

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

**MINUTES OF THE COMMITTEE WORKSHOP MEETING
MARCH 18, 2026, 7:00 P.M.**

MEMBERS:

Jay Conners	Council President (from 7:30 p.m.)
Christian Soltysiak	Council Vice President
Gordon Lewis	Councilor
Deborra Sines-Pancoe	Councilor
Steve Spindler	Councilor
Maxine Marlowe	Councilor
Joanne Bruno	Councilor
David Ballard	Councilor
Alexandria Khalil	Councilor
Alex Bartlett	Councilor (until 8:43 p.m.)
Joshua Curtin	Councilor
Anne MacHaffie	Councilor

GUESTS:

Gabriel Lerman	Mayor
George Locke	Borough Manager
Thomas Scott	Chief of Police
Khaled Hassan	Borough 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. PUBLIC COMMENT

Timothy Franceik stated that ongoing concerns remain among residents regarding the proposal for the medians in the area at Cheltena Avenue and Cedar Street presented March 17, 2026. He stated that these concerns should be addressed before the proposal moves forward and that he disagrees with the new design presented. He highlighted the specific areas of concern: parking being removed or reduced, the specifics of how snow removal will be accomplished due to the limited turning radius of certain trucks, details around driveway entrance and exits, and the possibility for traffic congestion based on the new design.

Alicia McDade speaking on behalf of Dan and Denise McDade, 600 Linda Vista Avenue, stated that residents in the neighborhood would like to have input on the proposal from the meeting held March 17, 2026. They stated that they believe the proposed improvements will change the character of the neighborhood, create more traffic, confusion, and opportunities for automobile accidents. They stated shared concerns over increased anxiety among neighbors based on the proposals presented and whether residents will have a say in the outcome.

Chris Callus, 601 Cheltena Avenue, stated that he understands the Borough's objective of traffic calming, safety, and walkability and agreed that the goal is shared. He noted that he has never seen an accident in the area or an injury of any kind. He expressed that the Borough

would be implementing a solution for a problem that historically has not existed. He stated that the proposal will force pedestrians to walk 100 feet across from one point to the next and, as the intersection stands, it is walkable and manageable by residents. He stated concerns over the proposed bump out at the end of their property and that parking will become too difficult with a smaller space to parallel park. He suggested alternative plans involving more affordable solutions like speed humps and strategic crosswalks placed in locations that make for a shorter crossing distance.

Paulette Callus, 601 Cheltena Avenue, stated that a safe short crosswalk exists from the top of Linda Vista Avenue and at the top of Cheltena Avenue that residents actively use to cross. She highlighted that runners are practicing for the Sunset 5k Run through the area, as it is on the planned route. She noted that the proposal seems to mimic areas that are commercial in nature instead of a design fit for a residential area. She shared sentiments that the proposed improvements will negatively impact the character of the community. She stated that the proposed design will create a difficult situation with extended delays for the driveways that back out into the four-way intersection and that she would like the input of residents to be considered in the proposed outcome.

Leslie Contoudis, 705 Cloverly Avenue, noted that she walks the intersection twice a day as a dog walker. She stated that, at any given time, including during rush hour, they have never experienced a traffic safety issue or a pedestrian crossing concern. She clarified that she has experienced the intersection from all ways of access without issues. She suggested that the proposal could function as an over correction and echoed Paulette Callus' sentiments of the proposal mimicking a commercial-area design instead of a residential crosswalk.

Corey Fleck, 701 Cloverly Avenue, stated that their driveway backs onto Cheltena Avenue, and the proposal will create a situation where they back directly into the proposed stop sign. He stated that no ADA crosswalk exists at Cloverly Avenue and Cheltena Avenue, and installing one could resolve issues. He noted the possibility for congestion with the proposal of installing stop signs 30 to 40 yards from one another and noted that alternative suggestions could be considered instead of two new islands and four new crosswalks.

There were no public comments received by email.

3. REPORTS

3.1 Jenkintown Fire Department Report

The Jenkintown Fire Department report was in the meeting package.

3.2 Police Department

Police Chief Thomas Scott noted that the Jenkintown Police Department report was in the meeting package.

3.3 Public Works Department

Kenneth Riggins from Public Works submitted a supplemental report. The strategic snow and rock salt management has been organized. The consortium has deliveries coming in, and the Borough will be reimbursed the extra money spent on salt during the last issue. The fourth quarter sewer report was submitted to Aqua Pennsylvania concerning inflow, infiltration, and billing. The MS4 annual report is in progress in collaboration with the Pennoni Associates stormwater engineer. Kenneth Riggins attended The Northeast Regional Superpave Center for certification and received his renewal. He also attended the American Concrete Institute and passed the practical exam and is awaiting results on the written exam for certification.

3.4 Engineer Report

Khaled Hassan stated that the engineer report was in the meeting package and that they are assisting the Borough manager with various items from the previous meeting.

