



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING**

Wednesday, July 23rd, 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 June Minutes**
- 5. Approval of Payrolls in the amount of \$222,031.18 and invoices totaling \$422,261.61**
Councilor D. Ballard
- 6. Public Comment**
- 7. Conditional Use Hearing – 729 West Avenue, MIDGARD, LP, Section 181-74**
(181-74 - Reduction of onsite parking)
- 8. Final Land Development Application - 459/471 York Road – ‘459 Flats’**
(459/471 York Road – “459 Flats” Subdivision Land Development)

Reports

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

ORDER OF BUSINESS

- 1. Conditional Use Hearing, 729 West Avenue, MIDGARD, LP** **President J. Conners**
(Applicant seeking relief per Borough Code 181-74 - Onsite Parking Reduction)

Motion:

- 2. Final Land Development 459-471 Old York Road LLC** **President J. Conners**
(Applicant seeking approval of Final Land Development Application – Mixed Use Building, commercial with apartments above)

Motion:

- 3. Disposal of Borough Property – #3302, 2018 Ford Explorer** **Vice President C. Soltysiak**

Motion: move to approve disposal of Borough Property, #3302 - Ford Explorer through Public Bid (Municibid website)

- 4. Ordinance 2025-01, Ch. 172 Vehicles & Traffic Art. III & IV** **Vice President C. Soltysiak**

Motion: move to publicly advertise Ordinance 2025-01, Ch. 172 Vehicles & Traffic Art. III & IV. (comprehensive revisions to parking regulations and metered parking/parking payment zones and Borough parking lots)

- 5. Police Department Policies** **Vice President C. Soltysiak**

Motion: move to approve the following Police Department Policies:

- 26.1.2b Code of Discipline
- 26.1.3 Discrimination and Sexual Harassment
- 26.1.3a Non-Fraternization with Police Interns
- 26.1.4 Disciplinary System
- 26.1.5 Role and Authority of Supervisors
- 26.1.6 Appeal Procedures
- 26.1.7 Dismissal Procedures
- 26.1.8 Records
- 26.1.9 Social Media
- 31.2.3 Equal Employment Opportunity Procedures
- 33.1.5 Remedial Training

- 6. Fire Department Policies** **Vice President C. Soltysiak**

Motion: move to approve the following Fire Department Policies:

- Code of Conduct
- Rules and Regulations
- Social Media SOG
- Filing a Complaint

- 7. LOC #6 Escrow Release, 821 Homestead, MIDGARD, LP** **Councilor D. Ballard**

Motion: move to approve escrow release #6 in the amount of \$86,130.00 to MIDGARD, LP on the mixed-use building project at 821 Homestead Road. (remaining balance of \$26,993.18)

8. MS4 – 7 Year Permit Renewal – Public Notification

Councilor D. Ballard

Motion: move to approve the public notification to Council of the MS4 - 7 Year Permit Renewal Submittal.

NEW BUSINESS AND DISCUSSION

ADJOURNMENT

BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION
CONDITIONAL USE APPLICATION

Date Submitted 06/23/2025

Name of Development Fresh SkinBabes
Address/Location 729 West Avenue, Jenkintown, PA 19046

Name, Address & Phone No. of:
Applicant Law Offices of Christopher W. Dean, LLC
Land Owner MIDGARD Properties LP
Equitable Land Owner _____

Title of Plan Submitted Floor Plans

Plan Type: Land Development _____ Minor Land Development _____ Subdivision _____

Plan Status: Sketch _____ Preliminary _____ Final X

Plan Dated _____

Name, Address & Phone No. of:
Engineer _____
Architect _____
Attorney Christopher Dean, Esq., 21586/4197, 1617 JFK Blvd., Suite 1888, Philadelphia, PA 19103

Zoning District (s) Town Center Block & Unit No. _____

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

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 type. The new proposed use, a beauty salon/esthetic studio, requires four parking spaces, or a conditional use application requesting onsite parking reduction.

