

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

**MINUTES OF THE BOROUGH OF JENKINTOWN COUNCIL MEETING
SEPTEMBER 29, 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
Joanne Bruno	Councilor
David Ballard	Councilor
Alexandria Khalil	Councilor
Anne MacHaffie	Councilor

REGRETS:

Alex Bartlett	Councilor
Aliza Narva	Councilor
Maxine Marlowe	Councilor

GUESTS:

Gabriel Lerman	Mayor
George Locke	Borough Manager
Chief Thomas Scott	Chief of Police
Patrick Hitchens	Borough Solicitor
Mark Bickerton	Borough Traffic Engineer, Pennoni Associates
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 7:02 p.m.

2. APPROVAL OF MINUTES

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to approve the minutes of the August 27, 2025, Borough of Jenkintown Council meeting as presented. Motion unanimously carried.

3. APPROVAL OF PAYROLLS

On a motion made by David Ballard, seconded by Alexandria Khalil, it was resolved to approve payrolls in the amount of \$266,888.34 and invoices totaling \$372,098.36. Motion unanimously carried.

4. PUBLIC COMMENT

Mary Jane Reilly, West Avenue, asked that Council consider the negative impacts of a new parking enforcement vehicle. She noted that four ParkMobile areas currently require enforcement and asked how frequently each site is monitored by way of parking enforcement vehicles. She asked how a new vehicle will increase legal parking and how it will increase revenue for the Borough overtime. She highlighted various considerations including weather, permit-only areas, and the mode of travel of parking enforcement officers. She urged Council to investigate alternative options before making a \$20,000 purchase.

5. SPS TECHNOLOGIES – PLANS TO REBUILD MANUFACTURING PLANT

SPS Technologies held a meeting on September 25, 2025. Prior to the meeting, they met with Jenkintown Borough's members of Council of the Fourth Ward, Manager Locke, Mayor Lerman, and Chief Thomas Scott.

President Connors was part of the evacuation zone impacted from the fire and he represents the Fourth Ward. He stated that constituents in Ward Four shared concerns regarding proposals to rebuild the SPS Technologies manufacturing plant.

Joanne, Runnymede Avenue, shared her experience of evacuating from Ward Four during the SPS fire. She noted that the tragedy caused loss of jobs and changed many lives, including those of the firefighters who rushed toward the fire. She highlighted the need to carefully examine what created this situation. She stated that the plant has a known past of fines for mishandling chemicals and that they had operated without a functioning emergency sprinkler system. She asked Council if they could seek answers to the exact cause of the risk from a chemistry standpoint and to investigate what would have occurred if the fire had spread to the chemical storage area. She asked if SPS Technologies has a plan to account for these risks, if the proposed site will house the same chemicals and the same amount, and if so, whether it is safe for the high-density population that surrounds the proposed plant.

President Connors and Manager Locke met September 29, 2025, to discuss contacting David Dugan, the contact for SPS Technologies, to invite him to the next Jenkintown committee meeting to continue the conversation and discuss concerns.

Councilor Khalil shared concerns regarding flood mitigation, as the plant will be in a flood zone. She asked how flood and noise would be mitigated by SPS Technologies moving forward.

Councilor Sines-Pancoe shared that the Department of Environmental Protection (DEP) stated that they would perform water testing, as it is a flood zone, and many residents are concerned about the quality of the water.

Councilor Ballard stated that the day-to-day operations of SPS should be known, and the backyard impact of the plant should be highlighted further since Jenkintown is located there.

Councilor MacHaffie shared that she attended the meeting where SPS presented their proposal. They shared that they plan to have the plant operational by 2028. They focused the presentation on the front of the building, including plans for a fountain and other beautifying proposals, but Jenkintown is located at the back of the property.

Councilor Bruno noted that it is important to establish who will be responsible for monitoring SPS Technologies updates and to be present to represent Jenkintown Borough at all meetings held by SPS Technologies.

Councilor Soltysiak noted that during a meeting held on September 22, 2025, they discussed plans for the back of the building, and SPS Technologies is making it a consideration. They had also discussed their awareness of water mitigation concerns.

