

JENKINTOWN BOROUGH PLANNING COMMISSION
Tuesday May 20th, 2025 - 6:30 p.m.
Virtual ZOOM Meeting
APPROVED MINUTES

Attending from JBPC: Lucinda Bartley, Jon McCandlish, Peter Van Do, Eric Horowitz,

Also attending on Zoom: Allison Shertzer, Mark Bickerton, George Locke, Anne MacHaffie, Matthew McHugh, Patrick Hitchens, Vincent J. Celenza Sr., Vince Celenza, Jean Thompson, Jason Korczak, Claire Warner, Jazon Korczak, Rob Ghormoz, Maureen Lucak, among others from the public on Zoom and livestreamed on Facebook.

Aforementioned names may be referred to by initials in the following.

Meeting was called to order at 6:35 p.m. by chair, Jon McCandlish

Public Comment Reports/Actions

Mureen Lucak reported that at a recent Jenkintown Environmental Action Committee JEAC meeting, a presentation was given by Bill Savie about Montgomery County's "Ready 100" initiative aiming for clean energy by 2035 and 2050. JEAC is interested in taking action, such as conducting carbon footprint surveys, and seeks the Planning Commission's support and collaboration. JEAC wants to ensure they don't overstep and are requesting permission to share the presentation materials with the Commission. Jon McCandlish responded positively, noting sustainability is a key focus of the 2035 Comprehensive Plan and welcomed collaboration with JEAC. Maureen will send information to JM who will forward it to the JBPC. There were no other public comments.

JBPC. Meeting Minutes Approval – JBPC Secretary, Eric Horowitz.
March minutes were approved with two corrections. JM (PV)

Presentation – Land Development

459/471 Old York Road LLC – SALDO reviews have been completed and distributed.

JM described the meeting structure with the applicant presenting first. Claire Warner (Montgomery County Planning Commission - MCPC) and Mark Bickerton (Pennoni, borough engineer) will review their respective agency comments. Public comment will follow the applicant's presentation. Then, reviews from MCPC and Pennoni.

Finally, Q&A from the Planning Commission and other participants. Borough solicitor Patrick Hichins is present for legal/procedural questions.

Mr McHugh presented for 459–471 Old York Road. The proposal is to consolidate 3 existing parcels into one, then subdivide into two lots. The proposal is for a mixed-use building on one lot with the ground floor having 3,434 sq ft of commercial/retail space + podium parking. The upper floors are proposed to have 40 residential units (floors 2–4). A green roof is included. The second lot contains an existing mixed-use building (471 Old York Road) with no changes besides re-parceling and allocating 2 parking spots.

Mr. McHugh continued by describing previous meetings. He said this would be the 5th or 6th Planning Commission meeting on this project. Past reviews included preliminary and more developed plans, renderings, and zoning hearings. Conditional use for the apartment building has already been approved by Borough Council.

The design features a corner lobby entrance at Old York and Cherry Street. Planter boxes along Old York Road are to provide landscaping and stormwater management via stone sub-base. Stepped storefronts are to accommodate the street's 5% grade. Podium garage access is to be from Johnson Street with visual improvements (e.g., wall adjustments for better sightlines).

A few waivers are being requested with details to be reviewed during this meeting. Recent updates to the design address sight-distance concerns and stop sign placement along Johnson Street.