The owner, however, meets three of the four Conditional Use conditions in Section 181-74, offering parking 750 feet on foot with the public parking facility behind West Avenue, as well as street parking directly outside the storefront, as well as two spots offered directly by the Owner to the Tenants at 821 Homestead Rd.

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:

See above. Section 181-74 requires four parking spaces for a personal service shop, however pursuant to 181-97, the application meets the requirements of a conditional use complying with three of the four criteria per above.

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.

Christopher W. Dean
(Signature of Applicant)

(Signature of Land Owner)

OVER

RECEIVED

NOV 01 2024

BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Jenkintown Borough

Date Submitted _____

Name of Development 459-471 Old York Road
Address/Location 459-471 Old York Road, Jenkintown, PA 19046

Name, Address & Phone No. of:
Applicant 459-471 Old York Road LLC - 10063 Sandmeyer Lane Philadelphia, PA 19116
Land Owner 459-471 Old York Road LLC
Equitable Land Owner _____

Title of Plan Submitted Preliminary/Final Subdivision & Land Development Plans for 459-471 Old York Road

Plan Type: Land Development Minor Land Development _____ Subdivision

Plan Status: Sketch _____ Preliminary Final

Plan Dated _____

Name, Address & Phone No. of:
Engineer Jason Korczak, P.E. - Holmes Cunningham Engineering - 409 E. Butler Ave., Unit 5, Doylestown, PA 18901 - 215-586-3330
Architect Joan Di Grazia, R.A. - Brommer Architects, LLC - 723 Electronic Dr., Suite 300, Horsham, PA 19044 - 215-657-4010
Attorney Matthew J. McHugh, Partner - Klehr Harrison Harvey Branzburg LLP - 1835 Market St., Suite 1400, Philadelphia, PA 19103

Zoning District (s) _____ Block & Unit No. _____

Tract Area in Acres _____ No. of Proposed Lots/Bldgs. _____

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: Consolidating 3 lots into 2 lots and proposing to construct a four (4) story apartment building with 3,400 sf +/- of commercial space on the first floor and forty (40) apartment units on the second through fourth floors.

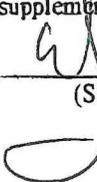
Tenure: Sale _____ Rent Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: Variances granted for lot area per dwelling unit, street sidewalk width along Johnson Street and reduction in number of parking spaces for apartments on Lot 1;
Variances granted for lot size and lot width on Lot 2;
Conditional Use for Apartment Building.

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 of Applicant)



(Signature of Land Owner)

OVER

MEMORANDUM

TO: George Locke, Borough Manager

FROM: Khaled Hassan, PE., Borough Engineer

DATE: July 14, 2025

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

As requested, and in preparation for the July 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, **375 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 was received on June 10, 2025. Submitted to Borough for review.

Streetscaping along Old York Road almost complete. Pending PECO to adjust vault and PennDOT to adjust curb. Also waiting on developer to complete replacement of Type C inlet top units and concrete sidewalk behind curbline.

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 sent 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 July 14, 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 maintenance bond 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.

Pennoni 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

Pennoni 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. **The grant was finalized and submitted prior to the June 30th deadline.**

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

VACANT PROPERTY LIST

BUSINESS DISTRICT

106 York – vacant & for sale

119 York – under construction, conditional use approved, application for EDU sewer approval submitted

207 York – empty but under lease agreement with a fitness center

220 York – vacant, buyer under contract, proposed mixed use-permitted by code

401-405 York – vacant/under construction and seeking tenants

440 York – vacant, Former Adult Care, Deed restrictions with Grace Presbyterian are a hindrance to development and occupancy

459/471 – multi-use building, apartments and commercial space. Pending final land development approval.

475 – York – vacant seeking tenant (former Tarot card reader)

610 York – many projects in various stages of approval
Coffee shop & frozen dessert shop pending final land development approval
Doggy day care and play/pre-school have zoning & use approval

729 West – under construction and lease signed with an Esthetician. Going before council for conditional use on parking reduction.

