

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

**MINUTES OF THE BOROUGH OF JENKINTOWN COUNCIL MEETING
AUGUST 27, 2025, 7:00 P.M.**

MEMBERS:

Jay Conners	Council President
Christian Soltysiak	Council Vice President
Gordon Lewis	Councilor
Deborra Sines-Pancoe	Councilor
Steve Spindler	Councilor
Maxine Marlowe	Councilor
Joanne Bruno	Councilor (via teleconference)
David Ballard	Councilor
Alexandria Khalil	Councilor
Anne MacHaffie	Councilor
Alex Bartlett	Councilor
Aliza Narva	Councilor

GUESTS:

Gabriel Lerman	Mayor
George Locke	Borough Manager
Chief Thomas Scott	Chief of Police
Khaled Hassan	Borough Engineer, Pennoni Associates
Kenneth Riggins	Public Works Foreman
Patrick Hitchens	Borough Solicitor
Tiffany Fisher	Recording Secretary, Minutes Solutions Inc. (via teleconference)

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 7:16 p.m.

2. PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance.

3. APPROVAL OF MINUTES

On a motion made by David Ballard, seconded by an unidentified Councilor, it was resolved to approve the minutes of the July 23, 2025, Borough of Jenkintown Council meeting as presented. Motion unanimously carried.

4. APPROVAL OF PAYROLLS

On a motion made by David Ballard, seconded by an unidentified Councilor, it was resolved to approve payrolls in the amount of \$200,291.62 and invoices totaling \$163,930.33. Motion unanimously carried.

5. PUBLIC COMMENT

Mary Jane Reilly stated that the parking ordinance will implement a 20-minute free parking limit for 20 or more parking spots, and she raised questions of who will monitor the time limit and actively enforce it. She shared concerns with violations already occurring in the Borough and that the violations are likely to continue with the ordinance amendments.

Alex Hanson, Beaver Hill Condo suggested the Borough consider using sanded or gritted paint for crosswalks as the current paint becomes slippery when wet, causing a hazard. She highlighted that several sidewalks are covered in foliage and require maintenance to render them useful.

Alison Fraser, 416 Cedar Street, stated that she believes the Borough has not provided a reasonable rationale for making changes to the parking ordinance and that the parking study should have been completed before approving the amendments to the ordinance. She suggested alternatives to the current proposed ordinance and highlighted a loophole that exists that allows residents from large apartments to purchase street parking permits. She asked Council to reconsider the ordinance amendments and re-advertise in a month's time.

Linda McGrath, 411 Cedar Street, stated that she believes ParkMobile on Cedar Street will negatively impact the value of their homes and will create a visually unappealing street with ParkMobile signs installed. She voiced strong opposition to installing paid parking on residential streets.

Kristin Stachowicz, 423 Cedar Street, stated that the Borough representatives should reflect the desires of the residents.

Reed Virgilio, 409 Cedar Street, questioned the exclusion of Facebook comments during the public comment portion of Council meetings and stated that each person holding a public position should expect to hear feedback from residents when they are unsatisfied.

Lukasz Stachowicz, 423 Cedar Street, stated that he echoes the sentiments of his neighbors and opposes the plan to install ParkMobile on residential streets, as the residents of Cedar Street actively collaborate to ensure fair parking for all on the street.

Bill Fraser, 416 Cedar Street, shared opposition to installing ParkMobile on the 400 block of Cedar Street. He thanked Chief Scott for clarifying the use of T2 without ParkMobile. He questioned how frequently the street will be patrolled by monitoring ParkMobile payments and if residents will have their parking permits revoked with an expectation to pay to park at home.

Patrick Hitchens read written public comments forwarded and handed to the Council.

The following individuals wrote to voice their objections to the proposed amendments to the parking ordinance:

- Bonie McKeon, 429 Cedar Street
- Elizabeth Schiller, Shoemaker Avenue
- Katie McGeehan
- Mary Jane Hoag, 405 Cedar Street
- Darien and Lauren Davis, 300 Block of Cottman Street
- Heidi Braunschweig, 413 Leedom Street

Jackie Botto wrote to voice her concerns regarding the 459/471 York Road land development plan and how it may impact parking.

6. FINAL LAND DEVELOPMENT APPLICATION

6.1 459/471 York Road – 459 Flats Subdivision Land Development

On a motion made by Jay Conners, seconded by Christian Soltysiak, it was resolved to approve Resolution 2025-18 granting final land development approval with conditions to 459/471 York Road LLC. Motion unanimously carried.