Mayor Lerman voiced thanks to David Dugan for taking time to speak with them and shared that David Dugan is willing to answer questions from Jenkintown Borough residents when they are submitted via the SPS Technologies website. He will respond to inquiries with his knowledge of how they manage chemicals. He stated that the fire chief is better equipped than himself to speak about these issues, as the firefighters have been directly involved in the SPS Technologies incident. He highlighted that the goal of Jenkintown Borough is to remain neighborly in their questioning and to collaborate with Abington Township as best as they can to work toward the best outcome for the proposed plant. He stated that residents who send questions to SPS Technologies website are encouraged to share the responses they received at the next relevant meeting or through email addresses posted on the Jenkintown website.

Councilor Soltysiak suggested that an email blast reminder be sent out to residents with a link to SPS Technologies' website and email address to send questions and receive answers.

Rachel Beerman, Rodman Avenue, suggested that SPS Technologies create a fund to install air monitors with real-time data around the plant for Jenkintown Borough's safety and use.

Mayor Lerman shared that it may be costly to install monitors on a permanent basis and that other solutions could be considered. He clarified that meetings with SPS Technologies are ongoing to ensure that there is collaborative decision-making moving forward. The proposed plant would have to adhere to all current standards, codes, and requirements. He noted that he would investigate current and proposed preventative maintenance efforts by SPS Technologies to present to Council.

Councilor Sines-Pancoe summarized that she has asked for water monitoring, residents have asked for air monitoring, and Councilor Khalil has asked for monitoring and reassurance that SPS Technologies will follow safety guidelines.

Councilor MacHaffie added that noise mitigation is an additional consideration.

A speaker asked if the site was declared a waste toxic cleanup site.

Chief Thomas Scott clarified that it is and always has been considered a SARA Title III site, but it is not a Superfund site because it is not vacated.

Manager Locke shared that the DEP website posts water testing results for the public to review. He noted that the Borough received reports at the end of May, 2025, from the Borough engineer that were performed by an industrial hygienist and that the binders can be found in the Borough Council room for public review.

Mayor Lerman shared that SPS Technologies proposed downsizing the factory itself and moving their parking lot to the side of Highland Avenue. This move would eliminate the need for SPS Technologies employees to cross the street and reduce traffic safety concerns. The old parking lot site across the street can then be utilized, and SPS is soliciting feedback from the community on suggestions. In addition to posing questions through the SPS website, residents were encouraged to provide suggestions for the old parking lot.

The presentation and proposal for rebuilding the plant are posted on the SPS website.

6. REPORTS

6.1 Engineer's Report

Mark Bickerton shared that the report was filed. He and Manager Locke attended a meeting with the transportation alternative set-aside (TASA) grant administrators and received suggestions to improve their 2025 TASA grant application.

6.2 Solicitor's Report

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

Patrick Hitchens noted that Abington Township maintains a website with all pending land development applications that are accessible by the public. He noted that he does not see the SPS Technologies application live yet, which implies they have not yet submitted the application. He reminded meeting attendees that the timeline for land development applications often takes longer than the proposed timeline to begin the development. He will email the solicitor of Abington Township on September 30, 2025, to request to be emailed directly when a new land development application has been submitted. This will ensure that Jenkintown Borough could send a representative from Council to attend the meeting for observation, to provide comments, ask questions, or to take party status if applicable. He shared that residents of Jenkintown Borough who feel impacted by a proposed land development plan should attend relevant meetings and share objections or concerns on whether it should be approved. Taking this action could give certain rights to appeal to determinations with which residents disagree. Residents located within a 500-foot radius of the proposed land development could qualify for party status, but Abington Township's specified radius is unclear at this time.

6.3 Mayor's Report

Mayor Lerman shared that the "Fall Jawn" will be held November 2, 2025, from 12:00 p.m. until 3:00 p.m. at Jenkintown Town Square located at 350 Leedom Street. Volunteers are still needed, and the chili cook-off has open spots for contestants; the link to apply is posted on the recreation Board Facebook page.

Budget discussions will be occurring frequently during this time of year, and residents were encouraged to attend meetings and join in the discussions.

6.4 Police Chief's Report

Chief Thomas Scott thanked Montgomery County Department of Public Safety and Conshohocken Borough for lending barricade-style safety equipment for use during the Jenkintown Festival of the Arts. Shelton Township allowed Jenkintown Borough to use their sign boards and UHF portables. He highlighted the benefits of maintaining a healthy relationship with surrounding municipalities.

Councilor Soltysiak reminded residents about the delayed sunrise at this time and encouraged traffic safety precautions around children playing in the roads and on sidewalks.