727 West – under construction and lease signed with a Woman's clothing store (mature)

725 West – under construction with a proposed tenant. Zoning application was denied (arcade). Possible child clothing store tenant. Arcade applicant is considering filing for a variance.

721 West – under construction and lease signed with a Woman's clothing store (youth)

610 Summit Avenue - Commercial space at Summit House - (Former Lash bar)



PUBLIC WORKS DEPARTMENT

TO: Borough Council
FROM: Public Works Department
RE: Public Works Report June 2025
DATE: July 16, 2025

Highlighted Activities

- The 821 Homestead Project concrete restoration, at the intersection of York Road and Homestead Road, has been completed and opened back up to pedestrians. Along with Peco reconstructing and resetting the electric vault in sidewalk on York Road, concrete has been poured the length of the property with pavers being laid to match the streetscape on York Road. Three ADA Ramps were added on the Homestead Road side of the project along with two curb cut bump outs to protect pedestrians crossing the street.
- The Peco 2025 Gas Main Replacement Project is ongoing on the east side of York Road. Peco's subcontractor J.K. Kiely has finished relocating gas meters to the outside of homes and residents that have gas meters that need to be relocated will take place after the gas main is replaced. The sub-contractor has replaced 1,761 linear feet of gas main at this point. So far, the crew has replaced the gas main on Cottman Street, Nice Avenue and is currently working on West Avenue.
- Public Works assisted the Jenkintown Fire Department with another successful Independence Day Parade. The PW crew helped with the preparation of the parade by cleaning up Townsquare, providing barricades & cones to close roads and swept the parade route. The Parade was well put together by the Jenkintown Fire Department and a beautiful way celebrate Independence Day with families in the Borough.
- 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. We've had a couple incidents with large trees falling across the road and PW had to cut trees, clear the roads and haul off storm damage.
- Along with the Borough managed rain gardens, PW Foreman has been inspecting and reaching out to property owners regarding keeping up with the maintenance of rain gardens and storm inlets that may cause drainage issues with neighboring properties in substantial storms.
- Public Works Foreman and Police Chief performed a signage inspection for parking in the Business District and made some corrections to signage that would clarify some ongoing parking issues. PW will also be adding striping to West Avenue between Cedar and Leedom

Streets for 20 Minute Parking spots. PW also disconnected and removed the Parking Kiosk at all three locations in parking lots to eliminate the confusion of motorist payment options.

- The Public Works crew has been working endlessly to keep Jenkintown's green spaces beautiful and welcoming for residents to enjoy community events. This landscaping work includes weed whacking, mowing, pruning plants, pulling weeds and trimming trees and bushes. The green spaces we most frequent are the Town Square, Cedar Street Moretti Park, Horse Troth, Train Station, Borough Hall, Gateway Areas and various medians around the borough.
- Now that the Peco Restoration has been completed on York Road and Peco has completed the continuous underground electric work on West Avenue, the Public Works has been able to clean up the Business District. The PW crew has been coming in early on days that don't affect the Sweeper Route and before the businesses open to weed whack and clean trash off the sidewalks on York Road, West Avenue, Leedom Street, Townsquare and Yorkway Place.
- Borough contractor W.G. Malden has completed quarterly inspection for all the three sewer meters (Runnymede Avenue, West Avenue and Wyncote) in the beginning of July. Each meter was calibrated and only one meter sensor had to be cleared and readjusted. These quarterly calibrations are essential for PW to be able to collect data and form reports to issue to Aqua.
- PW Foreman also has been working with contractors and property owners concerning the concrete repairs for the 2025 Paving Project on West Avenue. The 2025 Paving Project was advertised on July 11th & July 16th and will go out for bid on July 30th. We have 8 properties on this project this year. Some are larger commercial properties down by the train station. Currently we have 7 out of the 8 properties that are in the process of getting the work done or have completed the concrete repairs.