Leonard Altieri, associate of Klehr Harrison Harvey Branzburg LLP, reviewed the final land development application for the property located at 459/471 Old York Road. They plan to take the three existing lots and consolidate them into two lots. The first lot will consist of a four-story mixed-use building that includes 3,370 square feet of commercial space, and lot two will consist of an existing one half of a twin dwelling unit with a commercial space fronting York Road.

Vince Celenza, representative of the landowner, stated they have not yet identified prospective tenants for the retail space.

Joan Di Grazia from Brommer Architects reviewed the benefits of the planned architectural features. She stated that the 10-foot setback required on the fourth floor will provide a private balcony area for the residents in those units. She reviewed the materials used and the intention to provide historical representation currently found along Old York Road. The ground floor has a transparency requirement of 60% to 75% of window area, and they are providing 63.3%. The display windows will be internally lit, and lighting will be overhead of the walkway. The upper floors are provided with a transparency ratio of window to wall area of 36% with a requirement of 33% to 35%.

A Councilor asked about the design review board's recommendations and the decisions made surrounding compliance.

Joan Di Grazia reviewed the renderings and the recommendations of the review board with the direction the facade would face and how it would wrap around Cherry Street. She stated that removing the mansard made the most sense based on the brick strengthening recommendations for the area. She reviewed the portions on the north side and stated that the recommendations were also regarding brick strengthening on this side. The rendering presented was revised based on the recommendations provided by the design review board. Originally, all the horizontal banding was white, which the design review board considered too stark. The updated renderings utilize a matching limestone color.

Patrick Hitchens asked if the sidewalks would match the paving that is already set in place.

Vince Celenza stated that the paver patterns will remain consistent with the current patterns and that they have complied with the requests from the design review board.

7. REPORTS

7.1 Engineer's Report

During the month of August, 2025, Khaled Hassan's team collaborated with the Borough Manager in various consulting services. They initially submitted a punch list for public improvements for 93 Old York Road, and the developer submitted all deficiencies. It was signed off on August 27, 2025, and submitted. A maintenance bond escrow has been calculated and submitted, and the applicant is working on the submission. They are working with 501 Washington Lane on closing their project. They have an electrical vault that is slightly

raised and may cause a tripping hazard. They are collaborating with PECO to remedy the situation.

7.2 Public Works Department

Foreman Riggins stated that work on all gas mains for the PECO 2025 gas main project on the east side of York Road is complete, and a few gas services require replacement on West Avenue and Cottman Street. Restriping of the Leedom Street parking lot has been completed, brick repairs have been underway, and ParkMobile signs have been replaced where necessary.

Deborra Sines-Pancoe asked that Public Works consider grit paint as an option for the crosswalks as mentioned by a resident. She highlighted challenges due to current roadwork and redirection required. She suggested that signage be installed on Vernon to indicate no left turns onto York Road, as she witnessed three cars turn illegally in this area.

7.3 Solicitor's Report

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

7.4 Mayor's Report

Mayor Lerman stated that he attended a leadership meeting the morning of August 27, 2025, led by Senator Haywood. He shared that the bulk of the conversation was spent discussing changes resulting from federal funding to SNAP, to healthcare, and surrounding immigration. September is hunger action month, and he shared a call to action for residents to donate to local foodbanks financially or with time as a volunteer. He reminded residents that school is starting on September 2, 2025, and drivers need to remain alert. November 2, 2025, will be the date of the pumpkin drop and chili cookoff.

7.5 Police Chief's Report

Chief Thomas Scott stated that the report was submitted in the meeting packet.

7.6 Manager's Report

Manager Locke shared that the Jenkintown Pulley & Buttonhole Theatre Company will be putting on outdoor performances at Cedar Street Park at 2:00 p.m. from September 26, 2025, through September 28, 2025, and from October 3, 2025, through October 5, 2025. The play "Beyond the Castle Walls" will be put on once a day both weekends.

Administration has requested and received banking proposals for the Borough's operational banking. They have received the proposal from First Trust, and it will be reviewed in September, 2025. The proposal would garner the Borough \$29,000 more in interest revenue.

The 2026 budget planning process has begun, and there is no longer a payment toward Wells Fargo. Significant savings are shown within the Jenkintown Police Department budget.