Seven waivers are requested for this Combined Preliminary/Final Plan Submission

Originally the first waiver request was to submit both phases together. Due to comments from reviewers, it was described that it might now proceed as preliminary approval, with final to follow later. For the second waiver the ingress/egress to the garage exceeds 5%. It was described that a steeper grade is needed due to elevation changes between Old York Road (lower) and Johnson Street (higher). This was seen as necessary to access podium parking at the lower elevation. The third is for relief from street tree requirements due to underground utilities (electric duct bank, water, sewer) preventing tree planting along Old York Road. The fourth is for relief from screen buffer requirements. It was described that they are unable to provide a full vegetative buffer along Cherry Street due to the expanded sidewalk within the public right-of-way. Waiver number five is for parking space and drive aisle dimensions. Most spaces are 9' x 18', but some are slightly smaller (e.g., 8.5' wide or slightly shorter in length). It was described that by using overhangs extending beyond the building and by using one-way circulation this will mitigate tightness. The spaces are mostly for residents (low turnover), similar to transit-oriented development. The sixth is to allow for a landscape strip within a set number of parking spaces in lot number two. It was described that there is limited space between proposed and adjacent properties preventing full landscaping. The seventh is for storm pipe size. The proposal uses 12-inch diameter pipes instead of the 15-inch. The applicant provided calculations showing the pipes can handle a 100-year storm event adequately.

After the applicant's waiver presentation there was no public comment. The floor was turned over to Mark Bickerton from Pennoni (borough engineer) to walk through his engineering review letter. MB recommended preliminary approval of the project. He noted the applicant intends to comply with the engineering comments. MB said Waiver #5 should be revised to apply only to the parking dimensions table (Section 2), not the full section which aligns with the applicant's intent. In reviewing other comments and for Sight Distance (Comment #36) there is a request for additional details and dimensions and commended the applicant for removing a portion of the garage wall, improving sight lines. For crosswalks (Comment #41) MB strongly supports the use of continental (piano key) crosswalks instead of traditional striped ones, as the new borough standard. At the intersection of Cherry and York Rd MB acknowledged grading challenges that complicate the ADA ramp design (Comment 42) and there will be a need to pursue "technically infeasible" compliance which would still meet ADA to the maximum extent possible. There is also the standard PennDOT Coordination (Comment #76) where the applicant must obtain a PennDOT Highway Occupancy Permit (HOP) for work on York Road. Mark's team will continue reviewing submissions made to PennDOT (two have been submitted so far). Garage Signage (Comments #82-83) Pavement markings were submitted, but internal signage, especially a stop sign, is still needed. Removal of the garage wall section now allows proper stop sign placement. Traffic Impact Study (TIS) Initial review is complete — no major issues found so far. All study intersections maintain Level of Service A with the proposed development. Turn lanes not warranted, and queuing remains within capacity. Mark plans to issue a separate follow-up letter closing the TIS review. For the Storm Pipe Sizing & Drainage the applicant requests a waiver to allow 12-inch pipes instead of the 15-inch minimum. Mark did not yet provide a final opinion but will review and follow up. Applicant will install Accessible Pedestrian Signals (APS) (Comment #89) push buttons at the mid-block pedestrian crossing on York Road.

Claire Warner (Montgomery County Planning Commission) offered comments regarding the project. CW reviewed key concerns. Original concern (from December letter) remains about the lack of street trees and green elements along the site, especially on York Road. Acknowledged site constraints due to underground utilities and proximity of the building to the property line, but still emphasized the importance of maintaining the street tree pattern established along York Road. Pleased to see street lighting added to the plan, continuing the aesthetic of York Road. Also appreciated the breaks in the ground floor façade along Cherry Street, which reduce the visual impact of the long wall and improve pedestrian comfort. Inclusion of plantings along Cherry Street is a positive step to soften the presence of the building, especially where the sidewalk is narrow. Emphasized the need to include as much shade and greenery as possible to enhance the pedestrian experience, especially given the large footprint of the building. Noted the inclusion of a small tree in the pocket park is a nice touch. Suggested adding more shade elements to improve the streetscape and pedestrian environment. Expressed support for coordination to improve the mid-block pedestrian crossing on York Road—viewed as a valuable safety and connectivity enhancement.

JM asked the JBPC for any questions. All participated. Lucinda Bartley noted a method of spanning plantings across utilities along roadways and asked the applicant to consider it. This was shared onscreen. APPENDIX "A". The Planning Commission will prepare a letter to Borough Council and the Design Review Board summarizing their comments.

