



**JENKINTOWN BOROUGH COUNCIL
PUBLIC MEETING**

June 24, 2026

7:00 P.M.

700 Summit Avenue, Jenkintown Pennsylvania

(Also - Live Streamed ZOOM Webinar Link Below)

<https://us02web.zoom.us/j/85135403095?pwd=eXpUX1DBcS6bUSWyis2TkNCzcaDGk2.1>

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of May Council/Committee Meeting Minutes Councilor D. Ballard
5. Approval of Payrolls in the amount of \$120,570.19 and Invoices in the amount of \$401,166.22 Councilor D. Ballard
6. Public Comment
7. Public Hearing: Ordinance 2026-3 – Zoning Map Revision

Reports

- | | |
|----------------------------|--------------------------|
| 8. Engineers Report | Khal Hassan PE Pennoni |
| 9. Public Works Department | Foreman K. (Jim) Riggins |
| 10. Solicitor's Report | Solicitor P. Hitchens |
| 11. Mayor's Report | Mayor G. Lerman |
| 12. Police Chief's Report | Chief of Police T. Scott |
| 13. Manager's Report | Borough Manager G. Locke |

ORDER OF BUSINESS

1. Revision of Zoning Map – Zoning Map Revision Ordinance 2026-3.

Councilor J. Bruno

Motion:

2. Ordinance 2026 – 5 - Delinquent Account Penalty Fee Sewer and Solid Waste. Councilor D. Ballard

Motion:

Motion: to approve Ordinance 2026-5 - memorializing the current penalty fee assessed to delinquent Sewer (10%) and Solid Waste (\$5 per quarter owed).

3. Appointment - Blighted Property Removal Committee

Councilor J. Bruno

Motion: move to appoint _____, _____, _____ and _____ to the Committee to serve at the will of Council.

(A committee formed by ordinance as described by Section 1712.1 of the Pennsylvania Urban Redevelopment Law (35 P.S. 1712.1) providing for blighted property removal, consisting of four members as specified by the Act, and known as the "Blighted Property Removal Committee.")

4. Library Parking Lot Memorandum of Understanding

Councilor J. Bruno

Motion:

This memorandum of understanding memorializes the parking lot use agreement for a 12-month period.

**5. Traffic Light Upgrades Runnymede Avenue and Walnut Street – Green Light Go Grant,
Phase one.**

Councilor D. Ballard

Motion: Payment release #1 (final) in the amount of \$67,904.00 was issued as recommended by the Borough Engineer due to grant deadline.

6. MONTCO 2040 Implementation Grant – Accessibility, Pedestrian Safety and Traffic Calming

Councilor C. Soltysiak

Motion: Permission to publicly advertise the bid for construction.

NEW BUSINESS AND DISCUSSION

ADJOURNMENT

MEMORANDUM

TO: George Locke, Borough Manager

FROM: Khaled Hassan, PE., Borough Engineer

DATE: June 12, 2026

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

As requested, and in preparation for the June 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, **411 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 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

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 is 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.

Pending request from developer to complete a punchlist inspection to prepare a list of improvements that have not been completed.

As-Built received 1/20/26. Review completed and sent to Borough on 2/10/26. Pending response comments from Borough.

Sent punchlist inspection and as-built review to both the Borough and the Applicant on March 31, 2026.

4. MS4 Annual Progress Report

- a. MS4 update sent to Borough on May 23, 2025 to be included in June 25, 2025 Borough Council Meeting.
- b. MS4 YR 7 annual progress report was submitted to PADEP on September 30, 2025.
- c. **MS4 YR 8 updates to be placed on June 24, 2026 Council meeting.**

5. Wyncote & York Road Grocery Store Land Development Application

As-built plan approval review 3rd submission, Punchlist approval review 3rd submission, and maintenance bond calculation sent to Borough and Applicant on August 27, 2025. **Project in maintenance period beginning May 13, 2025 through November 13, 2026.**

6. Chapter 94 Report

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.

Chapter 94 will be due at the end of March. Coordination with Pennoni and Borough currently underway to complete Chapter 94 by end of March.

The 2025 Chapter 94 Annual Report was submitted to the PADEP on March 31, 2026.