The night market and summer festival planning are underway, and collaboration with business owners has begun. The beginning of the no-parking will now be 1:00 p.m. to alleviate impact on the businesses in the area without compromising the market.

8. ORDER OF BUSINESS

8.1 Pennsylvania Municipal League – Legislative Liaison

On a motion made by Jay Conners, seconded by Anne MacHaffie, it was resolved to approve to appoint Councilor Maxine Marlowe as the League Legislative Liaison for Jenkintown Borough. Motion unanimously carried.

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

On a motion made by Christian Soltysiak, seconded by Alex Bartlett, it was resolved to approve the adoption of Ordinance 2025-01 Amending art. III and IV of Ch. 172. Eight in favor and three opposed. Motion carried.

Deborra Sines-Pancoe commented that there are several items that she would like to see changed before she could vote yes to this ordinance. She clarified that ParkMobile is an important addition to the Borough but opposes its use on Cedar Street. She stated that she is satisfied with the addition of the wording to the ordinance that makes it so residents of large apartment buildings cannot be eligible for permits to park on the street. She stated that she wished the timing of enforcement was 8:00 a.m. until 5:00 p.m. instead of 8:00 a.m. until 6:00 p.m. She added that 172-25A does not conform with the zoning documents as the ordinance uses the terminology of “business district” instead of “town center”.

Christian Soltysiak thanked the parking enforcement team and the Chief of Police for their efforts and collaboration toward the ordinance amendments.

David Ballard stated that Manager Locke is investigating alternatives for completing the parking study. He shared his opinion that the study being completed, including the changes enforced from the ordinance amendments, will be beneficial for their review in six months’ time.

Alexandria Khalil made comments thanking all involved for their efforts.

Steve Spindler shared hesitations with the proposed ordinance amendments and noted that he believes ParkMobile will change the character of residential streets. He shared a desire for complete removal of timed parking on residential streets.

Joanne Bruno shared thanks to all staff, residents, and Council for their collaborative efforts.

8.3 Jenkintown Police Department Policies

On a motion made by Christian Soltysiak, seconded by an unidentified Councilor and unanimously carried, it was resolved to approve Jenkintown Police Department policy numbers as follows:

- **17.5.2 Issue and Reissue Procedures**
- **17.5.3 Operational Readiness**
- **32.1.1 Selection Process Described**
- **32.1.2 Job Relatedness**
- **33.4.2 Field Training Program**

8.4 2025 Street Resurfacing Project – Award of Contract

On a motion made by Deborra Sines-Pancoe, seconded by Gordon Lewis, it was resolved to award the 2025 paving project contract to Innovative Construction Services,

Inc. in the amount of \$72,425 as per the Boroughs Engineers' recommendation. Motion unanimously carried.

8.5 Resolution 2025-19 Sewer Facilities Plan Revision

On a motion made by Deborra Sines-Pancoe, seconded by Councilor Joanne Bruno, it was resolved to approve Resolution 2025-19, revising the sewer facilities plan for the new mixed-use building land development at 459/471 York Road. Motion unanimously carried.

8.6 Resolution 2025-20 Transportation Alternative Set-Aside (TASA)

On a motion made by David Ballard, seconded by an unidentified Councilor, it was resolved to make an application for funding through PennDOT and the TASA program to enhance pedestrian access near the Jenkintown-Wyncote Station, specifically at the West Avenue drop-off area on the Jenkintown side, with the construction cost not to exceed \$600,000 with no matching funds for construction costs required by the Jenkintown Borough. Motion unanimously carried.

8.7 Resolution 2025-21 Montco Forever Green

On a motion made by David Ballard, seconded by Christian Soltysiak, it was resolved to make an application for funding in the amount of \$115,169.42 through the Montco Open Space Grant Program with a 25% match in funds. Motion unanimously carried.

If funded, the award would be used to satisfy the loan on 433/435 Cedar Street – Cedar Street Moretti Park.

9. NEW BUSINESS

David Ballard highlighted the new murals on the side of the Giant.

Alexandria Khalil asked if painting is covered within the grant already awarded to the Borough.

Manager Locke clarified that current painting is outside of the grant, but that they have collaborated with designers. The next step is to prepare an RFP with Pennoni Associates to plan the project.

10. ADJOURNMENT

The meeting was closed at 8:51 p.m.

DISCLAIMER

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Director

Director

Date

Date