry Street is 8 feet wide, both of which comply with the minimum 8 feet width requirement. However, the sidewalk along Johnson Street is shown to be approximately 5 feet. The existing sidewalk along Johnson Street may be considered existing non-conforming. Based on the existing right-of-way, it may not be feasible to increase the width. It has been determined by the Borough Zoning Officer that the existing sidewalk width along Johnson Street is an existing nonconformity.

Response: So noted.

11. Per §181-54.B.(3)(b)[1], the ground-floor facades of buildings visible from the pedestrian view shall consist of a minimum of sixty-percent window area and a maximum of 75%, with views provided through these windows into the business and/or product display windows.

Architectural plans shall be provided to confirm the ground-floor facade will consist of a minimum 65% window area and a maximum of 75%. The architect stated at the conditional use hearing that they will comply with the window area requirement. Plans and calculations shall be provided to confirm compliance with the window area requirement.

Response: Plans and calculations will be provided by the Architect under separate cover to confirm compliance with the window area requirement.

12. Per §181-54.B.(3)(b)[4], upper-story windows of front facades shall not be boarded or covered and shall comprise a minimum of 35% window area in the facade above the ground floor and a maximum of 75%.

Architectural plans shall be provided to confirm the ground-floor facade will consist of a minimum 65% window area and a maximum of 75%. The architect stated at the conditional use hearing that they will comply with the window area requirement. Plans and calculations shall be provided to confirm compliance with the window area requirement.

Response: Plans and calculations will be provided by the Architect under separate cover to confirm compliance with the window area requirement.

13. Per §181-54.B.(3)(b)[5], smoked, reflective or black glass in windows is prohibited.

It appears from the renderings that the ground-floor windows will be either smoked or reflective. The Applicant shall confirm and make the appropriate revisions to the type of windows so that they are not smoked or reflective.

Response: The ground-floor windows will not be smoked or reflective as it appeared on the renderings.

14. Per §181-54.B.(l)(a), (5) and (6), we defer to the Design Review Board to confirm whether the walls meet minimum architectural treatments, and the building character and architectural rhythm comply with the required requirements.

Response: So noted.

15. Per §181-69.H, for the purposes of this section, a required motor vehicle parking space shall consist of not less than 162 square feet of usable area, shall have dimensions of not less than nine feet in width and 18 feet in length, exclusive of aisles, driveways and maneuvering areas, and shall be suitable for the parking of a motor vehicle. Spaces in parking lots, wherever possible, shall be physically separated from a street or sidewalk by a barrier or buffer area and shall have access to a street or alley by way of an approved curb opening. Aisle space between rows of parked vehicles shall be not less than 24 feet for 90° parking and not less than 20 feet for 60° (or less) parking. In lots without a parking attendant, spaces for customers and clients shall be located with free access to exit aisles. Outdoor parking spaces, and the approaches thereto, shall be paved or covered with gravel or cinders to a minimum depth of two inches. Such outdoor parking space shall be deemed to be part of the open space on the lot on which it is located.

The applicant is proposing the following parking stall dimensions under this application:
29 spaces - 9 feet x 18 feet
10 spaces - 8.5 feet x 18 feet
5 spaces - 9 feet x 17 feet
2 spaces - 10 feet x 17 feet
2 space - 9 feet x 18 feet (Handicap Spaces)

In addition, the drive aisle widths are labeled as 23.5 feet when a minimum of 24 feet is required.

In our opinion, if the applicant confirms compliance with section 160-32.C.(4) long term parking, then the requirements of the above Code Section would be met.

Response: Parking in the podium parking lot will have minimal turnover. The parking is reserved for the residents living in the building and workers in the ground floor retail stores and many of the spaces provided will be assigned. For these reasons it is our opinion the proposed parking meets the requirements of §160-32.C.(4) for long term parking. Also, please note that the majority of the parking spaces that are less than 9 feet in width are next to a column and the majority of the parking space would have an additional 6" (minimum) of width available.

16. Per §181-72, parking lots containing more than 10 parking spaces shall provide one bicycle parking space for every 10 parking spaces in bike racks in close proximity to the building entrance.

There are 48 parking spaces proposed within the parking area; therefore, a minimum of 5 bicycle parking spaces shall be provided in bike racks which are in close proximity to the building entrance. These bicycle parking spaces shall be shown on the plans and a detail of the bike rack shall also be provided in the plans for review and approval.

Response: A bike rack with minimum storage capacity of 5 bicycles is now proposed in the podium parking area as shown on the Parking Plan, sheet C1.1.

Subdivision of Land Comments – Chapter 160

17. Per §160-8.A.(5), property lines shall be drawn and labeled in conformance with the Act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices, including dimensions shown in feet and decimal fractions thereof, and bearings shown in degrees, minutes, and seconds.

As part of this submission, the existing property lines will be extinguished, and new property lines will be subdivided. The property lines for Lot 1 and Lot 2 shall be clearly drawn on the plan with metes and bounds provided for these boundary lines. Legal descriptions must be provided. In addition, a lot consolidation plan shall be provided showing the lot consolidation. This lot consolidation plan shall be recorded as part of the land development plans. The Borough may want to consider requesting right-of-way area along the frontage of Cherry Street to be dedicated to the Borough by the Applicant.

Response: Metes and bounds have been provided on the proposed Lot 1 and Lot 2 property lines on the Record Site Plan, sheet C1.0. A Subdivision and Lot Consolidation Plan is provided in the Land Development Plan set. Refer to sheet C0.2.

18. Per §160-8.B.(12), description of variances or special exceptions, conditions of their approval, and the dates they were granted if any shall be provided on the plans.

The variances and conditional use approvals shall be provided on the Record Plan (Sheet 4) as indicated in the above Code Section.

Response: The list of variances granted by the Borough of Jenkintown Zoning Hearing Board and Conditional Use granted by the Borough of Jenkintown Council have been added to the Record Site Plan, sheet C1.0.

19. Per §160-8.B.(18), a note indicating whether the properties being subdivided or developed, or any property within 500 feet of the properties being subdivided or developed, is listed on the local historic resource inventory.

A note indicating whether or not the subject properties are listed on the local historic resource inventory.

Response: General Note #8 has been added to the Record Site Plan, sheet C1.0 noting the subject properties are not on the Local Historic Resource Inventory.

20. Per §160-8.C.(2).(c), the existing features plans shall show the legal and ultimate rights-of-ways.

The existing features plan is showing a 10-foot-wide alley to be vacated; however, based on the Montgomery County Property Records; there does not appear to be an alley located on this property. A copy of the deeds for the subject properties shall be provided to determine if an alley right-of-way exists on this property. If it is determined that the 10-foot alley right-of-way exists, then the Applicant would have to petition to the Borough to have the alley right-of-way vacated.

Response: Copies of the property deeds were provided to Borough Staff, including Pennoni, and confirm the alleys are not for public use and do not require a petition to the Borough to have them vacated.

21. Per §160-8.C.(7).(a), the existing features plans shall show the location, size, species, and condition and health of all trees three inches in diameter at breast height (DBH) or greater and indicating all trees TO REMAIN or TO BE REMOVED. Existing trees or other vegetation proposed to be used to comply with any landscaping requirements of this chapter shall be indicated as such on the plan. The information required by this subsection shall be prepared by an ISA certified arborist, or other professional who is certified in their field to perform such work.

Along Cherry Street, there is landscaping along the frontage of this area. The existing features plan is showing wooded areas; however, individual trees with DBH of 3" or greater are not shown on the plan. The existing features plan shall be revised to show this information.

Response: Individual trees with DBH of 3" or greater are now depicted on the Existing Conditions & Demolition Plan, sheet C0.1, and are noted to be removed.

22. Per §160-8.C.(9).(a) thru (c), the existing features plans shall show the soils type including the mapped limits, names, and significant limitations, such as high-water table or shallow bedrock, ponding, or flooding.

The mapped soils shall be shown on the existing features plan and a resolution table shall be provided providing the above information.

Response: The mapped soils and a table listing limitations and resolutions are now provided on the Existing Conditions & Demolition Plan, sheet C0.1.

23. Per §160-8.C.(10).(a), the existing features plans shall show the existing contours on site.

The existing features plan shall be revised to provide the existing contours.

Response: Existing contours were provided on the Existing Conditions & Demolition Plan, sheet C0.1.

24. Per §160-8.D.(3).0).[2], the subdivision and/or land development plan shall show the recreation facilities.

A pocket park is proposed at the corner of Cherry Street and Johnson Street. The renderings provide for review show two (2) benches to be proposed and a tree. We defer to the Borough if the proposed pocket park meets their vision.

Response: So noted.

25. Per §160-8.D.(3).(m), the proposed landscape plan shall be prepared, signed, and sealed by a landscape architect licensed in the Commonwealth of Pennsylvania.

A landscape plan shall be provided which shall be prepared, signed, and sealed by a landscape architect. The landscape plan shall include all information required in Section 160-8.D.(3)(m)[1] thru [9].

Response: A Landscape Plan will be submitted under separate cover.

26. Per §160-8.D.(3).(n).[1] thru [4], An outdoor lighting plan shall be provided which includes the information indicated in the above Code Sections.

The lighting plan shall include any wall pack lighting and point-by-point calculations that also include max/min ratios. A note shall be provided indicating that all lighting shall be pointed straight down, be full cutoff criteria, and adhere to the latest IESNA requirements.

Response: A Lighting Plan is provided within this submission.

27. Per §160-8.D.(5).(f), the infrastructures and utilities plan shall show the finished floor elevations of proposed buildings.

The finished floor elevation of the proposed building shall be provided on the plans.

Response: The finished floor elevations of the proposed building have been added to the Grading, Drainage and Utility Plan, sheets C2.0 and C2.1.

28. Per §160-8.D.(6).(a).[2], the infrastructures and utilities plan shall show cross-sections, profiles, and preliminary structural designs. Plans shall be drafted to the same standards required for a preliminary plan in §160-8, except that the horizontal scale of the plan and profile shall not be in excess of 50 feet to the inch, and the vertical interval of the plan shall be two, five, or 10 feet to the inch, whichever is appropriate.

Profiles for the proposed storm pipes shall be provided on the plans which shows the existing and proposed grades, all cross pipes, and dimensions and vertical distances from all other cross pipes.

Response: Profiles for the proposed storm pipes have been added to the plans. Refer to sheet C2.2.

29. Per §160-10.A.(2).(e).[2][a] & [b], the following notes shall be provided on the plans.
- a. "The approved improvement construction plan, a copy of which may be inspected at the Borough of Jenkintown office, has been made a part of the approved final plan."
Response: The above referenced note has been added to the General Notes on the Record Site Plan, sheet C1.0.
 - b. "For access to a highway under the jurisdiction of PennDOT, a highway occupancy permit is required, pursuant to Section 420 of the Act of June 1, 1945 {P.L. 1242, No. 428}, known as the 'State Highway Law.' Access to the state highway shall be only as authorized by the highway occupancy permit."
Response: The above referenced note has been added to the General Notes on the Record Site Plan, sheet C1.0.

30. Per §160-10.B.2.f & §160-40, the record plan shall show the location, material, and size of all existing and proposed monuments or pins with reference to them.

All monuments and iron pins (existing and proposed) to be set shall be provided on the plans. Monuments shall be placed at the intersection of the property lines and ultimate right-of-way line, where feasible. Iron pins shall be set at all other corners.

Response: Proposed monuments and iron pins are provided at the intersection of the property lines and ultimate right-of-way lines on the Record Site Plan, sheet C1.0.

31. Per §160-10.C.(3).(c), the signature block provided for the Township Engineer shall provide adequate room for the signature and seal of the Township Engineer to avoid text overwrites.

The signature block for the Borough Engineer shall be revised to reference the wording indicated in the above Code Section. In addition, sufficient room for the signature and seal of the Borough Engineer shall be provided to ensure no text overwrites.

Response: The Borough Engineer's signature block has been revised accordingly. Refer to the Record Site Plan, sheet C1.0.

32. Per §160-10.C.(4), Certifications by the Zoning Hearing Board that any required special exceptions and variances have been granted, as applicable, and certifications by the Borough Council that any required conditional use approval has been granted, as applicable.

The above referenced certifications shall be provided on the Record Plan.

Response: Certifications for the Borough Zoning Hearing Board and Borough Council have been added to the Record Site Plan, sheet C1.0.

33. Per §160-10.D.(3), Surveyors Acknowledgement.

The surveyor's acknowledgement currently on the Record Plan shall be revised to match the wording as indicated in the above Code Section.