Second Alarmers Snapshot

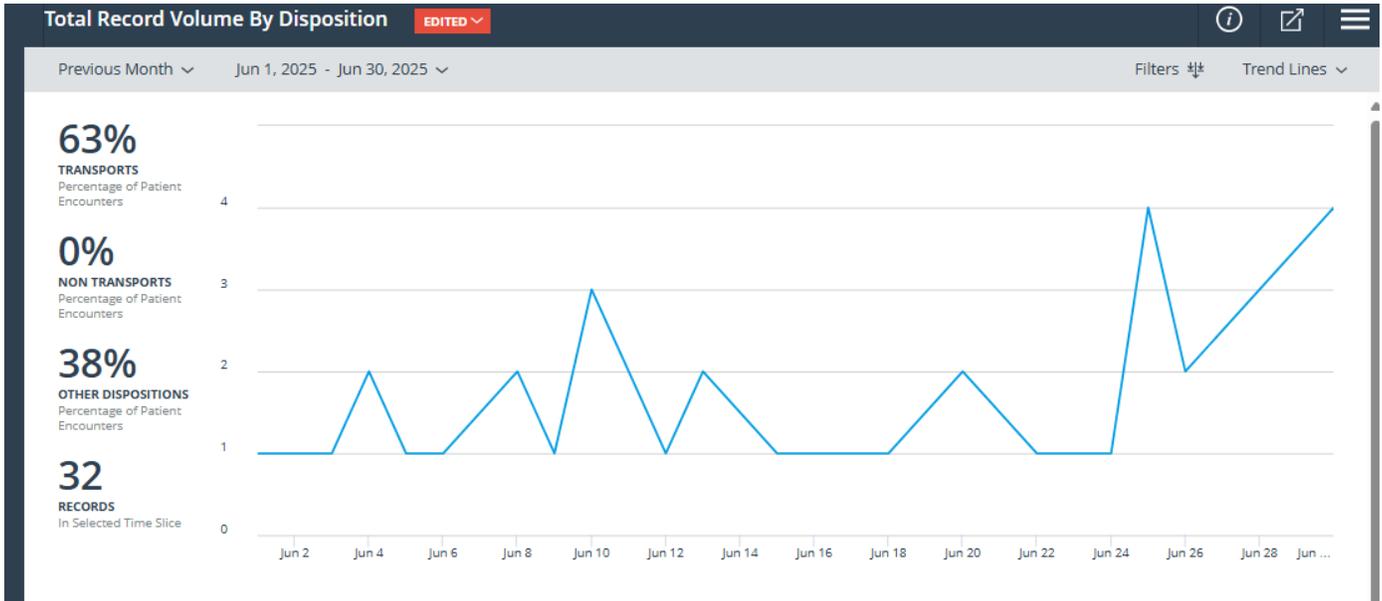


Jenkintown Borough

July 2025

Calls for service in Jenkintown in:

June 2025



	Counts	% Rows	% Columns	% All										
Week Ending	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	8/3/25	8/10/25	8/17/25	8/24/25	Total
Assist, Public	-	1	-	1	1	-	-	-	-	-	-	-	-	3
Cancelled (No Patient Contact)	-	2	1	1	2	1	-	-	-	-	-	-	-	7
Cancelled (Prior to Arrival at Scene)	-	-	-	-	1	1	-	-	-	-	-	-	-	2
Transported Lights/Siren	1	4	7	2	4	2	-	-	-	-	-	-	-	20
Total	1	7	8	4	8	4	-	32						

***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.**

June detail staffing:

DATE	BLS/ALS	DETAILS (Volunteer or Career)
3 rd	ALS	Jenkintown Sunset 5K-Career
6 th -8 th	ALS	June Fete Fair 7 Horse Show-Career
10 th	ALS	U.M. High School Graduation-Career
11 th	BLS	Abington High School Graduation-Career
20 th	BLS	U.D. Cop Camp-Career
21 st	BLS	Line Burn Drill in U.D.-Career

June 2025 Naloxone Administration Report- Upper Moreland



June Staffing Report:

ALSALS Full Staffing = 3240

May 2025

May 2024

ALS Actual Staffing = 2829 hours

ALS Actual Staffing = 3136 hours

Downgrade to BLS staffing = 227 hours

Downgrade to BLS staffing = 97 hours

Downgrade to no status = 184 hours

Downgrade to no status = 7 hours

Notable news:

- SARS currently has 4 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 EMT class will be started June 24th and currently has 6 students enrolled
- SARS continues to ask 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.

**BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-1

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

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

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

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

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

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

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

SECTION 3. SEVERABILITY

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

SECTION 4. REPEALER

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

SECTION 5. EFFECTIVE DATE

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

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

ATTEST:

JENKINTOWN BOROUGH COUNCIL

GEORGE LOCKE, MANGER

JAY CONNERS
BOROUGH COUNCIL PRESIDENT

APPROVED:

GABRIEL LERMAN, MAYOR

Chapter 172 Vehicles and Traffic

ARTICLE III

Parking Regulations

§ 172-20. General regulations.

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

§ 172-21. Angle parking.

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

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

§ 172-22. Parking prohibited at all times.

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

street area that is painted yellow or otherwise marked as prohibited parking.

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

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

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

§ 172-23. Parking prohibited during certain hours.

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

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

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

- A. It shall be unlawful for any person to keep, park or store any vehicle more than 80 inches in width and/or more than 11,000 pounds gross vehicle weight on any street within or contiguous to any residential zoning district between the hours of 7:00 p.m. through 6:00 a.m. or for more than eight hours during the hours of 6:00 a.m. through 7:00 p.m.. For purposes of this chapter, the width of any vehicle shall be measured as the widest point of the vehicle including mirrors.
- B. The following vehicles shall not be permitted to park on any road within the Borough at any time: Mobile Homes, Boats, Recreational Vehicles (RVs) or other recreational type vehicles or trailers, and trailers whether attached or detached longer than 8 feet in length.

§ 172-25. Parking Permit Zones.

A. Evening and Weekend Permit Parking Zones. The following locations are hereby established as Evening and Weekend Permit Parking Zones that will permit any vehicles displaying a valid permit as set forth herein to park during the weekday between the hours of 8:00AM and 6:00PM and on the weekends without additional payment, and that will prohibit vehicles without a valid permit from parking at these locations during the hours of 6:00PM to 8:00AM during the weekday:

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

B. Permit Only Parking Zones. The following locations are hereby established as Permit

Only Parking Zones and it shall be unlawful for any person to park any vehicle or trailer or to allow the same to remain parked in any such zone without displaying a valid parking permit as set forth herein at all times:

500 Willow Street	Between Cedar St. and Walnut St.	North Side Only
400 Cedar Street	Between West Ave. and Hillside Ave.	West Side Only
400 Leedom Street	Between 409 Leedom St. and Hillside Ave.	West Side Only
500 Greenwood Ave.	Between Walnut St. and Cedar St.	North Side Only

§ 172-25a. Parking Permit Authorization and Issuance

A. Except as set forth below, any resident that resides on the listed streets located in a Parking Permit Zone is authorized to apply for up to two permits per household (as of January 1, 2026) for parking within said Parking Permit Zone. The Borough may set by resolution the application process or the required documentation a resident must provide to obtain a permit. The required documentation shall, at a minimum, require a valid registration from the Commonwealth of Pennsylvania for each vehicle registered to their residence. The permit will be free to any residents effective January, 2026, who follow the above requirements for authorization. Any resident whose property has off-street parking will only be eligible for one permit for their household. Residents of apartments within the Business District are eligible for Parking Permit(s) that allow them to park on West Ave from 6:00 p.m. to 8:00 a.m., and in the Municipal Lots during the hours of 8:00 a.m. to 6:00 p.m.

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

C. The issuance of any parking permit for a Parking Permit Zone is not a guarantee and does not guarantee a parking space on the designated street.