Key comments were described by JM at the conclusion of JBPC comments which included: Street trees along York Rd and Cherry Street and potentially Johnson. Sidewalk replacement on all sides. Paving on York Road should match the uptown pattern. Mechanical equipment enclosures required in any future application. Ornamental lighting on York to match the borough's historic style and spacing. Design and materiality should be thoughtfully considered. Continental crosswalks and sidewalk continuation across the garage entrance (like the Summit House). Green roof should feature actual vegetation (shrubs, raised planters). Garage opening should be reconsidered: potentially widened to 20 feet. Renovate or consideration to renovate storefront for adjacent lot to match new construction's quality and character. Compliance with Pennoni letter, and final approval contingent on completion of Pennoni's letter and review of the Traffic Impact Study with no outstanding comments. Stormwater management should use natural vegetation, such as tree pits and planters.

JM asked each JBPC member to speak on whether to recommend, remain neutral or oppose the land development application. Those present spoke in support of the project, provided all comments as summarized by JM and noted above are satisfactorily addressed. Jon will draft a letter for commission review prior to signing, recommending Borough Council approve the preliminary land use with caveats as summarized by the JBPC discussion.

This portion of the meeting concluded with appreciation for the applicant's engagement and commitment to quality development. Documents can be viewed on the borough website under Zoning & Land Development Applications

New Business / Business for Discussion

Jenkintown 2035 Comprehensive Plan Implementation Assistance – MCPC Planner, Claire Warner *(as a follow up to the Comprehensive plan audit, an implementation document was created as requested)*

The JBPC discussed the Jenkintown 2035 Implementation Audit Memo, which had been circulated by GL and presented by Claire Warner from Montgomery County Planning Commission (MCPC). See APPENDIX "A". The purpose of the memo was to evaluate the progress made since the adoption of the 2035 Comprehensive Plan and identify remaining high-priority initiatives for future focus.

Claire explained she had reviewed all recommendations from the plan, removed those already completed, and highlighted only the strategies originally marked as "highly recommended." She compiled this shorter, focused list in a memo to help the Planning Commission decide on next steps. Key themes from the memo included potential zoning or ordinance amendments, a parking study, a wayfinding plan, and various design or infrastructure improvements.

Claire emphasized that although the original priorities were developed around 2017–2018, the context has changed, and some priorities may need to be revisited or updated. She encouraged the commission to consider today's realities—like the growing interest in walkability and the evolving parking needs—when determining which projects to pursue.

JM suggested for the memo to be a standing item on future Planning Commission agendas, allowing members to discuss and prioritize action items regularly. There was general agreement that this is a timely and strategic moment for reassessing priorities, especially as two new commissioners are about to be appointed.

Peter recommended that members review both the memo and the full comprehensive plan, especially the priority list (starting on page 277), before the next meeting. Peter reiterated the importance of aligning current planning efforts with today's local context while using the original plan as a foundation.

This portion concluded with thanking to Claire for the MCPC thoughtful and strategic work. The JBPC agreed to revisit the memo in the next meeting and begin mapping out concrete next steps.

MONTCO 2040 Implementation Grant Application

(Grant was awarded in the amount of \$250,000)

George Locke shared good news: the borough has been awarded the full amount requested through the Montco 2040 Implementation Grant. Congratulations were extended to George, Mark, Claire, and the rest of the team involved in preparing the successful application.

The grant will fund multiple projects, and while full implementation will take time, the commission is eager to see progress. George explained that the reimbursement agreement with Montgomery County still needs to be finalized, which could take a month or two. Once that's in place, there may be an opportunity to break the work into smaller projects, allowing some components—like the APS West Ave. push buttons and the crosswalk at Walnut and Washington Lane—to move forward sooner. Others like Cheltena and Linda Vista will take more time with finishing plans and vetting the design

Larger, more complex work—such as the Cheltena Vista project—is expected to take longer, with implementation likely beginning in spring 2026, after design and planning phases are completed.

The Commission expressed strong support and enthusiasm for the grant and its impact on the borough. They offered their help going forward, and George confirmed they'll be kept in the loop as progress continues.