Response: The Surveyor's acknowledgement has been revised accordingly. Refer to the Record Site Plan, sheet C1.0.

34. Per §160-23.C.(3), the curb reveal adjacent to a nonresidential or residential driveway apron at the gutter line shall not exceed 1.5 inches.

The depressed curb detail provided is showing dimensions of both 1.5 inches and 2 inches. The curb reveal shall be no more than 1.5 inches. The detail shall be revised to clearly indicate what the proposed curbing height will be for the depressed curbs. In addition, the spot elevations at the depressed curbing are indicating a top and bottom curb elevation which is the same and would result in a curb reveal of 0 inches. The elevations shall be confirmed and revised accordingly.

Response: The depressed curb detail on the Site Details, sheet C1.2, has been revised to show a curb reveal of 1.5 inches.

35. Per §160-23.G, all nonresidential driveways shall be provided with a stopping area 20 feet in length within which the grade shall not exceed 5% measured behind the right-of-way line.

Based on the spot elevations provided, the stopping area will have a proposed slope ranging from 7.95% on the southern portion of the driveway entrance and 4.8% on the northern side of the driveway. The grading for the stopping area shall be revised to provide an area no more than 5% in slope. If the stopping area grades under 5% are not feasible, then a waiver from this Code Section may be required.

Response: Stopping area grades greater than 5% are required to slope down to the proposed podium parking floor elevation and a waiver from this code section has been requested.

36. Per §160-23.1.(2), proper sight lines shall be maintained at driveway intersections with streets. There shall be measured along the center line, a minimum clear sight triangle of 75 feet from the point of intersection, or as determined by the Borough Engineer. No building or other obstruction will be permitted in this area. Any obstruction to sight shall be removed at the time the street is permitted in this area. Any obstruction to sight shall be removed at the time the street is graded, or at the time a building or structure is erected on the adjacent lot, whichever occurs first.

Clear sight triangle lines shall be provided on the plans for the proposed driveway entrances for both lots 1 and lot 2. Driveway sight distance shall comply with Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads) of Title 67 of the Pennsylvania Code.

Response: Clear sight lines have been provided at the entrances for both lots 1 and 2 on the Parking Plan, sheet C1.1.

37. Per §160-26.B.(3), in no case shall the unobstructed width of a sidewalk be less than four feet. If the sidewalk is less than five feet wide, a passing space must be provided, in compliance with applicable ADA standards, at intervals of 200 feet or less which is either:
- Five-foot-by-five foot minimum, or

- b. An intersection of two walking spaces, provided a T-shaped space where the base and arms of the T-shapes space spans four feet minimum beyond their intersection.

At the corner of Cherry Street and Johnson Street, there is a pocket park proposed. At the corner of this pocket park, there is sidewalk proposed; however, the clearance of the sidewalk to the back edge of the curbing is only approximately 3.5 feet which is less the minimum 4 feet sidewalk clearance provided. Since the sidewalk is less than 4 feet, a passing space must be provided which meets the requirements of the above Code Section.

Response: The sidewalk has been revised to maintain a minimum 5 feet width. Refer to the Record Site Plan, sheet C1.0.

38. Per §160-26.B.(8), the cross slope of a sidewalk shall not exceed 2%. The cross slope shall be sloped in the downward direction towards the cartway.

Additional spot elevations for the proposed sidewalks shall be provided at regular intervals to ensure the cross slope of the sidewalks is no more than 2%.

Response: Additional spot elevations have been provided on the Detailed Grading, Drainage and Utility Plan, sheet C2.1, to ensure the cross slope of the sidewalks are no more than 2%.

39. Per §160-26.C.(1), subbase shall consist of AASHTO No. 57 stone with a depth of four inches to a suitable grade.

Note #7 on the sidewalk detail provided is indicating that 4" of 28 stone is required, and the detail is indicating 6" stone subbase. This note and detail shall be revised to indicate 4" AASHTO #57 stone is required.

Response: The sidewalk detail on the Site Plan, sheet C1.2 has been revised accordingly.

40. Per §160-26.C.(2), for sidewalks located within the public right-of-way, concrete shall have a minimum rating of 4,500 psi with a depth of four inches, 5% to 8% air entrained, a maximum w/c ratio of 0.45, and a nonslip surface, or latest ACI 318 standards. For pedestrian pathways located outside of the public right-of- way, concrete shall have a minimum rating of 3,500 psi, 5% to 8% air entrained, and a maximum w/c ratio of 0.45.

Note #1 on the sidewalk detail provided is indicating that 4,000 PSI concrete shall be used. This note shall be revised to indicate 4,500 PSI concrete is required.

Response: The sidewalk detail on the Site Plan, sheet C1.2 has been revised accordingly.

41. Per §160-27.A, marked crosswalks shall be provided within the cartway where sidewalks intersect with roads, in accordance with PennDOT standards. In no case shall marked crosswalk width be less than five feet. Appropriate crosswalks shall also be provided internal to the site, such as to provide pedestrian access through parking areas.

The plans are not showing crosswalks across Cherry Street or Johnson Street. Continental crosswalks, in accordance with PennDOT standards, shall be provided at these intersections.

Response: Proposed crosswalks are now depicted across Cherry Street and Johnson Street on the Record Site Plan, sheet C1.0.

42. Per §160-27.B, crosswalks and their transition to adjacent sidewalks shall be designed to facilitate access and use by persons that are physically disabled, in compliance with the Americans with Disabilities Act (ADA).

Two (2) new ADA Ramps are required at the NE corner of the Johnson and Cherry intersection. Receiving ramps must be provided as well. If the receiving ramp disrupts the existing ramp for other crossings, they need to be replaced as well. It appears that six (6) new ADA ramps shall be provided by the Applicant at this intersection, and two (2) crosswalks shall be restriped as continental crosswalks.

Response: The existing ADA ramp at the NE corner of the Johnson and Cherry Intersection will be replaced.

43. Per §160-28.C.(1) thru (4), curbing shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas when located within or adjacent to a proposed subdivision or land development.

As part of this project, the existing curbing is proposed to remain. It is recommended that the existing curbing be removed and replaced with new curbing that meets the specifications as indicated in the above Code Sections.

Response: Curbing along the property frontage is proposed to be replaced. However, existing top of curb heights will need to be maintained. Refer to the Detailed Grading, Drainage and Utility Plan for proposed curb reveals.

44. Per §160-28.1, a radius curb shall be constructed at all intersections, including intersections between public or private alleys and a street. The minimum radius for any curb at a street intersection shall be 10 feet. The minimum radius for any curb at an intersection between two alleys, where applicable, or an alley and a street, shall be five feet. Radius curbs and walks shall be poured monolithically from the point of curvature to point of tangent.

As part of this project, the existing curbing is proposed to remain. The existing radii of curvature of the curbing is not provided on the plans; however, based on our measurements, the radius of curvature at the intersection of Old York Road and Cherry Street is less than 10 feet. Since we are requesting that the Applicant remove and replace the curbing along Old York Road and Cherry St, it is recommended that new curbing be installed which provides a minimum radius of curvature of 10 feet at the street intersections.

Response: Curbing along the property frontage of Old York Road and Cherry Street is proposed to be replaced. However, existing top of curb heights will need to be maintained. Refer to the Detailed Grading, Drainage and Utility Plan for proposed curb reveals. A 10 foot radius cannot be provided at the NW corner of the Old York Road and Cherry Street intersection due to the location of the existing utility manhole.

45. Per §160-29.B.(1).(a), street trees shall be planted a minimum distance of five (5) feet and a maximum distance of fifteen (15) feet from the back edge of the sidewalk.

No street trees are proposed as part of this project. Street trees shall be required along Old York Road, Cherry Street, and Johnson Street and shall be planted as indicated in the above Code Section. To accommodate the street trees, the Applicant may want to consider tree planter boxes along Old York Road and Cherry Street; however, Johnson Street may be dimensionally restricted; therefore, the Applicant may have to consider requesting a waiver from providing the street trees.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

46. Per §160-29.C.(1), trees shall be planted at a rate of at least one tree per 30 feet of public or private street frontage, access driveway, or pathway, or portion thereof. Trees shall be distributed along the entire length of the public or private street frontage, access driveway, or pathway, although they need not be evenly spaced. Trees planted along pathways shall be staggered on either side of the pathway in order to create areas of alternating shade and sun.

Based on our calculations, proposed Lot 1 has a frontage of approximately 489 feet which shall require 17 street trees. Proposed lot 2 has a frontage of approximately 25 feet which shall require one (1) street tree. In total 18 street trees shall be required along the frontages of both properties. To accommodate the street trees, it is recommended that the Applicant propose tree planter boxes along Old York Road and Cherry Street; however, Johnson Street may be dimensionally restricted; therefore, the Applicant may have to consider requesting a waiver from providing the street trees.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

47. Per §160-29.C.(2), trees shall be selected and located so as not to interfere with the installation and maintenance of sidewalks and utilities and shall comply with the general landscaping requirements in §160- 35.

The locations of the street trees and all surrounding sidewalks and utilities shall be provided on the plans to ensure the street trees will not interfere with any sidewalks and utilities.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

48. Per §160-29.C.(3), tree species shall be selected based on appropriate growth rates and mature heights for use under or adjacent to overhead utility lines, if applicable, as indicated in Appendix A, List of Approved Plants.

There are currently overhead utility wires along Johnson Street. Since Johnson Street may be dimensionally restrictive to propose street trees, the Applicant may have to consider requesting a waiver from providing the street trees.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

49. Per §160-30.A.(4).(a) & (b), each freestanding mature tree, tree, mass, or woodland on the site shall be designated "To Remain" or "To Be Removed" in accordance with the criteria with the above Code Sections.

It appears that as part of this project, the only trees along Cherry Street will be removed.
Response: The trees along Cherry Street are now depicted on the Existing Conditions & Demolition Plan, sheet C0.1, and labeled to be removed.

50. Per §160-30.D.(1).(a) thru (c), any subdivision or land development proposal which will result in the destruction of 25% or more of the existing trees three inches DBH or greater on a lot, shall replace all of the removed trees. Tree replacement shall occur in accordance with the above Code Sections.

It appears that as part of this project, the only trees along Cherry Street will be removed.
Response: So noted.

51. Per §160-31.A.(2), buffer plantings shall be required for all multifamily residential development.

Buffer plantings shall be provided between the proposed use and existing adjacent uses in accordance with Figure 4 (Required Buffer Type) as long as there are no space restrictions to proposing the buffers between the uses. If the Applicant cannot propose the buffer between this project (Lot 2) and the adjacent lot use, then the Applicant may have to request a waiver.

Response: A waiver was requested and included in the previously submitted and reviewed Waiver Request Letter.

52. Per §160-32.B.(4), fire lanes shall provide emergency access to the building as indicated by the International Fire Code. Parking spaces shall not encroach upon any fire lanes.

We defer to the Fire Marshal to provide a review of the plans related to emergency services for this project.

Response: So noted.

53. Per §160-32.8.(5), one parking space dedicated to alternative fuel vehicles, which may include electric vehicle charging stations, shall be provided for every 30 new parking spaces constructed.

The Applicant is proposing 48 parking spaces; therefore 1 parking space shall be provided which will be dedicated to alternate fuel vehicles. We defer to the Fire Marshal on any additional comments.

Response: The issue of providing parking spaces in the podium parking area for alternate fuel vehicles, which may include providing electric vehicle charging stations, will be discussed with the Fire Marshal to determine if the charging stations pose any fire hazard or safety concern. If so, a waiver from this requirement will be requested.

54. Per §160-32.C.(2), Figure 6, when 90° parking spaces are proposed, the minimum drive aisle width shall be 24 feet.

The Applicant is requesting a waiver from this Code Section to provide a driveway width which is less than the minimum 24 feet requirement.

The applicant is proposing the following parking stall dimensions under this application:
29 spaces - 9 feet x 18 feet

- 10 spaces - 8.5 feet x 18 feet
- 5 spaces - 9 feet x 17 feet
- 2 spaces - 10 feet x 17 feet
- 2 space - 9 feet x 18 feet (Handicap Spaces)

In our opinion, if the applicant confirms compliance with section 160-32.C.(4) long term parking, then they would not need a waiver from the aisle width since this requirement allows for an aisle width of twenty (20) feet.