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

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

Location	Description	Side
600 Block West Avenue	In front of 601 West Avenue	North side
600 Block West Avenue	In front of 617 West Avenue	North side
700 Block West Avenue	In front of 712-714 West Avenue	South side
700 Block West Avenue	In front of 715-717 West Avenue	North side
700 Block Summit Avenue	Between Leedom Street and York Road	North side
300 Block of Leedom St.	In front of 301-303 Leedom Street	West side
400 Block of Johnson St.	Either side of South Driveway of 425 Johnson	West side

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

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

ARTICLE IV
Parking Payment Zones; Municipal Parking Lots

§ 172-28. Definitions.

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

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

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

§ 172-29. Designation of parking space.

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

§ 172-30. Payment Requirements and Process

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

§ 172-31. Violations.

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

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

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

§ 172-32. Report of violations; citations.

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

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

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

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

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

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

THREE HOUR LIMIT PARKING PAYMENT ZONES

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

TEN HOUR LIMIT PARKING PAYMENT ZONES

Name of Highway	Rate	Location	Side
West Ave.	\$0.50/hr.	Between Florence Ave. to Greenwood Ave. (Train Station)	North Side and South side where designated
Greenwood Ave.	\$0.50/hr.	Between West Ave to 131 Greenwood Ave. (Train Station)	North Side
Greenwood Ave.	\$0.50/hr.	Between Cedar St. to Washington Ln.	North Side and South Side where designated
Leedom St.	\$0.50/hr.	Between Summit Ave. and Greenwood Ave.	West Side

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

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

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

Parking passes may be obtained on a monthly or annual basis that allows the bearer to park on any designated street where ten-hour parking payment zone is authorized and within any Borough owned/leased parking lot during the hours of 8am-6pm, Monday thru Saturday. Fees for parking passes will be set by Borough Council through the fee schedule that is approved. Parking passes will be issued upon proof of current registration for the vehicle the pass will be purchased. The passes will be estimated to be the cost of parking during the normal business weeks of the month. Annual passes will be at a reduced rate based on the fee schedule above.



July 2, 2025

NORR1600.04

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

**RE: 821 Homestead
Escrow Release #6**

Dear Mr. Locke:

We have received an escrow release request dated July 1, 2025, from Midgard Properties LP for a reduction of escrow funds relating to the above referenced project.

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

Original escrow	\$	549,851.32
Escrow released to date	\$	436,728.14
Balance prior to this release	\$	113,123.18
Recommended amount this release	\$	86,130.00
Balance after this release	\$	26,993.18

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

Sincerely,

PENNONI ASSOCIATES INC.

Khaled R. Hassan, PE
Borough Engineer

cc: Jeff Lustig, Midgard Properties, Developer

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

TO: PROJECT: 821 Homestead Road Jenkintown, PA 19046
 AIA DOCUMENT NO. 6 PERIOD TO 06.20.25
 FROM CONTRACTOR \$0
 AIA DOCUMENT NO. 6 PERIOD TO 06.20.25
 DISTRIBUTION TO: OWNER ARCHITECT ACCOUNTING FILE

CONTRACTOR'S APPLICATION FOR PAYMENT

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

- 1. ORIGINAL CONTRACT SUM \$549,851.32
- 2. Net change by Change Orders \$0
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$549,851.32
- 4. TOTAL COMPLETE & STORED TO DATE (Column G on G703) \$522,858.14

5. RETAINAGE

- a. % of Completed Work (Column D+E on G703) \$0
- b. % of Stored Material (Column F on G703) \$0.00
- Total Retainage (Line 5A + 5b or Total in Column J of G703) \$0

- 6. TOTAL EARNED LESS RETAINAGE \$522,858.14 (Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$436,728.14
- 8. CURRENT PAYMENT DUE \$86,130.00
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$26,993.18

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

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

CONTRACTOR

[Signature]

By: *[Signature]* Date: 07.01.25

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$ 886,130.00
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER

[Signature] Date: 7/2/25

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

OWNER: Midgard Properties L.P.
 PO Box 2211
 Jenkintown, PA 19046

PROJECT: 821 Homestead Road
 Jenkintown, PA 19046

APPLICATION #: 6.00

PERIOD ENDING: 06.20.25

APPLICATION DATE: 06.20.25

ATTN:

CONTRACTOR:

A ITEM NO POST CODE	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D ADJUST	E REVISED SCHEDULED VALUE	F PREVIOUS APPLICATIONS	G WORK COMPLETED		H COMPLETED AND STORED TO DATE	I BALANCE TO FINISH	
						J WORK IN PLACE	K THIS APPLICATION STORED INTL.3			
Subsurface Stormwater Basin										
1	Excavation/Slot Work	\$36,291.00	0	\$36,291.00	\$36,291.00	\$0.00	\$0.00	\$36,291.00	100.00%	\$0.00
2	Geotextile Fabric	\$3,859.40	0	\$3,859.40	\$3,859.40	\$0.00	\$0.00	\$3,859.40	100.00%	\$0.00
3	1,000 CY - Clean Washed 57 or 3 Stone	\$35,000.00	0	\$35,000.00	\$35,000.00	\$0.00	\$0.00	\$35,000.00	100.00%	\$0.00
4	24" Perforated HDPE Pipe	\$19,500.00	0	\$19,500.00	\$19,500.00	\$0.00	\$0.00	\$19,500.00	100.00%	\$0.00
5	4' Dia Manholes	\$28,000.00	0	\$28,000.00	\$28,000.00	\$0.00	\$0.00	\$28,000.00	100.00%	\$0.00
6	1 - Outlet Control Structure	\$15,000.00	0	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	100.00%	\$0.00
Stormwater Conveyance										
7	Excavation/Slot Work	\$24,415.00	0	\$24,415.00	\$24,415.00	\$0.00	\$0.00	\$24,415.00	100.00%	\$0.00
8	Pavement Restoration (along new sewer) - York Road	\$49,995.00	0	\$49,995.00	\$0.00	\$49,995.00	\$0.00	\$49,995.00	100.00%	\$0.00
9	4" HDPE	\$1,815.40	0	\$1,815.40	\$1,815.40	\$0.00	\$0.00	\$1,815.40	100.00%	\$0.00
10	6" HDPE	\$675.84	0	\$675.84	\$675.84	\$0.00	\$0.00	\$675.84	100.00%	\$0.00
11	8" HDPE	\$2,509.20	0	\$2,509.20	\$2,509.20	\$0.00	\$0.00	\$2,509.20	100.00%	\$0.00
12	15" HDPE	\$2,250.00	0	\$2,250.00	\$2,250.00	\$0.00	\$0.00	\$2,250.00	100.00%	\$0.00
13	Type 'C' Inlets	\$14,000.00	0	\$14,000.00	\$14,000.00	\$0.00	\$0.00	\$14,000.00	100.00%	\$0.00
14	Type 'M' Inlets	\$17,600.00	0	\$17,600.00	\$17,600.00	\$0.00	\$0.00	\$17,600.00	100.00%	\$0.00
15	Trench Drain	\$3,000.00	0	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100.00%	\$0.00
16	Clean Outs	\$2,100.00	\$0.00	\$2,100.00	\$2,100.00	\$0.00	\$0.00	\$2,100.00	100.00%	\$0.00
Landscaping										
17	Trees	\$7,800.00	\$0.00	\$7,800.00	\$3,900.00	\$1,950.00	\$0.00	\$5,850.00	75.00%	\$1,950.00
18	Shrubs	\$9,360.00	\$0.00	\$9,360.00	\$7,020.00	\$0.00	\$0.00	\$7,020.00	75.00%	\$2,340.00
19	Grasses	\$580.00	\$0.00	\$580.00	\$580.00	\$0.00	\$0.00	\$580.00	100.00%	\$0.00
Lighting										
20	Lights and Poles	\$81,000.00	0	\$81,000.00	\$81,000.00	\$0.00	\$0.00	\$81,000.00	100.00%	\$0.00
21	Electrical	\$20,000.00	0	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	100.00%	\$0.00
Erosion Control Measures										
22	Silt Sock	\$2,250.00	0	\$2,250.00	\$2,250.00	\$0.00	\$0.00	\$2,250.00	100.00%	\$0.00
23	Inlet Filter Bags	\$384.00	0	\$384.00	\$384.00	\$0.00	\$0.00	\$384.00	100.00%	\$0.00
24	Maintenance of E&S Controls	\$6,000.00	0	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	100.00%	\$0.00
Hardscape and Paint										
25	Concrete Sidewalk - Homestead Road	\$36,750.00	\$0.00	\$36,750.00	\$36,750.00	\$0.00	\$0.00	\$36,750.00	100.00%	\$0.00
26	Curb - Homestead Road - Homestead Road	\$26,250.00	\$0.00	\$26,250.00	\$26,250.00	\$0.00	\$0.00	\$26,250.00	100.00%	\$0.00
27	Pavers in the Sidewalk - York Road	\$36,480.00	\$0.00	\$36,480.00	\$0.00	\$29,185.00	\$0.00	\$29,185.00	20.00%	\$7,295.00