4. PUBLIC WORKS – NEW BUSINESS/ITEMS FOR DISCUSSION

4.1 Proposed 2026 Road Paving Project – Permission to Advertise for Public Bid

On a motion made by Deborra Sines-Pancoe, seconded by Steve Spindler, it was resolved to move to full Council permission to advertise the 2026 paving project. Motion unanimously carried.

The project affects the full length of Cedar Street at Washington Lane up to Summit Avenue and Harper Avenue.

4.2 Montgomery County Community Development Block Grant (CDBG)

On a motion made by Deborra Sines-Pancoe, seconded by Alexandria Khalil, it was resolved to move to full Council permission to make an application for grant funding in the amount of \$250,000 to remove architectural barriers. Motion unanimously carried.

The Borough will be meeting with the county on March 23, 2026. The grant would be used to remove barriers located at Borough Hall. Of the \$800,000 awarded for the Local Share Account (LSA) grant to rehabilitate Borough Hall, approximately \$200,000 is intended for accessibility improvements including the bathrooms, the counter, the entrance, the parking lot, parking spaces, and ramps to enter the building. If awarded the CDBG grant, the Borough will be able to put more of the \$800,000 LSA grant toward electric, plumbing, and the rehabilitation of Borough Hall.

4.3 Montco 2040 Implementation Grant – Presentation of Completed Sketch Plans

On a motion made by Deborra Sines-Pancoe, seconded by Alexandria Khalil, it was resolved to move to full Council permission to submit plans to Montco for review/approval of proposed improvements. Eight were in favor and four opposed. Motion carried.

Manager Locke clarified that Montco approves the rough sketches when the grant application is submitted, and once Council approves the final sketches, they will be resubmitted to the county. The county then confirms that the grant will pay for the proposed improvements, and the county will provide a review to the Borough. The review will come back to the Council to seek permission to advertise for a bid to construct the improvements. The six proposals could be split if the county allowed for it, but the expenses would be higher.

Khaled Hassan reviewed a project location map, with an overview of the following six proposed intersection areas of improvement:

- Walnut Street and Washington Lane
- Summit Avenue and Wyncote Road
- Vernon Road and Vista Road
- York Road and West Avenue
- Walnut Street and Hillside Avenue
- Cheltena Avenue at Linda Vista Avenue and Cedar Street

The improvement proposed for the first intersection is installing a raised crosswalk on Washington Lane, additional signage, and pavement markings to encourage traffic calming, as well as plans to install an ADA curb ramp on the tight corner. The raised crosswalk will be located at a high point to avoid the need for stormwater management caused by water ponding.

PECO had previously installed a stop bar and crosswalk on Wyncote Road; the proposed improvement involves installing a raised crosswalk on the Summit Avenue side, signage, and pavement markings. This raised crosswalk will require stormwater management services, with an inlet installed at two corners to be connected to an existing stormwater pipeline.

The proposed improvement across Vernon Road involves installing a crosswalk with ADA ramps and signage.

The only proposed improvement for York Road and West Avenue is an improvement to the existing traffic signal system by upgrading to an accessible pedestrian signal push button system. The system will be audible, and the volume is adjusted to ambient noise; it will be quieter in the night hours.

As a significant pedestrian intersection for children heading to and from school, the improvements proposed are specifically for Walnut Street, including two speed cushions located down Walnut Street and PVC delineators. The flexible delineators will operate as a visual deterrent for vehicle operators and extend 24 feet from the intersection. No parking is allowed within 30 feet of a stop sign as per Pennsylvania State Law Section 3353, Title 75 – Vehicles, and so the delineators taking up this space will not impact legal parking. A raised crosswalk could not be accomplished at this intersection due to no existing storm drainage for over 700 feet down Walnut Street and due to existing utilities on Walnut Street. A bump out was considered but would not be feasible unless Hillside Avenue was changed into a one-way street, as it is too tight for two-way traffic and bump outs to be installed.

The four-way intersection as it stands is long, unusual, and can be unclear for visitors to the Borough. A roundabout would not be feasible in the area, as it is too small to accommodate. Option 6 was reviewed, highlighting that parking areas will remain on Cheltena Avenue. Borough traffic engineer Mark Bickerton widened the streets for the final sketch proposal based on recent resident feedback for Cheltena Avenue and Linda Vista Avenue. The updated sketch would allow 28 feet across both streets and maintain space for residents' vehicles to maneuver out of driveways into the intersection. The primary objectives for the proposed improvements are pedestrian accessibility and traffic calming, with a secondary objective of clarifying the intersection layout. With the proposed installation of two islands and the four crosswalks, drivers will no longer be able to turn right onto Cheltena Avenue from Linda Vista Avenue. Councilor Spindler stated that he rides his bicycle through this intersection, and there is a danger point for cyclists, but with the proposed plan, it creates a safety viewpoint for cyclists and pedestrians.