Response: Parking in the podium parking lot will have minimal turnover. The parking is reserved for the residents living in the building and workers in the ground floor retail stores and many of the spaces provided will be assigned. For these reasons it is our opinion the proposed parking meets the requirements of §160-32.C.(4) for long term parking. Also, please note that the majority of the parking spaces that are less than 9 feet in width are next to a column and the majority of the parking space would have an additional 6" (minimum) of width available.

55. Per §160-32.C.(4).(a) thru (e), Figure 6, in parking lots which service the parking needs of commuters or employees and have limited turnover of vehicles or where vehicles are stored such as auto dealers, parking stalls may have minimum dimension of 8.5 feet in width by 17 feet in length, with a twenty-two-foot aisle.

The Applicant is requesting a waiver from this Code Section to provide parking space dimensions which are less than the minimum 9 feet x 18 feet requirement.

The applicant is proposing the following parking stall dimensions under this application:

- 29 spaces - 9 feet x 18 feet
- 10 spaces - 8.5 feet x 18 feet
- 5 spaces - 9 feet x 17 feet
- 2 spaces - 10 feet x 17 feet
- 2 space - 9 feet x 18 feet (Handicap Spaces)

In our opinion, if the applicant confirms compliance with section 160-32.C.(4)(a) thru (e), then they would not need a waiver from the parking lot dimensions since the parking space dimensions noted above would comply with the minimum dimensions of 8.5 feet in width by 17 feet in length.

Response: Parking in the podium parking lot will have minimal turnover. The parking is reserved for the residents living in the building and workers in the ground floor retail stores and many of the spaces provided will be assigned. For these reasons it is our opinion the proposed parking meets the requirements of §160-32.C.(4) for long term parking. Also, please note that the majority of the parking spaces that are less than 9 feet in width are next to a column and the majority of the parking space would have an additional 6" (minimum) of width available.

56. Per §160-32.F.(1) thru (3), bicycle parking facilities shall comply with the requirements in these Code Sections.

Bicycle parking spaces and bike racks shall be provided which comply with the above Code Sections.

Response: A bike rack with minimum storage capacity of 5 bicycles is now proposed in the podium parking area as shown on the Parking Plan, sheet C1.1.

57. Per §160-34.A.(1) thru (4), all proposed developments in the Gateway Commercial, Neighborhood Commercial Residential, and High-Rise Apartment Zoning Districts shall incorporate the following minimum plant materials in the landscaping areas adjacent to the proposed structure:
- a. A minimum of 25% of the area between the building facade and the right-of-way shall consist of pervious planting areas.
 - b. Planting areas shall be a minimum of 150 square feet in area with a minimum depth of 10 feet.
 - c. One medium or small canopy tree and five shrubs shall be planted for every 25 feet of proposed building facade facing a public street, or portion thereof.
 - d. Where the required amount of landscaping cannot be provided due to space constraints, Borough Council may approve alternative compliance options, such as raised planters, to meet this requirement.

Since this project is located within the Neighborhood Commercial Residential District, the requirements of the above Code Section will be required. Landscaping shall be provided along all sides of the proposed building which meets the provisions of the above Code Sections. Additional comments may follow once a Landscape Plan is provided within the plan set for review per earlier comments.

Response: A Landscape Plan will be submitted under separate cover.

58. Per §160-35.E.(1) thru (3), in the event that an applicant requests a waiver from the landscaping requirements of this article on the basis that compliance with such requirements would represent an undue hardship, the grant of any such waiver may be conditioned upon the payment to the Borough of a fee-in-lieu of planting such required landscaping in accordance with the following:
- a. The developer shall provide sufficient plans and documentation to establish what landscaping is to be waived and to permit the proper evaluation of the effect of the grant of the proposed waiver and the reasons for such waiver.
 - b. The fee shall be based upon the value of the required landscaping that is to be waived. The calculation of which value shall be performed by a registered landscape architect licensed by the Commonwealth of Pennsylvania, and shall be based on the costs of materials, installation, relocation, and guaranty of the landscaping that is not to be installed.
 - c. The fee-in-lieu of the planting of the required landscaping shall be used, unless the developer paying such fee shall agree otherwise, only for the purpose of providing for the planting of trees and other landscaping on Borough-owned lands or along the streets or highways of the Borough.

Once a Landscape Plan has been submitted for review, a fee in lieu of can be determined based on which landscaping would not be proposed to be planted, and a waiver to be requested from the requirements of the landscaping.

Response: A Landscape Plan will be submitted under separate cover.

59. Per §160-36.A thru G, all proposed landscaping shall meet the requirements of the above Code Sections.

The above Code Sections shall be added as notes to the Landscape Plans. Additional comments may follow once a Landscape Plan has been included within the plan set for review.

Response: A Landscape Plan will be submitted under separate cover.

60. Per §160-39, fire hydrants shall be installed at the expense of the developer in such locations as shall be prescribed by the Fire Marshal and the regulations of the Middle Department Association of Fire Underwriters.

There is an existing fire hydrant at the corner of Old York Road and Cherry Street. We defer to the Fire Marshal to determine if additional fire hydrants are required to service this project.

Response: So noted.

Stormwater Management Comments – Chapter 154

61. Per §154-11.D, any stormwater management facility that would be located on a state highway right-of-way or require access from a state highway shall be subject to approval by the Pennsylvania Department of Transportation (PennDOT).

There are trench drains located on the sidewalks along Old York Road which are proposed to discharge onto the gutter of Old York Road which is a State road. These trench drains will require PennDOT review and approval.

Response: Trench drains are no longer proposed.

62. Per §154-14.B.(1).(i), a fifteen-foot-wide access easement around all stormwater BMPs that would provide ingress to and egress from a public right-of-way.

The Applicant is proposing an underground stormwater basin on Lot 1 along with stormwater piping located on Lot 2 which will capture runoff from Lot 2 and direct it to the underground basin on Lot 1. The Applicant shall provide a stormwater easement for the underground basin and all stormwater piping located on private property with access from a right-of-way. The Applicant may consider a blanket easement on both lots in lieu of easement around just the basin and stormwater piping. The Applicant shall provide descriptions of each easement and exhibits on 8.5x11 in page for review and approval.

Response: A blanket easement will be provided to allow Jenkintown Borough to enter the property, inspect and repair (if necessary) any stormwater management facility or pipes. General Note #11 has been added to the Record Site Plan, sheet C1.0, stating the same.

63. Per §154-14.B.(2), a description of how each permanent stormwater BMP will be operated and maintained, and the identity of the person(s) responsible for operations and maintenance.

A BMP O&M schedule and description for the proposed underground BMP shall be provided on the plans. We recommend a Post Construction Stormwater Management Plan be provided as part of the plan set which includes the O&M requirements.

Response: A BMP Maintenance Plan has been added to the Post Construction Stormwater Management (PCSM) Plan Details, sheet C4.1.

64. Per §154-14.B.(4), a statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the municipality.

The above statement shall be provided on the plans. A Post Construction Stormwater Management Plan shall be provided as part of the plan set which includes this statement.
Response: The Owner's Stormwater Management Acknowledgement has been added to the Post Construction Stormwater Management (PCSM) Plan, sheet 4.0.

65. Per §154-17.A, the property owner shall sign an operations and maintenance agreement with the municipality covering all stormwater BMPs that are to be privately owned. The agreement shall be substantially the same as the agreement in Appendix H of this Part 1.

An O&M Agreement shall be recorded concurrently with the LD plans. A copy of this O&M Agreement shall be provided prior to recording plans approval.

Response: Comment Acknowledged.

66. Per §154-43.B.(1), prepare an existing resource and site analysis map (ERSAM) showing environmentally sensitive areas, including, but not limited to, steep slopes, ponds, lakes, streams, wetlands, hydric soils, vernal pools, stream buffers, floodplains and hydrologic soil groups. Land development, existing recharge areas, and any other requirements specifically outlined in the municipal SALDO shall also be included.

An ERSAM Plan shall be provided which includes the information as indicated in the above Code Section.

Response: There are no existing environmentally sensitive areas or natural resources located on the site. General Note #7 on the Existing Conditions & Demolition Plan, sheet C0.1, has been added to state the same.

67. Per §154-43.B.(2).(g), the PCSM Plan shall show the limits of earth disturbance, including the type and amount of impervious area that would be added.

A PCSM Plan shall be provided which shows a limit of disturbance delineation on the plan and a callout for the total area to be disturbed.

Response: The proposed limit of disturbance has been added to the PCSM Plan, sheet C4.0.

68. Per §154-43.B.(2).(v), the PCSM Plan shall include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the municipality, and that a revised erosion and sediment control plan must be submitted to the municipality or conservation district for approval.

The above statement shall be included on the PCSM Plan.

Response: The above statement has been added to the PCSM Plan, sheet C4.0.

69. Per §154-43.B.(2).(w), the PCSM Plan shall include the following signature block for the design engineer:

"I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all design standards and criteria of the Tookany/Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance."

The above signature block and statement shall be included on the PCSM Plan.

Response: The above signature block and statement has been added to the PCSM Plan, sheet C4.0, with the exception of the Tookany/Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance since the site is located in the Pennypack Creek Watershed.

70. Per §154-48.K, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm.

Dewatering calculations shall be provided for the proposed BMP to ensure the BMP can drain the stormwater flows between 24 and 72 hours.

Response: Dewatering calculations for the underground infiltration basin are now provided on pages 79-84 of the Post Construction Stormwater Management Plan Narrative.

71. Per §154-50.A.(2).(a) & (b), The size of the infiltration facility shall be based upon the following volume criteria:
- Where practicable and appropriate, the recharge volume shall be infiltrated on site. The recharge volume shall be equal to 1.0 inch of rainfall (I) over all proposed impervious surfaces.
 - The recharge volume (ReV) required shall be computed as: $ReV = (P/12) * I$

Based on the PCSM Report provided, the recharge volume for the site is calculated as 2,206 SF but the basin only has a storage volume of 1,020 CF. The basin volume shall be revised to adequately capture and hold the calculated recharge volume for the site.

Response: As previously noted in the PCSM Plan Narrative, the UGB-1 routed hydrograph was diverted so that the rate and volume of runoff that is infiltrated during the 2-yr design storm would be separated from the rate and volume of runoff that will discharge out of the basin. The diverted hydrograph confirms the required recharge volume is provided.

72. Per §154-52.A, in addition to the control of water quality volume (in order to minimize the impact of stormwater runoff on downstream stream bank erosion), the primary requirement is to design a BMP to detain the proposed conditions two-year, twenty-four-hour design storm to the existing conditions one-year flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed conditions one-year storm takes a minimum of 24 hours to drain from the facility from a point where the maximum volume of water from the one-year storm is captured (i.e., the maximum water surface elevation is achieved in the facility). Release of water can begin at the start of the storm (i.e., the invert of the water quality orifice is at the invert of the facility).

Dewatering calculations shall be provided for the proposed conditions one-year storm which show that the one-year storm takes a minimum of 24 hours to dewater from the proposed BMP.

Response: One-year storm dewatering calculations for the underground infiltration basin are now provided on pages 79-81 of the Post Construction Stormwater Management Plan Narrative.

General Stormwater Comments

73. A storm manhole detail shall be provided on the plans.
Response: A storm manhole detail is provided on the Grading, Drainage and Utility Details, sheet C2.2.
74. The inverts/elevations for the inlets and manholes on Sheet 2.1 are being cut off. The plan shall be revised to show the inverts/elevations.
Response: Inverts/elevation labels for the inlets and manholes are no longer cut off on the Detailed Grading, Drainage and Utility Plan, sheet C2.1.
75. Pipe conveyance calculations shall be provided to ensure the proposed stormwater piping and inlets can adequately capture and convey the proposed stormwater flows.
Response: Storm sewer design calculations are now provided on pages 85-89 of the PCSM Plan Narrative.

Traffic Comments

76. A PennDOT Highway Occupancy Permit (HOP) is required since there will be proposed improvements along Old York Road which is a state road.
Response: The applicant is in the process of obtaining a Highway Occupancy Permit (HOP) from PennDOT. A copy of the HOP will be provided to the Borough upon receipt.
77. A plan shall be provided that depicts the vehicle turning templates. This plan should show the garage traffic circulation, as well as left and right turning movements in and out of the garage.
Response: A Vehicle Circulation Plan, sheet C5.0, has been added to the Land Development Plan set.
78. The driveway configuration behind Proposed Lot 2 is not clear. Please update the plans to clearly show the driveway and how pedestrian cars will be able to enter and leave the proposed parking spaces.
Response: The driveway configuration behind Lot 2 has been revised. Refer to the Record Site Plan, sheet C1.0.
79. Regarding the parking garage driveway, curb returns cannot be placed within the sidewalk area without a buffer strip because they create a tripping hazard. A PennDOT Type 1A or Type 3A driveway apron shall be considered instead. This driveway apron may need to be wider than the garage opening to allow turning movements.
Response: The curb returns are no longer proposed in the sidewalk area.
80. Dimensions for the driveway width shall be dimensioned on the plans.
Response: Dimensions for the driveway width have been added to the Parking Plan, sheet C1.1.
81. A driveway grading detail, including the algebraic grade shall be provided for review and approval.
Response: Spot elevations and slope percentage labels for the driveway are provided on the Detailed, Grading, Drainage and Utility Plan, sheet C2.1.