Two (2) Jenkintown Borough Planning Commission members to be appointed at the May 28th, Council meeting George reported briefly on two upcoming appointments to the commission. Once both are confirmed, the Planning Commission will be back to its full capacity of seven members—the first time since Fall 2023.

Commissioners extended a warm preliminary welcome to Allison and Rob and expressed appreciation for their interest and willingness to serve. It was noted that future meetings would include a more formal introduction, giving them a chance to share their backgrounds. JM said the commission operates in a non-hierarchical way, with everyone seen as equal contributors, though formal roles like Chair and Secretary are identified on the borough website.

Ongoing Business

George Locke reported on a bike lane project as part of a grant issued to Abington Township which included a portion of Jenkintown Borough. The portion in Jenkintown was for Newbold and Vernon Roads which included chevrons and signage connections. This was withdrawn by Abington Township after receiving resistance from an Abington group and a local Jenkintown borough resident, citing safety concerns over the proposed “sharrows” (bike lane markings). It was reported that Abington pulled what they were going to spend in Jenkintown and use it somewhere else.

Pennsylvania Historical & Museum Commission (PHMC) - Historical marker program.

Peter made Wikipedia updates to highlight architect Horace Trumbauer's roots in Jenkintown and add him to the list of notable residents.

Bike and Pedestrian Safety (Sub-Committee update)

No report this month.

Approved Plant List – (update)

No report this month.

181-141 Off-Premises Signs Ordinance (Tabled – ongoing discussion)

No update this month other than the appeal related to off premises signs is still active in state superior court.

Other Business

Peter continued with a brief discussion about educational resources and onboarding for new commissioners, including trainings through the state and support from more experienced members.

Regarding the PHMC historic marker project, Peter shared that he had connected with the JCA about potential fundraising efforts. The JCA expressed verbal support for assisting once final costs are known. They also announced that they currently have two open board positions and are seeking interested residents to join their organization.