Residents took turns discussing the final sketch proposal, Option 6, for improvements to the four-way intersection. Residents shared opposition to passing the motion to include this intersection when they have not personally experienced a traffic issue. Thomas Scott highlighted that "near misses" are hard to pinpoint, as they are not statistically gathered in the same way as accidents. He suggested that traffic cameras are one way to provide insight into near misses and can allow for preemptive measures to protect residents. He stated that liability can be created for the Borough when a concern is known and discussed and a plan is created but the issue is not improved.

4.4 Borough Hall Roof Leak

The Borough is seeking legal advice for the leak, as the original installer has been back on-site three times to repair the leak, and it has persisted. A third-party contractor has completed an inspection wherein multiple deficiencies were reported.

5. PUBLIC WORKS – ONGOING BUSINESS

Councilor Sines-Pancoe presented Public Works' ongoing business.

6. PUBLIC SAFETY – NEW BUSINESS/ITEMS FOR DISCUSSION

Council Vice President Soltysiak presented Public Safety's new business items.

6.1 Jenkintown Borough Code Chapter 85 Emergencies

Chief Thomas Scott noted that the review and updating of current standards and conditions in the Borough code is in progress.

7. PUBLIC SAFETY – ONGOING BUSINESS

Council Vice President Soltysiak presented Public Safety's ongoing business items.

8. ADMINISTRATION AND FINANCE – NEW BUSINESS/ITEMS FOR DISCUSSION

Councilor Ballard presented the administration and finance new business items.

8.1 Borough Monthly Reporting – December, 2025

The Borough monthly report through December, 2025, is available. The 2026 reports remain pending due to the ongoing 2025 annual audit.

8.2 Borough Tax Collection Report

The Borough mailed the Borough tax bills on March 1, 2026.

8.3 Borough Uniform and Non-Uniform Pension Meeting

The meeting was held March 5, 2026, to hear a proposal from the Borough's auditing firm, Conrad Siegel, regarding the Borough's pension portfolios.

8.4 LSA Grant – Rehabilitation and Accessibility of Borough Hall

On a motion made by David Ballard, seconded by Alexandria Khalil, it was resolved to move to full Council for permission to advertise the rehabilitation and accessibility project at Borough Hall funded through the LSA grant awarded to the Borough. Motion unanimously carried.

9. ADMINISTRATION AND FINANCE – ONGOING BUSINESS

Councilor Ballard presented administration and finance ongoing business items.

9.1 Proposed Plastic Bag Ordinance

The plastic bag ordinance has been advertised and will go to Council for motion the week of March 23, 2026.

10. BUILDING ZONING AND REVITALIZATION – NEW BUSINESS/ITEMS FOR DISCUSSION

10.1 Planning Commission

The meeting was held March 17, 2026, and the planning commission supported all six proposals to improve pedestrian safety.

10.2 Zoning Code – Ongoing Comprehensive Review

The zoning code was last modernized in 2010. The first area of focus will be surrounding billboards, and the next step will be to collaborate with the Montgomery County Planning Commission to create cohesive criteria for billboards.

10.3 Current Development Updates

10.3.1 459/471 Old York Road LLC – Mixed-Use Building

Khaled Hassan noted that a construction meeting will be held in Borough Hall on March 24, 2026, to discuss all aspects of the construction, demolition site disturbance, stormwater, scheduling, traffic, and more.

10.4 New Businesses – Zoning Use and Permits

10.4.1 749 Yorkway Place

Manager Locke stated that the Borough inspector has completed the certificate of occupancy inspection, and they have provided the list of deficiencies to the building owner.

11. BUILDING ZONING AND REVITALIZATION – ONGOING BUSINESS

Councilor Bruno provided the building zoning and revitalization report.

12. OTHER BUSINESS

12.1 JCA Night Market

Manager Locke shared that the JCA had announced that they will no longer have the Night Market in Town Square. He proposed Monday nights instead of Tuesday nights, as all the businesses are closed, and Town Square would be open; the music would not be present. JCA agreed to having the Night Market on Monday nights to be held in Town Square. Manager Locke will prepare the contract and bring it to Council for approval.

12.2 Fire on West Avenue

The insurance companies and fire inspectors met and determined a reason for the fire incident that occurred March 9, 2026, on West Avenue. It was accidental due to a piece of equipment overheating. Some of the stores in the area have been able to open. The determination of cause has been made, and now permits can be filed and repairs can move forward. Manager Locke will expedite any paperwork that comes through regarding the fire.

12.3 Jenkintown School Play

Jenkintown Theatre Arts will present a performance of Pippin to begin March 19, 2026, through March 21, 2026, located in the Kuykendall Auditorium at Jenkintown High School. All shows at will begin at 7:30 p.m. with tickets available online.

13. ADJOURNMENT

The meeting was closed at 9:05 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