82. A stop bar and stop sign at the parking garage driveway shall be provided.
Response: A stop bar and “STOP” pavement marking at the parking garage driveway exit are now proposed. A stop sign is not proposed to avoid an obstruction within the driveway/sidewalk. Refer to the Parking Plan, sheet C1.1.
83. One-way and do not enter signage within the parking garage shall be provided.
Response: Additional gore striping and pavement markings are now proposed in the parking garage to alert motorists of the one-way circulation. Refer to the Parking Plan, sheet C1.1.
84. ADA Parking signage, pavement markings, and details shall be provided.
Response: ADA Parking signage, pavement markings and details have been added to the Site Details, sheet C1.2.
85. Additional details regarding the improvements at the southwestern corner of the site shall be provided, specifically, the ADA ramp(s) and passing areas need to be further detailed on the plans.
Response: Additional detailing of the southwestern corner of the site is provided on the Detailed ADA Grading & Profiles Plan, sheet C2.2.
86. ADA Curb ramp grading details for all ADA ramps shall be provided for review and approval.
Response: ADA Curb Ramp grading details are provided on the Detailed ADA Grading & Profiles Plan, sheet C2.2.
87. Sidewalk grading details, including but not limited to BC, TC, and back of sidewalk at 25' minimum and at critical locations shall be provided.
Response: Sidewalk grading details are provided on the Detailed Grading, Drainage and Utility Plan, sheet C2.1.
88. The Applicant shall provide a Traffic Impact Study (TIS) or provide calculations to demonstrate that a TIS is not required. Given the proposed size of this development, it is possible that the applicant is exempt from providing a TIS under § 160-52.8(2), and the number of projected trips must be provided for verification. If a TIS is not required, provide a Traffic Impact Assessment (TIA) documenting trip generation, distribution of traffic along neighboring roadways.
Response: A Traffic Impact Assessment is provided in this resubmission.
89. Accessible Pedestrian Signal push buttons (APS) for the signalized pedestrian crossing situated directly along the site frontage on York Road (SR 0611) shall be added to the plans.
Response: The applicant is willing to provide Accessible Pedestrian Signal push buttons as maintenance upgrades for the existing signalized pedestrian crossing situated directly along the site frontage on York Road.
90. The plans shall clearly show the removal of the existing driveways on York Road (SR 0611).
Response: Existing driveways are now labeled “TBR” on the Existing Conditions & Demolition Plan, sheet C0.1.

91. It is strongly recommended that the Applicant consider replacing all curb and sidewalk along the site frontage on York Road (SR 0611). The curb is in poor condition at many locations, and the curb reveal is substandard in many locations. The sidewalk is also in poor condition in many locations.

Response: Curbing along the property frontage of Old York Road and Cherry Street is proposed to be replaced. However, existing top of curb heights will need to be maintained. Refer to the Detailed Grading, Drainage and Utility Plan, sheet C2.1, for proposed curb reveals.

92. On Drawing C1.1, the Proposed Lot 1 flag shall be adjusted so that the detail behind it (parking spaces) can be seen and verified.

Response: The Proposed Lot 1 flag has been relocated on the Parking Plan, sheet C1.1.

Sewer Comments

93. The Applicant shall submit the following documents for review and approval:

- a. Planning module mailer
- b. The Applicant has provided a narrative of sewer flows and our review of these sewer flows have been provided under a separate review letter to the Borough.

Response: So noted.

94. The sewer lateral connection from the main on Old York Road shall be a straight-line connection from the main to the building. Sheet 2.1 is showing a slight bend in the lateral. The plan shall be revised accordingly.

Response: The sewer lateral connection is now shown as a straight-line connection from the main to the building. Refer to the Detailed Grading, Drainage and Utility Plan, sheet C2.1.

General Comments

95. The refuse collection area is indicated on the plans to be located underneath the building within the underneath parking lot area. The Applicant shall clarify how the trash collection by a refuse collection truck will take place as a refuse collection vehicle will not be able to maneuver under the building to the parking lot area.

Response: The Owner/Applicant will be contracting a 3rd party service to retrieve the dumpsters from the enclosed refuse room within the building, load the trash into their truck and return the dumpsters to the refuse room. The Trash room is next to the driveway on Johnson Street and is depicted on the Parking Plan, sheet C1.1. It is anticipated the trash room will have a roll up door so the dumpsters can be wheeled out to the street for pickup.

96. The Applicant should investigate the condition of the streetlight pole along the York Road (SR 0611) site frontage. There have been other locations recently where similar light poles were found to be in poor condition below grade and had to be replaced by the Applicant during construction. The streetlights are maintained by Jenkintown Borough.

Response: The Applicant will investigate the condition of the streetlight pole.

97. The Utility Notes on the Grading, Drainage and Utility Plan (Sheet 7) shall be revised on Note #4 to remove the reference to the Bucks County Water & Sewer Authority and

replace with Jenkintown Borough. Comment#11 shall be required to be confirmed during the Land Development approval process. The Applicant shall follow up accordingly and update the Borough and the Borough Engineer for review.

Response: Utility Note #4 on the Grading, Drainage and Utility Plan, sheet C2.0 has been revised accordingly. Utility Note #11 is no longer applicable and has been removed.

98. The Grading and Drainage Note for Comment #11 on the Grading, Drainage and Utility Plan (Sheet 7) shall be revised to also indicate shop drawings for review and approval by the design engineer along with the owner. Comment #13 shall be revised to remove the reference to Doylestown Borough and replace with Jenkintown Borough.

Response: Grading and Drainage Note #11 on the Grading, Drainage and Utility Plan, sheet C2.0 has been revised accordingly. Note #13 is now General Note #8 on the Post Construction Stormwater Management Plan and has been revised accordingly.

99. The Planting Soil Notes for Comment #3 it indicates a reference to the Landscape Plan; however, a Landscape Plan has not been included in this plan set. Once a Landscape Plan has been included this note shall be revised accordingly to reference the correct Landscape Plan sheet.

Response: A Landscape Plan will be submitted under separate cover.

100. The scale bar on Drawing No. C1.1 is enlarged/incorrect. Please confirm the correct scale and revise accordingly.

Response: The scale bar on the Parking Plan, sheet C1.1, has been corrected.

101. With the replacement of the sidewalk along all street frontages, the Applicant shall make sure that all parking meters (Along Johnson St) and signs are maintained in the same locations and fix any meters that are not plumb.

Response: General Note #12 has been added to the Record Site Plan, sheet C1.0, to memorialize this requirement.

102. The proposed property line between the lots shall be clearly shown and the lot line thickness be increased for clarity. This lot line shall also be clearly shown within the legend.

Response: The thickness of the proposed subdivision line has increased for clarity.

103. There are 2 parking spaces located on Lot 1 which are reserved for Lot 2. A cross access easement agreement between the two properties will be required to allow for the parking for Lot 2 to be located on Lot 1.

Response: A cross access easement agreement will be provided prior to recording.

104. The Applicant shall provide a description of the consolidated lot and for each new lot for review and approval to confirm they close out properly.

Response: Legal descriptions of the consolidated lot and each new lot will be prepared for review and approval under separate cover.

105. Architectural plans and renderings shall be provided for the proposed mixed-use building. In addition, floor plans shall be provided of each floor showing the size of the proposed retail space and the apartment layouts within the building.

Response: Architectural Plans (including floor plans) and renderings for the proposed mixed-use building will be provided by the Architect under separate cover

106. Spot elevations at the proposed stairs shall be provided on the plans.

Response: Spot elevations for the proposed stairs are provided on the Detailed Grading, Drainage and Utility Plan, sheet C2.1.

107. We defer to the Borough Fire Marshal relating to fire code requirements. The Applicant shall obtain an approval letter from the Fire Marshal prior to recording the plans.

Response: Comment acknowledged.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or jason@hceengineering.net

Very truly yours,

Holmes Cunningham Engineering



Jason Korczak, P.E

Cc: Vince Celenza – 459-471 Old York Rd LLC
Matthew McHugh – Klehr Harrison Harvey Branzburg LLP
Jeff Todd, P.E. – TPD

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MEMORANDUM

TO: Jenkintown Borough Council
George Locke, Borough Manager
Applicant – 459/471 York Road

FROM: Jenkintown Borough Planning Commission

DATE: 1 June 2025

RE: 459/471 York Road – Preliminary Land Development

To whom it may concern,

The Jenkintown Borough Planning Commission (PC) met at our regularly scheduled public monthly meeting on 20 May 2025. During this meeting, the PC reviewed a proposed Preliminary Land Development application under consideration for a new mixed-use development consisting of 40 dwelling units and ground floor retail fronting York Road. The address of this development is 459/471 York Road, and the commercial name of the proposed new apartment building is “459 Flats.”

Mixed-use development in the Borough’s Neighborhood Commercial Residential district is essential to Jenkintown’s Long-Range plan. As stated in Section 181-48 of the Borough’s Zoning Code, development within the Neighborhood Commercial Residential district should encourage mixed-use development that encompasses commercial, office and residential uses in conformance with the Borough’s economic development goals. As such, the Planning Commission has been receptive to and supportive of mixed-use development on this site.

The Applicant attended the PC meeting on 20 May to present the project and answer questions. We appreciate their willingness to engage with us and their eagerness to listen to our comments in the interest of developing a mutually beneficial project.

With the stipulation that the below conditions shall be considered and met, the present members of the Planning Commission voted 4-0 to support the application for Preliminary Land Development at 459/471 York Road.

Condition #1 – PC support is conditional upon the Applicant submitting materials for Final Land Development that show compliance with comments made by the Borough Engineer in their letter dated 28 March 2025. The Borough Engineer shall also provide a letter indicating a satisfactory

1 June 2025

review of the Applicant’s Traffic Impact Study with no outstanding comments. The revised plans shall also address Conditions 2-8 indicated below.

Condition #2 – The Applicant shall meet the Borough’s street tree requirements for York Road and Cherry Street **OR** provide a letter from the Utility or Authority Having Jurisdiction (AHJ) disallowing the installation of said street trees. The Planning Commission strongly encourages the inclusion of street trees in these locations. At the 20 May 2025 meeting, a Planning Commissioner suggested investigation of a modular suspended pavement system, such as Silva Cell, which are designed for this condition and in common practice. Furthermore, a system such as the Silva Cell or similar would allow for a larger tree in the proposed pocket part at the SW corner of the site, which the PC would also support.

Should street trees be disallowed by the Utility and/or AHJ and the Silva Cell or similar system deemed infeasible, curbside raised planters in lieu of the street tree requirement shall be included in the design to provide relief from the roadway and a pedestrian buffer while maintaining a continuous minimum 5’-0” sidewalk right-of-way. *The Applicant indicated in the 20 May PC meeting that sub-grade utilities made the provision of street trees “challenging.” While the PC does not dispute this characterization, we request proof of infeasibility and a suitable alternative that meets the spirit of the SALDO requirement.*

Condition #3 – Per § 181-54B(5) of the Borough Zoning Code for Neighborhood Commercial Residential:

Building character. New infill development shall generally employ building types that are compatible to the historic architecture of the area in their massing and external treatment.