7. 501 Washington Lane LD (Preliminary/Final)

Project completed and in the Maintenance Bond Period. Maintenance Bond will expire on October 24, 2026. A punchlist inspection prior to the expiration of the Maintenance Bond will be completed 3 months before expiration around July 24, 2026.

Contractor submitted request for escrow release on March 6, 2026. Pennoni processing this release request. Pennoni had previously submitted review of escrow release to the Borough back in November 2025.

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. **Meeting with property owners to review the project and need for traffic signal easement have been held.**

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. 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 June 12, 2026

Pennonni submitted a CDBG grant application on April 9, 2026 for the ADA improvements for the Borough Renovations.

11. Cedar & Washington Stormwater Improvements

Maintenance bond period will expire on October 9, 2026. A punchlist inspection prior to the expiration of the Maintenance Bond will be completed 3 months before expiration around July 9, 2026.

12. 2024 Paving project

Project completed and in maintenance period which expires on November 19, 2026. A punchlist inspection will be completed 3 months prior to expiration of the maintenance bond period on or about August 21, 2026

13. 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.

14. 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.

15. 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.

16. CDBG ADA Ramp Project

Final payment application completed and sent to County for approval on July 25, 2025. County approval received August 8, 2025. Final payment application sent to Borough for processing and payment on August 7, 2025. Project is in maintenance period until June 17, 2027.

17. 459-471 Old York Road Mixed Use Development

Completed review of the Applicant's sanitary and stormwater HOP and performed a traffic review of the developer's HOP and LD plans and submitted comments on December 18, 2025.

Revised plans are currently under review for recording. Recording Plan review was completed and sent out on January 20, 2026.

Pre-Con Meeting held on March 24, 2026. FINAL meeting minutes issued April 3, 2026. Project is currently in construction.

18. 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. We have continued to advance the conceptual sketches for Linda Vista & Cheltena and Walnut & Hillside in close coordination with the Borough Manager. Construction documents have been initiated for the other locations. Continuing to progress the final designs and finalize the construction documents. Prepared the submission for review by County officials. **County has authorized the project to be bid. Waiting on PennDOT HOP approval at Walnut & Hillside.**

19. Leedom Street & Shoemaker Avenue Flooding

Pennoni attended meeting with Borough on 2/24/25. Concept plan and cost estimate preparation currently under review.

20. Borough Wide Truck Restrictions Studies

There are 13 streets that have posted truck restrictions but no ordinance which makes the restriction not enforceable. The Draft TE-109 PennDOT's Engineering and Traffic Study for Restrictions forms have been reviewed with Chief Scott and have been submitted to Manager Locke. The approved roads must be added to the municipal ordinance. **No update since last report.**

21. 2025 Paving Program

Pay App #1 and Final Quantities Adjustment Change Order #1 completed and sent to Borough on December 12, 2025. Project is in maintenance period beginning October 27, 2025 and will expire on October 27, 2027.

22. 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. The Borough was notified on February 10, 2026 that PennDOT has awarded the full amount to

the Borough. **Reimbursement agreement completed. Data collection has been completed before schools let out. Data is currently being analyzed. The Synchro model is being updated and new timings will be incorporated into the system and permit plans and submitted for PennDOT's review. We are targeting approvals completed over the summer with new timings to be implemented by fall 2026.**

23. 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). Provided comments for parking ordinance revisions. A final draft of the inventory map was provided on 2/13/2026. Additional revisions requested by staff were completed and submitted on 3/12/2026. **Parking study proposal is forthcoming.**

24. 2025 Green Light Go Application

The Green Light Go Pre-Application Scoping phase opened. In coordination with Manager Locke, we have begun preparation of a scoping application for the Phase 2 traffic signal improvements for Walnut and Runnymede.

Assisted Borough Manager to finalize and submit scoping application prior to the January 2, 2026 deadline. **Assisted the Borough Manager in finalizing & submitting the Application.**

No update since the last engineer's report.

25. NFIP Annual Floodplain Management Report

NFIP Annual Floodplain Management Report for year 2025 was submitted online to FEMA on 2/10/26.