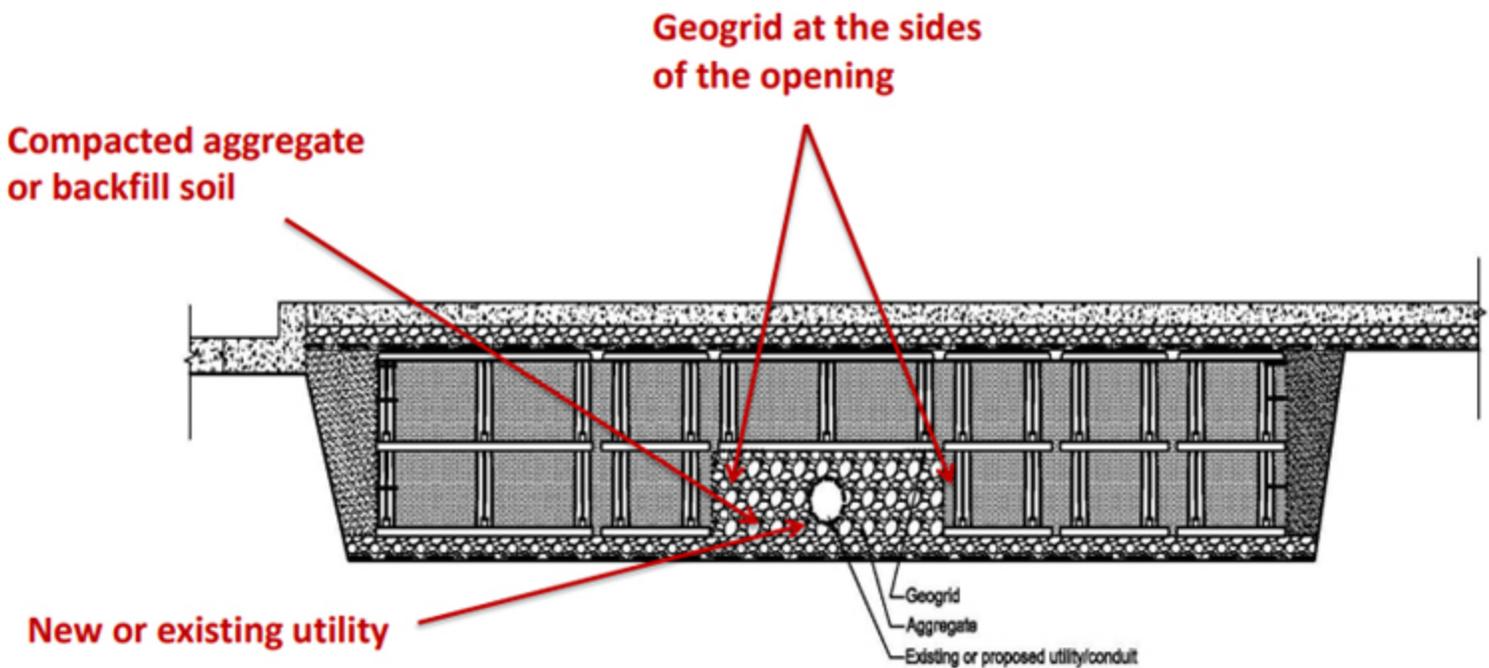
Adjournment

Meeting adjourned JM (LB) at 8:45 p.m.

APPENDIX "A"

Bridging Utilities with Silva Cells

A single layer of Silva Cells can be used to bridge over existing utilities.



Appendix "B"

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

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

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: May 16, 2025

SUBJECT: Implementation Priorities
TO: George Locke, Borough Manager and Jenkintown Borough Planning Commission
FROM: Claire Warner, Senior Community Planner, MCPC

OVERVIEW

As requested, this memo provides a list of the recommendations from the comprehensive plan that has been pared down and prioritized based on the prioritization within the comprehensive plan, the current planning context, and by type of deliverable. The context within the borough has changed since the adoption of the comprehensive plan, with new residential development and new businesses, that may further influence the priorities of the borough and projects that the Planning Commission would like to pursue.

INTERPRETING THE TABLE

The table beginning on page 3 is a pared-down version of the table from the comprehensive plan that summarizes the recommendations and strategies. The table organizes the recommendations and strategies in the same order that they are presented in the comprehensive plan and indicates the type of implementation strategy (e.g., regulatory control, capital investment) and other relevant information. When relevant, the table also shows the specific regulatory code/ordinance and deliverables. All strategies shown were listed in the comprehensive plan as high priority. To further narrow the list, the strategies that have already been completed were deleted.

The following deliverables were listed under various recommended implementation strategies and have been highlighted as potential projects for the Planning Commission to consider as part of the ongoing comprehensive plan implementation work.

Deliverables/Projects	Description
Zoning updates	Reviewing and updating the zoning code as needed is a priority strategy for a number of housing, economic development, and transportation related recommendations. An audit of certain zoning districts could be considered in order to meet the borough's development goals and ensure uses and design standards are up-to-date.
Walkability Audit & Wayfinding Plan	A number of projects have been completed to improve walkability in the borough. As walkability is a perennial issue, a borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks could help to identify future projects.
Parking Study	A parking study was conducted in 2016 and produced potential policy changes and physical improvements that could improve the efficient use of the parking



	resources. However, the parking context has changed over the last 9 years, and as the borough evaluates the parking regulations, conducting another parking study could be considered.
Design work	A number of priority strategies are related to design work, including: a street tree inventory, historic resources inventory for residential properties, storefront design guidelines and outdoor dining guidelines.