The revised Final Land Development application shall indicate equal material treatment on all elevations of the building, consistent with the historic architecture of the area. This could be satisfied if the masonry design indicated for the York Rd. frontage were to continue around to all sides of the building in equal measure. For examples of this historic architecture, see the Center Building (215 York), Jenkintown Bank and Trust (400 York), the original Strawbridge & Clothier Building (610 York), or the Borough’s many stately houses of worship that front York Road. In particular, the north elevation as currently drawn is starkly flat and monochromatic and will be visible from locations near and far given the height and scale of the proposed building. The PC requests that the Applicant treat the neighboring properties with the same material treatments as they are providing to the York Road frontage. *The Applicant verbally indicated in the 20 May PC meeting that they would take this request under consideration.*

Condition #4 – The revised Final Land Development application shall show the Johnson Street sidewalk continuing in front of the garage entrance, as it does in front of the garage entrance at Summit House (610 Summit Ave). The submitted illustrations indicate the sidewalk stopping and starting rather than providing a continuous path of travel. *The Applicant verbally indicated in the 20 May PC meeting that they would comply with this request.*

Condition #5 – The revised Final Land Development application shall match the Borough’s decorative paving pattern standard, as installed along York Road further to the south in the Borough. This

1 June 2025

includes a unitized paving strip at the curb and brick paving pads at defined intervals in line with the standard. *The Applicant verbally indicated in the 20 May PC meeting that they would comply with this request.*

Condition #6 – The revised Final Land Development application shall indicate all new lampposts that match the spacing and specification of the Borough’s historic-style lamp-post standard. *The Applicant verbally indicated in the 20 May PC meeting that they would comply with this request.*

Condition #7 – The revised Final Land Development application shall indicate painted high-visibility continental-style crosswalks (i.e. “piano-key”) at the required locations on York, Cherry, and Johnson streets. *The Applicant verbally indicated in the 20 May PC meeting that they would comply with this request.*

Condition #8 – The revised Final Land Development application submission shall indicate any visible rooftop mechanical equipment and include a screening design, per § 181-51F(1-2) of the Borough Zoning Code. *The Applicant verbally indicated in the 20 May PC meeting that they would comply with this request.*

In addition to the above conditions of PC support for Preliminary Land Development approval, the following comments and/or concerns were raised by Planning Commissioners for further consideration by the Applicant and Borough Council:

- The Applicant indicated that the landscape area on the roof of the garage would be primarily artificial turf. The PC would prefer to see a natural landscape in this area that includes shrubs and actual plantings, as well as the indicated tree pits. In addition to better managing stormwater and being visually preferable for neighbors and building inhabitants, natural vegetation mitigates the urban heat island effect by reducing heat absorption and promoting a cooler microclimate on site, while artificial turf exacerbates the heat island effect due to its high heat absorption and lack of evapotranspiration. The PC sees no reason why the project could not provide a mix of intensive and extensive green roof in lieu of artificial turf.
- The project includes a smaller second lot to the north of the proposed new structure. This lot contains an existing half-twin and storefront. The PC would like to see this twin left in improved condition, as well as for the storefront to be renovated to match the new retail along York Road as a part of the 459 Flats development. This would be more in-line with the Borough’s 2035 Comprehensive Plan and will create a consistent upgraded street frontage on York Road.
- Concern was raised about the narrow garage entrance, which is indicated as 18’-0”. The PC wants to ensure that this opening is adequate to safely address inflow and outflow of traffic but defers to the Borough Engineer to define the requirements per Borough Code and parking structure best-practices.
- Finally, while the PC was not presented with a final palette of materials, we would like to ensure however possible that durable, long-lasting exterior finishes that match the existing built character of the Borough are employed wherever possible. This would include masonry veneer in lieu of thin-brick construction, as well as real metal roofing where visible on the façade such as on a mansard or gabled roof. Where utilizing panelized materials, use hidden or concealed fastening systems in lieu of face-fastening.

Jenkintown Borough Planning Commission
459/471 York Road – Preliminary Land Development

1 June 2025

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon McCandlish', written over a faint circular stamp or watermark.

Jon McCandlish, Chair

Jenkintown Borough Planning Commission

COPY: Jenkintown Borough Planning Commission

Lucinda Bartley

Eric Horowitz, Secretary

Jon McCandlish, Chair

Peter Van Do

Phil Zimmerman (*in absentia at the 20 May PC meeting*)



THE BOROUGH OF JENKINTOWN

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May 13, 2025

George Locke
Borough Manager
700 Summit Ave
Jenkintown, PA 19046

RE: Final Land Development review for 459-471 York Road, Jenkintown

Dear Mr. Locke,

I have reviewed the provided plans for land development for the above-mentioned property. The provided traffic pattern diagram only displays a small sedan and does not provide clearances for a larger ambulance or fire apparatus.

I will note that there is sufficient fire apparatus access from the street frontage on York Road and Cherry Street. Fire protection specifics for the parking garage and building will be addressed during the construction permit plan review.

Respectfully,

Kevin Lynch
Fire marshal
Code Enforcement
Jenkintown Borough

CC – Khaled Hassan, Borough Engineer
Patrick Hitchens, Borough Solicitor
Matthew McHugh, Owner representative

MEMORANDUM

TO: George Locke, Borough Manager

FROM: Khaled Hassan, PE., Borough Engineer

DATE: June 12, 2025

SUBJECT: Engineer's Report (JENK 0000) for June Council Meeting

As requested, and in preparation for the June Council meeting, we prepared this engineer's report for your review and consideration:

1. Sewer Lateral Reviews for Properties Being Sold in Borough

To date, and since the requirements for sewer lateral inspections have been implemented, **370 lateral reviews** have been received and submitted. Summary reports based on video and written reports received have been completed.

2. Mather Road Storm Sewer Culvert Failure - (No update since the last report)

The major failure of the existing storm sewer culvert has been repaired 100%. The repair required the reconstruction of approximately 10 LF of the invert of the storm culvert, reconnection of two storm water laterals and reconnection of one sewer lateral to the to the sanitary main. The failure of the culvert resulted in a large area of the roadway being undermined and the failure of the three laterals. The undermined areas of the roadway have been restored with a combination of flowable fill and 2A stone compacted stone. The roadway has been patched with temporary asphalt and final paving will be placed in early fall. No additional updates (See Cedar to Walnut Storm Sewer project)

3. 821 Homestead Drive

Sanitary sewer pipe installed. Inspections of construction learned that no concrete encasement was installed around the sewer pipe under the concrete vault. Concrete encasement to be installed on April 18, 2024.

Concrete encasement has been installed. Construction is ongoing as of June 13, 2024

Construction at that site is mostly in and around the new building. As of June 11, 2024, they were working on installing the exterior of the building. There are still sidewalk improvements, paving, street light installation and fine grading that will need to be conducted.

Sewer and electrical vault have been completed. Sidewalk improvements have been installed along Homestead Drive.

Topsoil being installed around the building.

Pending construction change for depicted changes to the building entrance for approval

Pending notice from Developer to start final inspection to prepare punchlist letter.

Escrow release number 5 completed and sent to Borough on May 7, 2025.

Construction Change #4 and #5 review letters submitted to the Borough and the Applicant on May 7, 2025.

Meeting held on May 12, 2025 at the site to discuss curb, sidewalk, and inlet tops between Borough, Applicant, Borough Engineer and PECO. The following was determined:

- **ADA ramp at the intersection of Homestead and Old York Road must be completed per the HOP/LD plans. PennDOT will be performing review and approval of this ramp as part of the HOP permit.**
- **Curb along Old York Road from the ADA ramp at Homestead and Old Road, down to the first PECO vault will be constructed at 6" reveal. From that point and down towards the C-top inlet, the curb will transition down to about 4" reveal to match existing grades and to maintain a 2% (max) cross slope. If necessary, the cross slope can be reduced to 0.50% due to the longitudinal slope.**
- **The 3 inlet tops (two C-Tops, 1 M-Top) have to be replaced due to excessive damage, exposed rebar, etc. Curb should taper 5' min on either side of the C-Tops to match the top of the curb piece. Sidewalk should be poured flush to the top of the curb piece to avoid the tripping hazard the current tops present.**
- **The project will be responsible to complete permanent trench restoration across Old Roak Road, prior to Kehoe Construction mill and overlay project under a PennDOT contract.**
- **The sidewalk will be installed flush with the top of the curb and a paver pattern against the curb per the approved plans.**
- **Bobby will reach out to PECO regarding the adjustments to the curb and sidewalk around the new vault. Bobby will also inquire if PECO will replace the grate cover for the older vault before pouring the sidewalk.**
- **Bobby asked Jeff Lustig and his contractor to ensure that the debris and removed curb currently left in the sidewalk area be removed. Additionally, the area behind the curb needs to be backfilled in accordance with the drop-off detail shown on the HOP Plans at the end of each working day so as to not present a roadside hazard.**
- **Jeff is waiting on a response from the Borough if the existing sidewalk by the PECO vaults can remain or if it has to be removed and replaced. If the sidewalk is determined that it can remain, then cutting the sidewalk to install the pavers will still be needed and new 4" curb will have to be installed.**

Change order for retaining wall landscaping received on June 10, 2025. Currently under review.

4. MS4 Annual Progress Report

- a. Completed annual progress report and sent to PADEP on 9/30/21.
- b. Will keep Borough posted on any updates for to the MS4 permit for 2022.

- c. Performed outfalls screening and completed annual progress report and sent to PADEP on 9/30/22.
- d. Working on updating Stormwater Ordinance for review and approval by Planning Commission and then Borough Council for adoption prior to September 2023.
- e. Submitted Stormwater Ordinance to Borough Manager on April 21, 2023 for review. If there are no questions, have it go before the Planning Commission for recommendation to Council to approve for advertisement. Then go before Council for approval to advertise. Anticipated to be on PC meeting in May or June.
- f. Received comments from MCPC for stormwater ordinance update on June 6, 2023 for review and discussion with Borough Staff.
- g. Pending approval by Borough Council
- h. Stormwater ordinance was approved for advertisement for 2 weeks. Once completed will be on Council meeting to recommend adoption of stormwater ordinance possibly on August Council meeting.
- i. On September 6, 2023 the Borough Solicitor sent out an email of the legal advertisement for the Stormwater Ordinance. Once the advertisement has been posted for 2 weeks it will go before Council for adoption. This should be completed in October.
- j. The Borough has adopted the updates to the Stormwater Management Ordinance. A copy of the adopted Stormwater Management Ordinance has been included with the Year 5 MS4 annual report submission to PA DEP via UPS on 09/29/23. A hardcopy of the Year 5 MS4 annual report submission will be provided to the Borough.
- k. The Year 6 MS4 Annual Update summary was submitted to the Borough on 05/17/2024 for the June Council meeting.
- l. The next annual update will be in September.
- m. **The MS4 annual progress report was submitted to the PADEP on September 30, 2024.**
- n. **MS4 update send to Borough on May 23, 2025 to be included in June 25, 2025 Borough Council Meeting.**

5. Wyncote & York Road Grocery Store Land Development Application

Construction is ongoing and inspections completed for construction and E&S.

Storm sewer improvements in Washington Lane were started on July 10, 2024 and completed. A Construction change to relocate the gas and water lines due to conflict with the new storm pipe in Washington was reviewed and approved and completed on July 12, 2024.

Stormwater improvement onsite are being installed as of July 16, 2024

Base and binder for road widening were installed on August 1, 2024

Curbing and entrance have been installed

Milling and Overlay of Washington Lane will be completed after installation of stormwater improvements by the Borough and completion of the sidewalk and curb along the frontage of the 501 Washington project.

Curbing was installed internally at the lower end of the site last week in addition to stone base in preparation for paving.

Change in the profile of Washington Ln will need to be reviewed and approved before the mill and overlay is conducted.

Project closeout projected for January – February timeframe.

Paving of Washington Lane to be completed on the week of November 18, 2024.

Final signal inspection held on 2/11/2025. Contractor to address punchlist. Final PennDOT roadway improvements inspection is scheduled on 2/20/2025.

Updated punchlist received on 3/25/2025. Outstanding punchlist items still need to be addressed. Contractor to coordinate with Pennoni when all items are completed. Final inspection will be performed once completed. 2nd submission punchlist review sent to the Borough and Applicant on April 23, 2025. Contractor to inform Pennoni when remaining punchlist items have been addressed.

As-Built review completed and sent to Borough and Applicant on April 23, 2025. Pending revised as-built submission.

Revised As-built Plan submitted on May 13, 2025 and developer informed the Borough Engineer that punchlist items have been addressed and are ready for a follow up site inspection.

Continuing to work with the developer to address confusion regarding new traffic patterns around the site.

As-built plan review 2nd submission and punchlist review 3rd submission completed and sent to Borough and Applicant on June 3, 2025.

6. Chapter 94 Report

We have prepared the 2021 Chapter 94 Report. The Report was submitted the PADEP on March 31, 2022. This is completed for year 2021.

Email sent out to provide Manager on February 6, 2023 to give heads up on preparation of Chapter 94 2022 submission for March 2023.