6.5 Manager's Report

Two final viewings of "Beyond the Castle Walls" will be held by Jenkintown Pulley & Buttonhole Theatre Company on October 4, 2025, and October 5, 2025, at 2:00 p.m. at Cedar Street Park.

The budget process has begun with the preparation of the 2026 budget format and development of an Excel spreadsheet to track projections for the 2025 budget. Meetings were held in August, 2025, to discuss the tracking of the 2025 budget, to document departmental proposals, and prepare for the 2026 budget. If the 2026 budget schedule is approved during the meeting held September 29, 2025, the first proposed meeting will be October 16, 2025, before the regularly scheduled committee meeting.

The financing code software update is scheduled to begin the second quarter of 2026. The meeting with Edmunds GovTech will be held October 9, 2025, at Jenkintown Borough Hall to review their process with the Borough's accountant. Another vendor will be reviewed on October 2, 2025, for consideration.

The 2018 police department Ford Explorer Interceptor was removed from service and sold at a public auction. The sale brought in \$6,700 for the Borough.

The Borough's part-time administration assistant has completed initial training and is scheduled for future training. Currently, she is working 29 hours, four days a week.

7. ORDER OF BUSINESS

7.1 Jenkintown Police Department Policies

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

- **1.2.9 Bias Based Profiling**
- **1.2.10 Illegal Immigrations**
- **25.1.1 The Grievance Procedures**
- **34.1.1 Agency Role**
- **41.1.4 Police Canines**
- **41.3.1 Park Patrol Vehicles**

Chief Thomas Scott clarified that the bias based profiling policy has been updated, the grievance procedures policy did not exist and was created to address the specific bargaining agreement. The illegal immigrations policy clarifies the role of the Jenkintown Police Department and that they are not involved in any immigration enforcement. The agency role policy refers to the promotion process within the police department. The police canines policy was completely revamped due to the Borough no longer having police canines and due to the need to address the possibility of calling in canines in the future. The park patrol vehicles policy was previously buried within another policy and is now its own policy.

7.2 Final Payment – Community Development Block Grant – ADA Ramps

On a motion made by Deborra Sines-Pancoe, seconded by Gordon Lewis, it was resolved to issue the final payment to Albert G. Cipolloni Jr. & Sons in the amount of \$20,372.92 as recommended by the Borough engineer. Motion unanimously carried.

7.3 MS4 – Seven-Year Permit Renewal

On a motion made by Deborra Sines-Pancoe, seconded by David Ballard, it was resolved to approve having received official notification of MS4 report filing. Motion unanimously carried.

7.4 2026 Public Budget Meeting/Workshop Schedule

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to approve and grant permission to publicly advertise the 2026 public budget meeting/workshop schedule as presented. Motion unanimously carried.

7.5 2026 Minimum Municipal Obligation – Uniform and Non-Uniform Pensions

On a motion made by David Ballard, seconded by Gordon Lewis, it was resolved to approve the 2026 minimum municipal obligation with uniform pension at \$221,805 and non-uniform pension at \$45,758 as presented. Motion unanimously carried.

7.6 Real Estate Appraisals – 700 Summit Avenue, 433/435 Cedar Street, and 429 York Road

On a motion made by David Ballard, seconded by Christian Soltysiak, it was resolved to approve allowing the Borough Manager to obtain real estate appraisals for 700 Summit Avenue, 433/435 Cedar Street, and 429 York Road for the purpose of seeking funding opportunities. Eight in favor and one opposed. Motion carried.

The value of the building appraisal can be used for grant applications as the match, such as for the RACP grant.

7.7 Replacement of Parking Enforcement Vehicle – 2026 Budget

On a motion made by David Ballard, seconded by Christian Soltysiak, it was resolved to approve permission for the Borough Manager to pursue a replacement parking enforcement vehicle through the COSTARS program in the 2026 budget. Motion carried.

A parking fund exists that will be transferred from the Borough’s TD Bank account into the new and current bank that was created in Republic. The plan is for \$20,000 of the fund to be used toward the parking enforcement vehicle and the remainder to be put into the Borough’s new bank parking fund. The leased parking lots that the Borough maintains require payment and upkeep. The fund is available to pay for signs, parking studies, and items related to parking.

8. ADJOURNMENT

The meeting was closed at 8:18 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