Recommendation & Strategy Number	Recommendations & Strategies	Implementation Type						Relevant Regulatory Code/Ordinance	Deliverable
		Regulatory Control	Capital Investment & Staffing	Additional Planning	External Coordination	Private Development	Education and Outreach		
NEIGHBORHOOD PRESERVATION THEME									
RESIDENTIAL LAND USE & HOUSING ELEMENT									
NP1	Preserve the diverse range of housing types that represent different architectural styles and building materials and contribute to the historic identity of the residential community.								
NP1a	Monitor proposed and completed developments, conversions, variance requests, etc. and draft ordinance amendments as needed to protect the scale and character of residential areas.	x						zoning	
NP2	Provide sufficient housing for Jenkintown's forecasted population growth over the next 20-30 years.								
NP2a	Encourage new development or redevelopment in the Town Center area to be mixed use by incorporating residential units on the upper floors of buildings.	x				x		zoning	
NP2d	Draft ordinance language to encourage residential development near the Noble Train Station as part of a transit-oriented development.	x			x	x		zoning	
NP3	Implement historic preservation strategies and review procedures to increase protection of the community's historic structures and neighborhoods.								
NP3a	Complete a Borough-wide historic resource inventory of residential properties			x					Historic Resource Inventory (Residential)
ECONOMIC DEVELOPMENT THEME									
COMMERCIAL LAND USE ELEMENT									
ED2	Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas.								
ED2a	Support existing businesses and encourage new businesses that enhance the established arts and entertainment scene in the Town Center character area.	x			x	x	x	zoning	
ED2b	Ensure that new development and redevelopment within the Neighborhood Commercial character areas is designed in such a way to balance the need to accommodate vehicular circulation and parking while also ensuring the continuity of the pedestrian environment	x				x	x	zoning	
ED2c	Ensure that new development and redevelopment within the Gateway Commercial character areas prioritizes pedestrian movement through enhanced site layout and streetscape design that provides connections to transit nodes and the Town Center.	x				x	x	zoning	
ED2d	Draft a zoning ordinance update to include a transit-oriented development overlay district for the area around the Noble Train Station.	x			x	x		zoning	
PLACEMAKING & BEAUTIFICATION ELEMENT									
ED4	Establish uniform storefront design guidelines to create a streamlined look that brands and unifies all of the businesses as belonging to Jenkintown and contributing to a sense of place and belonging.								
ED4a	Draft uniform storefront design guidelines to ensure storefront and signage design complements the Borough's established historic character and scale.	x		x	x	x	x	zoning	Storefront Design Guidelines
ED4b	Strengthen the design review process by creating a consistent meeting schedule and reporting system between the Design Review Board, Planning Commission, and Borough Council.	x					x	zoning, other	
ED5	Encourage the preservation and reuse of Jenkintown's unique commercial building stock and the Borough's centrally-located and traditionally-scaled shopping district.								
ED5d	Implement a recognition program to formally acknowledge property owners who are preserving the historic character of their commercial property.						x		
ED6	Highlight the place-based assets of the community through promotion and advertisement of the numerous events and amenities that the Borough has to offer.								
ED6a	Partner with community organizations to establish a branding campaign to promote existing cultural features and entertainment opportunities.			x	x				
ED6c	Coordinate with business owners to promote outdoor dining, where appropriate. Create design guidelines and a permitting process that is simple and business-friendly.	x		x			x	zoning	Outdoor Dining Design Guidelines and Permit
ED7	Create a streetscape enhancements plan to provide guidelines for the design of signage, landscaping, lighting, and other streetscape elements that improve the Borough's walkability, comfort, sense of place, and safety.								
ED7a	Draft an updated wayfinding signage plan to identify locations for gateway signs, pedestrian-oriented signs, and vehicular-oriented signs.		x	x					Wayfinding Signage Plan
PARKING ELEMENT									
ED8	Implement strategies to manage and monitor existing public parking resources more efficiently.								
ED8a	Conduct a full parking study to evaluate parking need and supply in the main commercial areas, as well as the residential areas adjacent to commercial areas and the train station. Evaluate whether regulatory changes are needed to reflect parking constraints.	x		x				zoning	Parking Study
ED8b	Identify and address missing or incomplete parking resources such as missing or uneven striping and missing or broken meters. Evaluate whether additional metered spaces are warranted, and install accordingly.		x	x					Parking Study
ED8c	Evaluate the stored data from the central parking kiosk payment system to understand historical trends in parking availability and use.			x					Parking Study
ED8e	Evaluate residential and monthly parking permit fees, distribution, and policies. Evaluate the need for changes in the permit fees to discourage over parking of certain areas of the Borough.	x		x			x		Parking Study
ED8f	Evaluate parking enforcement methods and policies.			x			x		Parking Study
ED9	Evaluate parking costs and fines and implement changes based on the policies and priorities of the Borough.								
ED9a	Evaluate existing parking revenue and expenditure patterns to determine the full cost of providing public parking.			x					Parking Study
SUSTAINABILITY THEME									
ECOLOGICAL STEWARDSHIP ELEMENT									
S1	Protect and enhance Jenkintown's diverse and established tree canopy.								
S1a	Complete a street tree inventory. Identify and prioritize areas in the Borough that have missing trees.			x			x		Street Tree Inventory
S1c	Continue to conduct outreach to property owners to encourage the planting of new trees through programs such as TreeVitalize.						x		
TRANSPORTATION THEME									
VEHICULAR TRANSPORTATION ELEMENT									