Chapter 94 Report 2022 submission was completed and set out on March 31, 2023.

Received flow data and calibration reports from the Borough on 3/10/25. 2024 Chapter 94 report was submitted to PA DEP online on 3/31/25. Two (2) copies of the report were hand delivered to the Borough on 4/8/25.

7. 501 Washington Lane LD (Preliminary/Final)

Construction of the sidewalk and curb along Washington St will be held off until the stormwater pipe and inlets are installed along Washington Lane.

Construction of curb, sidewalk and handicap ramp are in progress along Cedar Ave. Curb and Sidewalk along Washington Lane will not start until completion of stormwater improvements by the Borough which should be completed by September 6, 2024, weather dependent.

The curb and sidewalk have been completed along Washington Lane and Cedar St.

Landscaping is on schedule to stabilize rain garden banks.

Applicant is anticipating requesting a Temporary Certificate of Occupancy in November – December timeframe with project completion in January – February timeframe.

Submitted a reviewed escrow release #1 to the Borough on January 2, 2025.

The release is on the Committee agenda 1/5 to be moved to full Council for approval 1/22.

Punchlist review and DRAFT maintenance bond review completed and sent to Borough for review on 3/28/2025. Punchlist and DRAFT maintenance bond review sent to Contractor and Applicant on 4/2/2025. Punchlist response from contractor received on April 23, 2025. 2nd submission punchlist inspection completed and review sent to Borough and Contractor on April 25, 2025. Contractor to notify Pennoni when punchlist items have been completed.

As-built plan received on 2/24/2024. Review completed and sent to Applicant on 4/1/2025.

Pending PECO looking into the punchlist item regarding the vault and tripping hazard along the sidewalk on Cedar Street.

Erosion of raingarden area along the sidewalk of Cedar St fixed by contractor.

8. 2023 Green-Light-Go Grant Application (Year 8)

Assisted Borough staff preparing and refining the grant application due on January 31, 2023. The scope of work includes upgrades to the Walnut & Runnymede traffic signal including a new controller and a new mast-arm, as well as other minor upgrades such as signal heads and retroreflective backplates.

Awards were announced on August 11, 2023. The Borough was awarded \$51,160 to fund Phase 1 upgrades to the Walnut & Runnymede Traffic Signal.

The final intersection configuration plans have been finalized and provided to the Borough for review. Next steps include evaluating the Traffic Signal Easements and advancing the Phase 1 approvals and bid package. Working with the Borough Manager to advance this coordination-

Phase 1 improvements submitted to PennDOT for review on May 16, 2025. While project costs were eligible, PennDOT commented that this may not be competitive for ARLE due to lack of crash history. See #26 below.

9. 101 York Road

This project is the proposal of a Take Five Oil Change business. This project went in front of Council at their regularly scheduled meeting on February 22, 2023 and was granted a waiver of land development.

Project is prepared to start construction of the new business when they have obtained the applicable permits from the Borough.

10. 604 West Avenue

Planning Module submitted to DEP from Applicant's engineer first week of December. DEP had comments on the submission of the Planning Module regarding the CMP. Pending response from the Borough in addressing the DEPs comments.

Pennoni finalizing review of plans and outstanding items with Applicant's engineer in preparation of recommendation for recording of the plans during week of December 10th.

Pennoni complete the sanitary sewer capacity letter and the recording plan review letter and submitted to the Borough on January 2, 2024.

Sent Planning Module completion of Sections G and J to the applicant's engineer on March 4, 2024.

Sent Sewer Flow Map Plan to applicant's engineer on April 1, 2024.

Pending completion of CMP form and component 4A as part of the PM submission.

Borough submitted DEP checklist form to Engineer preparing the PM submission. Pending the Resolution from Council to finalize for submission of PM to the DEP.

Borough submitted on March 6, 2025 to the engineer, a signed copy of the checklist, signed copy of the submittal letter and the most recent CMP approved by the PaDEP. Applicant's sewer engineer to submit packet to DEP for review and approval.

Pending Planning Module sewer approval from DEP

Project received Planning Module approval on March 21, 2025.

11. 219 Washington Avenue

Removed row of hedges along existing driveway and installed modified stone in lieu of hedges approximately 9" in width and 25-ft in length for an approximate increase in impervious area of 20-sf. Completed a high level zoning review and submitted to staff on March 22, 2023 for comment from the Borough Staff.

No update since last report.

12. 610 Old York Road

Received Land Development Application on June 29, 2023 for review.

Completed land development review and pending any comment from the Borough on July 28, 2023.

Borough Planning Commission submitted a review of the Conditional Use application on October 23, 2023.

Conditional Use for drive-thru use and orientation of drive-thru was approved at the Council meeting on November 20, 2023.

Received revised plans for review on March 29, 2024. Land Development and Traffic Review letter will be completed week of April 22, 2024.

Submitted a LD Plan review (2nd Submission) on May 13, 2024 to the Borough and Applicant.

Received request for a sewer will serve on July 2, 2024.

Waiting on the request to provide sewer flows separated out for each use from the engineer on August 13, 2024. As of August 22, 2024 we are still waiting on the detailed sewer flows for this project for review and preparation of a will serve letter.

Pennoni had a meeting with the Applicant's engineer to discuss what is needed for detailed sewer flows to complete a review of the Available Capacity Letter. Still Pending sewer flows for review from the Applicant's engineer.

Obtained sewer flows from Applicant's engineer on January 22, 2025. Review will be completed on week of February 17, 2025.

Pending revised plans for review based on latest review letter

13. Borough Hall Renovations

Local share grant for \$900,000 was approved for submission on November 27, 2023 Special Council Meeting and the grant was submitted on 11/30/23.

Renovations have not been started yet as of May 16, 2025

14. Cedar & Washington Stormwater Improvements

Base Plan being updated and will be completed by April 19, 2024 for submission to the Borough.

Bid dates will be determined at the time of submission of plan to the Borough on April 19, 2024.

Pre-Bid meeting was completed on June 11, 2024 at 10:00am.

Meeting minutes for the Pre-bid meeting were sent June 11, 2024

The RFI will be cut off on June 17, 2024 at 12:00pm. The Bids will be due June 21, 2024 at 11:00am.

Letter of intent to award was sent out to the Borough to Award the project to Jurich, Inc for the base bid amount of \$195,192.00 on June 28, 2024.

Award letter was sent to Jurich, Inc on July 26, 2024

A Pre-Construction meeting was held on August 1, 2024 and the meeting minutes were sent out to everyone on August 9, 2024.

Construction is scheduled to begin tentatively on the week of August 26, 2024 to prep and install on the week of September 3, 2024.

Stormwater improvements along Cedar St and Washington Lane have been completed. Final payment application paid and project in warranty period.

15. 2024 Paving project

Final Award letter send out July 25, 2024 to Glasgow, Inc. for the base bid amount of \$144,237.00.

On August 8, 2024, sent approved JMF for Jenkintown paving project to contractor. Pennoni will be sending them to Penndot along with other documents in order to obtain a Project # from Penndot.

Received contract documents from Contractor on August 13, 2024 and dropped off at the Borough on August 14, 2024 for signature. The signed contracts from the Borough were picked up on August 22, 2024. Additional signatures required on the documents. Contract documents dropped off the Boro on August 27, 2024 and picked up on September 4, 2024. Signed contract docs sent to PennDOT for approval. Pending PennDOT approval.

Bids were rejected and project rebid with bid opening scheduled for 10/15/24.

Bid award letter sent to Borough on 10/15/24. Borough Council approved the award of the contract to Glasgow at the 10/22/24 Council Meeting. Award Letter sent to contractor on 10/23/24. Contract Documents received 11/1/24 and signed by Borough.

Notice to proceed sent to contractor 11/11/24.

Construction is substantially complete as of 11/14/2024.

Change order #1 for final quantities adjustment sent to Contractor on 12/6/2024 for signature. Pending signed change order, contract closeout documents, and payment application for review and approval.

16. Washington & Walnut Pedestrian Improvements

We are developing a plan to incorporate traffic calming features to improve pedestrian access at this intersection. Specific improvements targeted include a raised crosswalk, and a curb extension (bump-out) along with associated pavement markings and signage. Currently coordinating the improvements with adjacent projects. Draft sketch has been provided to Borough Manager. **Location included in Montco 2040 grant application submitted 3/3/2025. No update since the grant submission.**

17. School Playground Equipment Safety Inspection/Review

Received request for “certified” playground inspection on 9/4/24 from the Borough regarding safety concerns at the Playground. Began coordination with Pennoni staff for “certified” playground inspector. Received school structures report on 9/6/24 of school playground equipment. Structures report review completed.

18. Wyncote and Summit Crosswalk upgrades and All-Way Stop evaluation

Responding to a request to evaluate the subject intersection to improve the crosswalks and evaluate for an all-way stop. Desk evaluation complete, field evaluation complete. Waiting on data collection from

JPD. Draft sketch with a raised crosswalk provided to Borough Manager. **Location included in Montco 2040 grant application submitted 3/3/2025.**

19. Vernon & Vista Intersection Improvements

Updated sketch and provided a final version to Borough Manager with quantities. Curb extension was completed with the CDBG ADA Ramps project. Additional intersection improvements included in Montco 2040 grant application submitted 3/3/2025. **No update since the last report. No update since the grant submission.**

20. CDBG ADA Ramp Project

CDBG Bids were received and approved by CDBG and award recommendation and bid tab was prepared and provided to the Borough.

Intent to award letter sent to Borough on 10/10/24. Borough Council approved the award of the contract to Albert G. Cipolloni Jr. & Sons, Inc. at the 10/22/24 Council meeting. Award Letter sent to contractor on 10/24/24. Contract documents received 11/7/24 and dropped off to Boro for signatures. Pending Boro signatures.

Pre-construction meeting scheduled for 11/15/24.

Payment Application #1 received on 12/4/24. Review completed and recommendation for payment application #1 sent to Borough on 12/6/24.

Payment Application #2 received on 2/4/25.

Change order #1 completed and signed by Borough on 2/26/25.

Pay Application reviewed and recommendation for Payment #2 sent to Borough on 3/3/25. Payment #2 has been processed, punch list and final pending

Payment Application #3 (Final) received on 3/20/2025. Pending punchlist inspection with Borough to determine any outstanding punchlist items. Contractor to submit required closeout documents and address punchlist items prior to release of pay app #3 (Final).

Punch list completion pending – contractor planning to complete work week of May 19, 2025

Pending Final Payment application

21. 459-471 Old York Road Mixed Use Development

Received sanitary sewer EDU and flow path inquiry from the Applicant on 12/23/24. A map highlighting the sewer flow path was provided to the Borough on 12/24/24.

Sent Borough review of the sanitary sewer flow calculations on January 9, 2025.

Pending completion of Land Development review for submission to the Borough in time for PC meeting.

Pennonni received and began review of Applicant's PennDOT Highway Occupancy Permit (HOP) Cycle 2 Submission.

Revised sewer facilities planning module (SFPM) submission received on 3/7/25. SFPM Component 3 Section J and 4A mark-ups were provided to the Borough on 3/31/25.

Submitted Preliminary LD Plan review letter (1st Submission) on March 28, 2025.

Revised plans submission received on April 28, 2025. Revised submission currently under review.

Completed review of revised plan submission and submitted a draft version to Borough for review on May 15, 2025.

Submitted 2nd review letter date May 16, 2025 on May 16, 2025 to the Borough and Applicant. Pending revised plans addressing the comments in the review letter.

22. Montco 2040 Grant

Evaluating the updated program criteria and begin preparing a cost estimate for a Borough-wide Pedestrian Enhancements & Traffic Calming project. This would be based on the previously completed evaluations such as Washington & Walnut, Wyncote & Summit, etc. Assisted Borough Manager with completing the grant application, submitted on 3/3/2025.

Continuing to advance additional intersection layout options for the Linda Vista & Cheltena intersection. Preparing to advance final design and approvals for construction when the grant award is finalized.

23. Leedom Street & Shoemaker Avenue Flooding

Pennonni attended meeting with Borough on 2/24/25. Concept plan and cost estimate preparation currently under review.

24. Borough Wide Truck Restrictions Studies

There are 13 streets that have posted truck restrictions but no ordinance which makes the restriction not enforceable. We are finalizing PennDOT's Engineering and Traffic Study for Restrictions forms to justify the restriction so they can be added to the municipal ordinance.

25. 2025 Paving Program

Approval from the Borough Manager to move forward with the bidding out of the paving program on May 5, 2025. In the process of preparing scope and bid documents.