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

PROJECT: 821 Homestead Road
 Jenkintown, PA 19046

ATTN:

APPLICATION #: 6 00

PERIOD ENDING: 06 20 25

APPLICATION DATE: 06 20 25

CONTRACTOR:

A ITEM NO COST CODE	B DESCRIPTION OF WORK	C SCHEDULED VALUE	ADJUST	REVISED SCHEDULED VALUE	D		E WORK COMPLETED THIS APPLICATION WRK IN PLACE	F STORAGE STORIED INTLS	G COMPLETED AND STORIED TO DATE	H %	I BALANCE TO FINISH
					PREVIOUS APPLICATIONS	\$0.00					
28	Paint Stripping	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$5,500.00	100.00%	\$0.00
Survey Work											
29	Setting Monuments and Iron Pins	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00
30	As-Built Survey and Plans	\$3,500.00	\$3.60	\$3,503.60	\$3,503.60	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,500.00
31	Contingency	\$49,986.48	\$0.00	\$49,986.48	\$41,078.30	\$5,000.00	\$0.00	\$0.00	\$46,078.30	92.18%	\$3,908.18
	ORIGINAL CONTRACT	\$549,851.32	\$0.00	\$549,851.32	\$438,728.14	\$86,130.00	\$0.00	\$0.00	\$522,858.14	95.09%	\$26,893.18

Public Notification to Borough Council

(Opportunity for Public Comment)

JENKINTOWN BOROUGH

MS4 UPDATE - Year 7

- The Borough’s MS4 permit became effective on March 16, 2018. Year 7 of the permit ends on June 30, 2025. The DEP has administratively extended the MS4 General Permit until March 15, 2026, with annual progress report due September 30, 2026.
- Six (6) Minimum Control Measures are required to be met to be in compliance with the MS4 permit:
 - Public Education & Outreach
 - Public Involvement & Participation
 - Illicit Discharge Detection & Elimination
 - Construction Site Runoff Control
 - Post-Construction Runoff Control
 - Pollution Prevention/Municipal Good Housekeeping
- Stormwater information is available on the Borough’s website.
- All stormwater outfalls in the Borough are required to be screened once before the permit expiration in 2025 has been completed and submitted in the Year 5 annual report to PA DEP.
- DEP has issued a draft of the new MS4 permit requirements. It is anticipated that the new permit cycle will start on October 1, 2026 and end on September 30, 2031.
- Under the new permit, a Volume Management Plan (VMP) based on a Volume Management Objective (VMO), which is determined by DEP’s Maximum Extent Practicable (MEP) calculator, will be required to be submitted to DEP by September 30, 2028 and subject to DEP approval. The VMP must be completed by September 30, 2031, unless otherwise authorized by DEP.

Council President, Jay Conners _____ Date _____

Borough Manager, George Locke _____ Date _____