T1	Ensure roadway infrastructure adequately and safely serves all roadway users by implementing targeted traffic calming strategies.								
T1b	Install additional signage and traffic controls in order to encourage drivers to obey traffic laws. Continue to focus speed enforcement and traffic safety improvements around the School property.		x		x		x		
WALKABILITY ELEMENT									
T4	Maintain Jenkintown's comprehensive and interconnected sidewalk network and require or encourage new development and redevelopment projects to incorporate improvements that enhance the walkability of the Borough.								
T4a	Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.			x					Walkability Audit
T4b	Ensure that the zoning ordinance and SALDO include appropriate dimensional and quality standards related to the Borough's pedestrian network.	x		x		x		zoning, saldo	Walkability Audit
T5	Ensure proper maintenance of the Borough's sidewalk network.								
T5b	Pursue funding opportunities to install ADA ramps at intersections and crosswalks as part of sidewalk replacement projects. Require the installation of ADA ramps as part of new developments or redevelopments.	x	x	x		x		zoning	Walkability Audit
PUBLIC TRANSPORTATION ELEMENT									
T8	Increase the safety and convenience of public transportation options.								
T8b	Implement improvements, such as creative pavement markings, specific wayfinding signage, and community walking maps, to enhance the pedestrian environment connecting the Jenkintown-Wyncote Train Station and the Uptown commercial area.		x						Walkability Audit



MEMORANDUM

TO: Jenkintown Borough Council
George Locke, Borough Manager

FROM: Jenkintown Borough Planning Commission

DATE: 30 May 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 Use application under consideration for a new mixed-use development comprised 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 generally receptive to and supportive of 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 Use at 459/471 York Road.

Condition #1 – PC support is conditional upon the applicant submitting materials for Final Land Use 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 satisfactory 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. Should street trees be disallowed by the Utility and/or AHJ, 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 Use application shall indicate an 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 South 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 who will live with this building for decades to come 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 Use 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 Use application shall match the Borough’s decorative paving pattern standard, as installed along York Road further to the south in the Borough. This 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 Use application shall indicate 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 Use 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.*

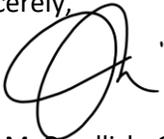
Condition #8 – The revised Final Land Use application submission shall indicate any visible rooftop mechanical equipment and include a screening design, per § 181-51F(1-2) of the Borough Zoning Code. *The applicant verbally indicated in the 20 May PC meeting that they would comply with this request.*

In addition to the above conditions of PC support for Preliminary Land Use 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 south of the proposed new structure. This lot contains an existing half-twin and storefront. The PC would like to see this twin left in an 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. While this does add scope to the applicant's project, it is more in-line with the Borough's 2035 Comprehensive Plan and will create a more coherent 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 veneer depth stone and masonry in lieu of thin-brick/thin-masonry 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.

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,



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*)