Project bid dates will be in July with work estimated to be in August.

26. 2025 ARLE Grant Application

Due to PennDOT feedback noted in #8 above, we have assisted the Borough Manager in identifying a new eligible project for the ARLE grant application. We have coordinated with PennDOT and are awaiting feedback on the revised scope which includes traffic data collection to support the retiming of the York Road traffic signals. Also included in the scope is funding request to update the last three (3) intersections currently using loop detectors to radar, and signage and striping to install “Don’t Block the Intersection” at York & Greenwood and York & West. We will assist the Borough Manager in finalizing the application once PennDOT feedback is received.

27. Parking Inventory

We have begun preparing the existing conditions parking inventory as requested. This will identify how many parking spaces are available and their classification (permit, metered, no restrictions).

If you have any questions or comments, please do not hesitate to contact me. Thanks, Khal

Second Alarmers Snapshot

Jenkintown Borough

June 2025



Calls for service in Jenkintown in: May 2025



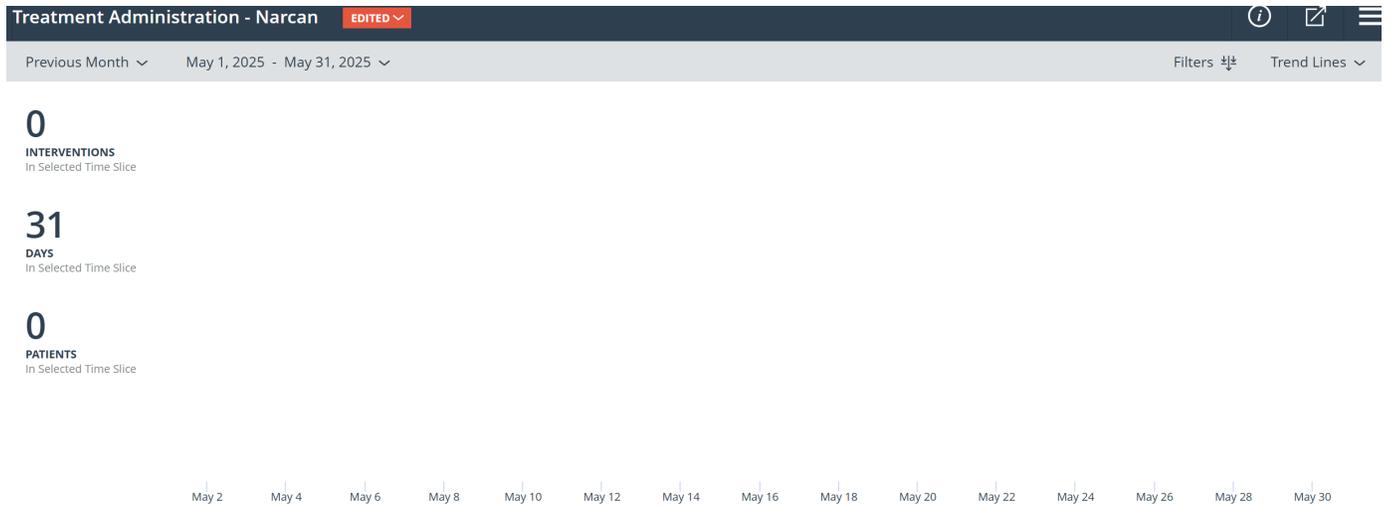
Week Ending	5/4/25	5/11/25	5/18/25	5/25/25	6/1/25	6/8/25	6/15/25	6/22/25	6/29/25	7/6/25	7/13/25	7/20/25	7/27/25	Total
Assist, Public	-	-	-	1	-	-	-	-	-	-	-	-	-	1
Cancelled (No Patient Contact)	-	1	1	1	1	-	-	-	-	-	-	-	-	4
Cancelled (Prior to Arrival at Scene)	1	2	-	1	1	-	-	-	-	-	-	-	-	5
Patient Refused Evaluation/Care (Without Transport)	-	2	-	2	1	-	-	-	-	-	-	-	-	5
Transported Lights/Siren	3	2	3	9	4	-	-	-	-	-	-	-	-	21
Transported No Lights/Siren	-	1	-	-	-	-	-	-	-	-	-	-	-	1
Total	4	8	4	14	7	-	37							

***Note ESO is not currently showing an accurate reflection of transport mode so the number of transports using lights and sirens and the number not using lights and sirens are not accurate.**

May detail staffing:

Date	BLS/ALS	DETAILS (Volunteer or Career)
5-1	Duty Crew	Crooked Billit Day / 5-2 Senior Fair (Career)
5-4	BLS	Freedom Steps (Volunteer)
5-9	ALS	Penn State Graduation (Career)
5-15	BLS	MCCC Graduation (Career)
5-17	ALS	Hatboro Community Day (No Coverage)
5-18	Duty Crew	5-17 Goodstuff Festival
5-31	ALS	Abington Triathlon (Career)

May 2025 Naloxone Administration Report- Jenkintown



May Staffing Report:

ALSALS Full Staffing = 3348

May 2025

May 2024

ALS Actual Staffing = 2923 hours	ALS Actual Staffing = 3128 hours
Downgrade to BLS staffing = 325 hours	Downgrade to BLS staffing = 196 hours
Downgrade to no status = 100 hours	Downgrade to no status = 24 hours

Notable news:

- SARS currently has 6 full-time positions open, and we are looking to increase our per-diem staffing as well. This is reflective of the regional EMS provider shortage. It continues to become harder and harder to recruit and retain EMS providers as many are leaving the field for better paying occupations.
- SARS plans to take delivery of our next new ambulance sometime in August or September.
- SARS next EMT class will be starting June 24th. Please visit our website www.sars.org for more information
- SARS asks that as many area residents as possible contact their state representative and urge them to support House Bill 1152 which provides for patient protection, direct payment to EMS, and a state regulated fee schedule for 911 EMS response.



PUBLIC WORKS DEPARTMENT

TO: Borough Council

FROM: Public Works Department

RE: Public Works Report May 2025

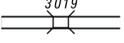
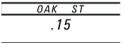
DATE: June 16, 2025

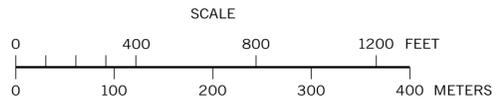
Highlighted Activities

- PW Foreman and PW crew member attended GranTurk's presentation for new CV 350 Sweeper at the Bridgeport service station. We received a thorough tutorial and demonstration on how to operate and clean the machine. After demonstration PW had the opportunity to operate the new sweeper equipment which was very simple but unique.
- Peco's 2024 Gas Main Replacement Project on York Road has been completed. All restoration such as concrete, paving and thermoplastic striping have been completed as of last week. All Borough owned roads that were affected by this project have been paved full width and thermoplastic striping has been renewed.
- The Peco 2025 Gas Main Replacement Projected has begun earlier this week Monday, June 16th. Peco's subcontractor J.K. Kiely has been relocating gas meters to the outside of homes for the last several weeks and has started replacing the gas main on Cottman Street from Homestead to Nice Avenue. The sub-contractor has replaced 420 ft of main already and plans to complete the gas main replacement on Cottman Street by the end of this week weather permitting. The following roads will also be apart of this project; West Avenue from York Road to Newbold Road, Nice Avenue and Homestead Road from York Road to Vernon Road.
- Public Works and Jenkintown Police Department have assisted with the Jenkintown 5k Run Event. This year was one of the largest group of runners I have experienced and the crowd it pulled in was even larger. Along with event staff and volunteers, PW assisted with the preparation, public safety and clean up for this beautiful event.
- Due to the abundance of rain and inclement weather over the last weeks the PW crew have been cleaning the surface inlets at a higher rate and removing grates and unclogging all problematic inlets. Along with inlets we had couple incidents with large trees falling across the road and PW had to cut tree and clear the road and haul off storm damage.
- PW Foreman and PW crew member James Smith have completed Workplace Safety Committee Training which is mandatory to receive the discount at renewal for Workers Compensation insurance.

- Public Works has been assisting the parking enforcement with the removal of parking meter housing, poles and correcting the signage. PW also disconnected and removed the Parking Kiosk at all three locations in parking lots to eliminate the confusion of motorist payment options.
- PW Foreman and Borough Engineer has performed last inspection for the CDBG Grant ADA Ramps punch list. Punch list has been completed, and the final payment process can be moved forward.
- Public Works has been assisting with the Night Market and Summer Music Festival. PW Foreman, Police Chief, Borough Manager and Night Market Organizer had meetings earlier this year to remedy parking and signage issues with local businesses for a more harmonizing and safer event on Tuesday nights.
- PW Foreman and Borough Administration have worked together to issue a Street Sweeper Route Map and Schedule. The map and schedule have been posted online and is attached to the packet.
- PW Foreman also has been working with contractors and property owners concerning the concrete repairs for the 2025 Paving Project on West Avenue. We have 8 properties on this project this year, some are larger commercial properties down by the train station. Four properties have already completed the work and three have pulled permits for the work.

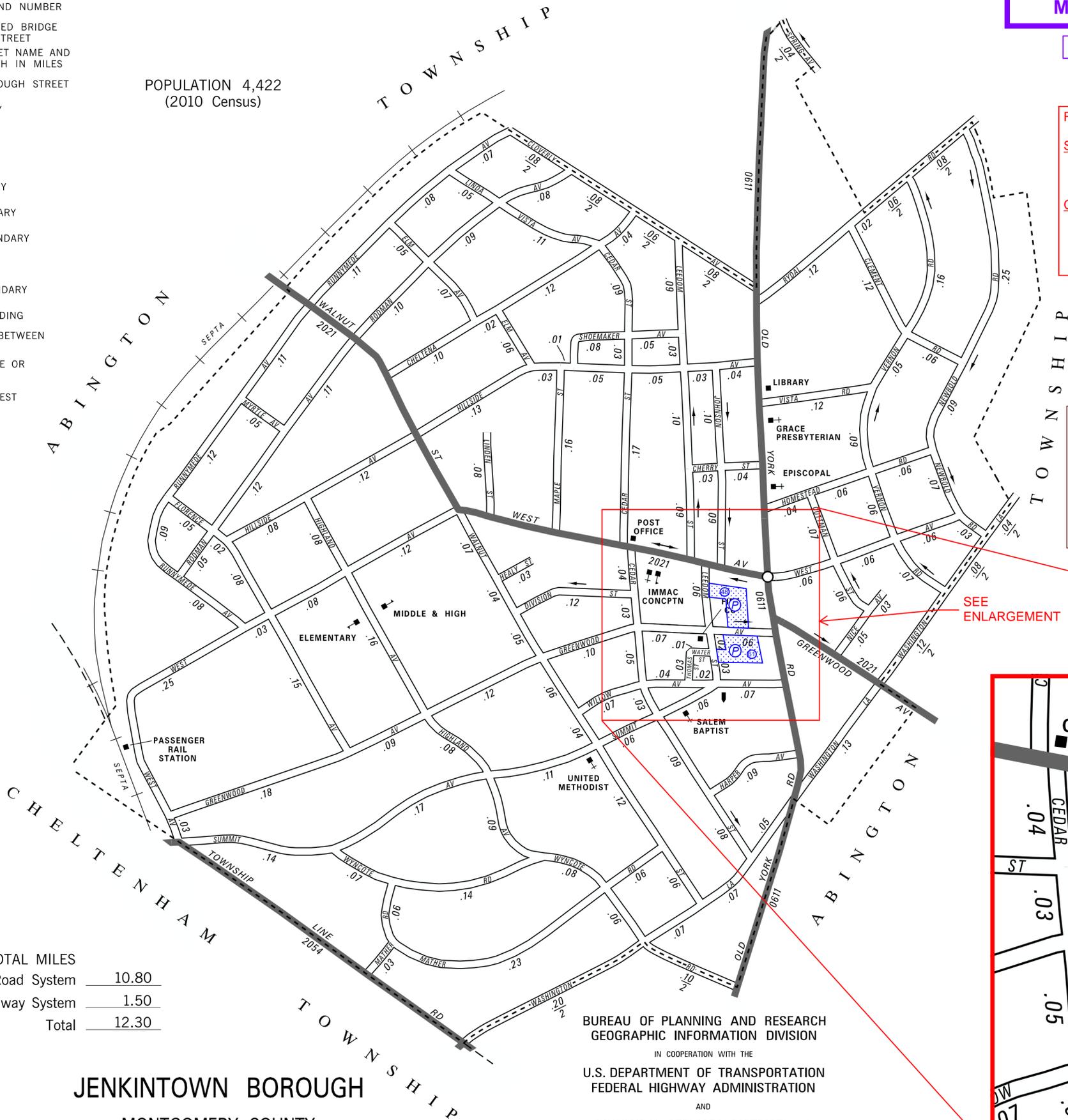
LEGEND

-  LIMITED ACCESS HIGHWAY
-  STATE ROUTE AND NUMBER
-  STATE MAINTAINED BRIDGE ON BOROUGH STREET
-  BOROUGH STREET NAME AND SEGMENT LENGTH IN MILES
-  TURNBACK BOROUGH STREET
-  BOROUGH ALLEY
-  OTHER ROAD
-  RAILROAD
-  STATE BOUNDARY
-  COUNTY BOUNDARY
-  TOWNSHIP BOUNDARY
-  CITY BOUNDARY
-  BOROUGH BOUNDARY
-  MUNICIPAL BUILDING
-  SPLIT MILEAGE BETWEEN MUNICIPALITIES
-  SCHOOL, COLLEGE OR UNIVERSITY
-  POINT OF INTEREST



TYPE 5B MAP JENKINTOWN BOROUGH MONTGOMERY COUNTY PENNSYLVANIA

POPULATION 4,422
(2010 Census)



**APRIL 23, 2025
PARKING LOT
GUIDANCE SIGNAGE
JENKINTOWN BOROUGH
MUNICIPAL LOTS**

Revised 5/20/2025



SIGN D4-1 (P-R)

FOR ALL D4-1 SIGNS:
SIZE:
18"W x 15"H
(UNLESS NOTED OTHERWISE)
COLOR:
LEGEND & BORDER:
GREEN (REFLECTORIZED)
BACKGROUND:
WHITE (REFLECTORIZED)

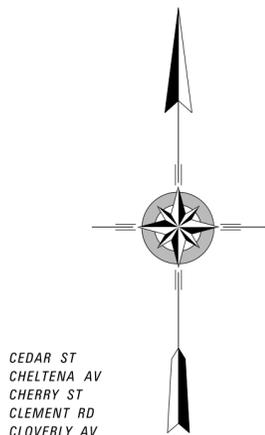


SIGN D4-1 (P-L)



SIGN D4-1 (P-S)

Guidance:
If used, the D4-1 Parking Area sign should be installed on major thoroughfares at the nearest point of access to the parking facility and where it can advise drivers of a place to park. The sign should not be used more than four blocks from the parking area.



- CEDAR ST
- CHELTENA AV
- CHERRY ST
- CLEMENT RD
- CLOVERLY AV
- COTTMAN ST
- DIVISION ST
- ELM AV
- FLORENCE AV
- GREENWOOD AV
- HARPER AV
- HEALEY ST
- HIGHLAND AV
- HILLSIDE AV
- HOMESTEAD RD
- JOHNSON ST
- LEEDOM ST
- LINDA VISTA AV
- LINDEN ST
- MAPLE ST
- MATHER RD
- MYRTLE AV
- NEWBOLD RD
- NICE ST
- RODMAN AV
- RUNNYMEDE AV
- RYDAL RD
- SHOEMAKER AV
- SPRING AV
- SUMMIT AV
- THOMAS ST
- VERNON RD
- VISTA RD
- WALNUT ST
- WASHINGTON LA
- WATER ST
- WEST AV
- WILLOW AV
- WYNCOTE RD

TOTAL MILES	
Borough Road System	10.80
State Highway System	1.50
Total	12.30

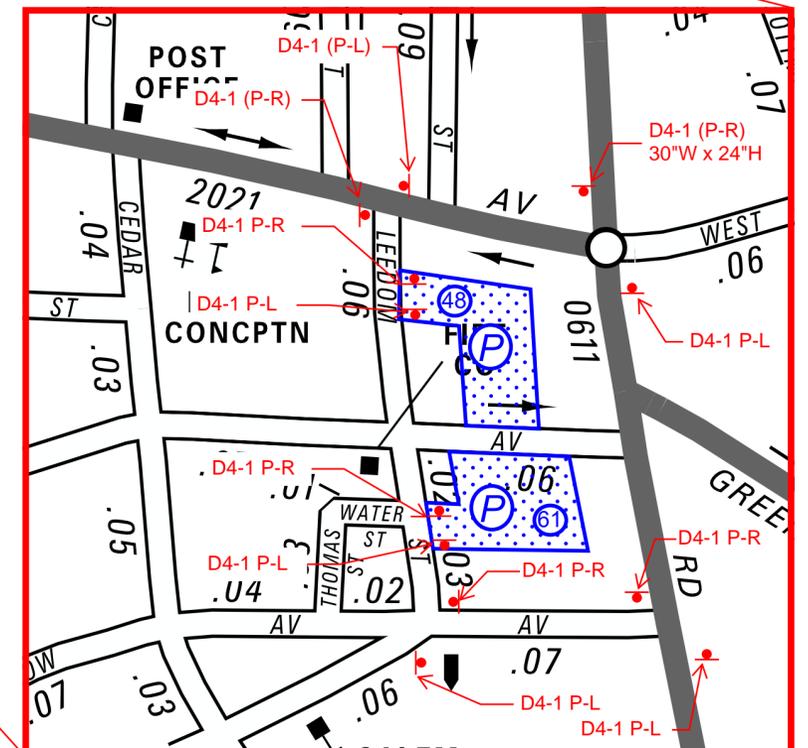
JENKINTOWN BOROUGH
MONTGOMERY COUNTY

(CREATED BY: MSK 11-30-06) (REVISED: 5-1-17)

PREPARED BY THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

BUREAU OF PLANNING AND RESEARCH
GEOGRAPHIC INFORMATION DIVISION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
AND
MUNICIPAL SERVICES DISTRICT 6-0
MUNICIPAL CODE 46 410
REVISED PER FORM 990 DATED 4-7-17

SEE ENLARGEMENT



ENLARGEMENT

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Attorneys for Intervenor,
School District of Jenkintown

JENKINTOWN STATION ASSOCIATES : **IN THE COURT OF COMMON PLEAS**
: **MONTGOMERY COUNTY, PENNSYLVANIA**
:
: **No. 2023-25137**
:
v. :
:
MONTGOMERY COUNTY BOARD OF : **CIVIL ACTION – LAW**
ASSESSMENT APPEALS, ET AL. : **Parcel No. 10-00-04860-00-8**

ORDER

AND NOW, this ____ day of _____, 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted, adopted and incorporated herein, as terms and conditions of a binding Court Order.

IT IS FURTHER Ordered and Decreed that the Montgomery County Board of Assessment Appeals shall make the appropriate decreases in assessments as agreed to in the attached Stipulation to Settle, that the taxing authorities shall make any appropriate refunds for overpayment as a result of the decrease in assessments, and that the Prothonotary shall mark the above-captioned action “Settled, Discontinued and Ended.”

BY THE COURT

By: _____

J.

WISLER PEARLSTINE, LLP
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Attorneys for Intervenor,
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JENKINTOWN STATION ASSOCIATES : **IN THE COURT OF COMMON PLEAS**
: **MONTGOMERY COUNTY, PENNSYLVANIA**
:
: **No. 2023-25137**
:
MONTGOMERY COUNTY BOARD OF : **CIVIL ACTION – LAW**
ASSESSMENT APPEALS, ET AL. : **Parcel No. 10-00-04860-00-8**

v.

STIPULATION TO SETTLE

It is hereby stipulated by and between Property Owner, Jenkintown Station Associates, by its attorney, Brian A. Fowler, Esquire; Samantha A. Magee, Esquire, solicitor for the Montgomery County Board of Assessment Appeals, Appellee; Margarete P. Choksi, Esquire, attorney for the School District of Jenkintown, Patrick M. Hitchens, Esquire, attorney for Jenkintown Borough, and Brian O. Phillips, Esquire, Assistant County Solicitor for Montgomery County, Intervenor, that the above-captioned assessment appeal is settled based upon the following agreements:

1. Effective January 1, 2024 for the Borough and County and July 1, 2024 for the School District, the assessment for tax parcel number 10-00-04860-00-8, being 115 West Avenue, Jenkintown Borough, Montgomery County, Pennsylvania (hereinafter the “Property”) shall be decreased from One Million, Three Hundred Sixty Thousand, One Hundred (1,360,100) Dollars, which results in a Market Value of Three Million, Eight Hundred Thirty One Thousand, Two Hundred Sixty Eight (3,831,268) Dollars to Nine Hundred Eighty Thousand, Five Hundred Ten (980,510) Dollars, which results in a Market Value of Two Million, Seven Hundred Sixty Two Thousand (2,762,000) Dollars. This will be a decrease in assessment of Three Hundred Seventy Nine Thousand, Five Hundred Ninety (379,590) Dollars.

2. Effective January 1, 2025 for the Borough and County and July 1, 2025 for the School District, the assessment for the Property shall be decreased from One Million, Three Hundred Sixty Thousand, One Hundred (1,360,100) Dollars, which results in a Market Value of Four Million, One Hundred Thirty Four Thousand, Forty Three (4,134,043) Dollars to Nine Hundred Eight Thousand, Seven Hundred (908,700) Dollars, which results in a Market Value of Two Million, Seven Hundred Sixty Two Thousand, Six (2,762,006) Dollars. This will be a decrease in assessment of Four Hundred Fifty One Thousand, Four Hundred (451,400) Dollars.

3. Based upon the assessment established by this Stipulation to Settle, the taxing authorities may have received overpayments as follows:

School District

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Overpayment</u>
2024	1,360,100	980,510	379,590	50.571	19,196.00

Borough

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Overpayment</u>
2024	1,360,100	980,510	379,590	11.337	4,303.00
2025	1,360,100	908,700	451,400	11.337	5,118.00

County

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Overpayment</u>
2024	1,360,100	980,510	379,590	4.788	1,817.00
2025	1,360,100	908,700	451,400	5.252	2,371.00

Community College

<u>Tax Year</u>	<u>Old Assessment</u>	<u>New Assessment</u>	<u>Difference</u>	<u>Millage</u>	<u>Overpayment</u>
2024	1,360,100	980,510	379,590	0.39	148.00
2025	1,360,100	908,700	451,400	0.39	176.00

4. The parties acknowledge that the above calculations are subject to verification by the appropriate representative of the respective taxing authority.

5. The parties acknowledge that if the Property Owner paid taxes within the discount period, the amount of the refunds due will be two percent (2%) less than the amount set forth above; if the Property Owner paid taxes within the penalty period, the amount of the refunds due will be ten percent (10%) more than the amount set forth above and that no interest will be paid on any refund amounts.

6. It is contemplated by the parties to this Stipulation to settle that the taxing authorities having jurisdiction over the Property shall make such adjustments and refunds as are appropriate as a result of the resolution of the assessment as set forth herein, and that no interest shall be paid on any amounts refunded.

7. The parties acknowledge that if there are any existing tax liens of record against the Property which is the subject of this appeal, such liens will be satisfied before any overpayments are refunded to Property Owner.

8. The assessment for the Property shall remain \$908,700 unless changed by reason of an assessment appeal, countywide reassessment, change in the Property, or otherwise as permitted by applicable law.

9. The parties acknowledge that this Stipulation to Settle does not in any way impair or restrict the Montgomery County Board of Assessment Appeals' statutory authority to revise the assessment of the subject parcel as a result of a countywide reassessment, change in the subject Property, or otherwise as provided by applicable law.

10. The parties acknowledge that this Stipulation to Settle is a compromise of an existing matter. If there is any subsequent appeal filed by any party or successor in interest then

the value agreed to herein is inadmissible in any other proceeding. Nothing herein shall be construed to prohibit any party hereto from filing an assessment appeal for a subsequent tax year.

11. The parties acknowledge that each participant in this appeal shall bear their own costs and attorneys' fees.

12. The parties acknowledge and request that this appeal be marked settled, discontinued and ended upon Court approval of this Stipulation.

13. This Stipulation may be executed in one or more counterparts, all of which together shall be one instrument and all of which shall be considered duplicate originals. A signed faxed or PDF copy of this Stipulation shall have the same force and effect as the original signed Stipulation.

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Attorney for Property Owner

Margarete P. Choksi, Esquire
Wisler Pearlstine, LLP
Attorney for the School District of Jenkintown

Brian O. Phillips, Esquire
Attorney for Montgomery County

Samantha A. Magee, Esquire
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