26. Jenkintown Elementary School - Legacy Park Drainage Permit

Drainage Permit received by Borough on February 17, 2026. Pennoni received on February 20, 2026.

Reviewed completed and comments sent to design engineer on March 12, 2026. Applicant's engineer acknowledged that they will get updated information needed for the drainage permit review.

27. 2026 Paving Project

Borough Council approved to put out for bid the 2026 paving project

Project to go live on PennBID 5/15/26.

Pre-Bid meeting scheduled for 05/29/26. Bid opening will be 06/15/26

28. Cheltenham Interceptor A - Alternatives Analysis

Coordinating with Abington Township and Jenkintown Borough on alternate sewer treatment/diversion options.

If you have any questions or comments, please do not hesitate to contact me. Thanks, Khal



PUBLIC WORKS DEPARTMENT

PUBLIC WORKS DEPARTMENT

TO: Borough Council

FROM: Public Works Department

RE: Public Works Report

DATE: June 17, 2026

Highlighted Activities

- Public Works staff continued routine maintenance of Borough green spaces, including mowing, weed whacking, weeding, and trimming. Davey Tree is scheduled to perform tree trimming along Yorkway Place and West Avenue during the week of June 22, 2026.
- The 2026 Jenkintown Sunset 5K Run was highly successful and drew an exceptional number of participants, representing the largest turnout observed for this event. Public Works staff supported the event through road closures, parking coordination, setup, and post-event cleanup.
- The Public Works Foreman and Code Inspector performed temporary repairs to the Town Square flagpole in advance of the Pride Flag raising event. The Foreman has since obtained quotes from several contractors and is working to schedule permanent repairs within the coming weeks.
- The Public Works Foreman attended the bid opening for the 2026 Paving Project with Pennoni, at which four bids were received. The highest bid was \$126,255.15 from G&B Construction, and the lowest bid was \$89,479.09 from Gorecon, Inc. The Foreman also continues to oversee the 2026 concrete repair program. To date, 22 of 41 affected properties have either secured permits or completed the required work.
- Public Works staff successfully completed Flagger Training in accordance with PennDOT guidelines through PSATS. These certifications are valid through May 27, 2029, and are important to maintaining safe traffic control practices during daily operations.
- During the past month, the Borough experienced several significant rain and storm events. Public Works staff responded by cleaning inlets, removing storm debris, repairing damaged inlet walls, and inspecting flood-prone locations and storm sewer infrastructure.

**BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA, TO REZONE VARIOUS PARCELS ON LEEDOM STREET, CEDAR STREET, WILLOW STREET, GREENWOOD AVENUE, AND MCGOLDRICK AVENUE FROM THEIR EXISTING ZONING CLASSIFICATION OF TOWN CENTER DISTRICT TO C-1 MODIFIED RESIDENTIAL OR C-RESIDENTIAL ZONING DISTRICTS AND TO AMEND AND RESTATE THE ZONING MAP OF JENKINTOWN; PROVIDING A SEVERABILITY CLAUSE AND A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jenkintown Borough has enacted the Jenkintown Borough Zoning Ordinance, which is codified under Chapter 181 of the Jenkintown Code, that contains, *inter alia*, the Zoning Map of Jenkintown under Section 181-6; and

WHEREAS, the Jenkintown Planning Commission has recommended to Borough Council to revise the Zoning Map of Jenkintown to rezone various parcels along Leedom Street, McGoldrick Avenue, Cedar Street, Greenwood Avenue, and Willow Street from the Town Center (TC) District to either C-1 Modified Residential District or C-Residential District; and

WHEREAS, under the Pennsylvania Municipalities Planning Code (“MPC”) 53 P.S. § 10609 *et seq.*, and under the Pennsylvania Borough Code, 8 Pa. C.S.A. §1203 *et seq.*, Borough Council has the authority, but not the obligation to amend its zoning map to rezone a tract or parcel of land that are in the best interests and are necessary for the proper management, care and control of the Borough and the maintenance of peace, good government, safety and welfare of the Borough and its residents; and

WHEREAS, following a public hearing and consideration of the Jenkintown Planning Commissions recommendation as well as any comments by Borough staff, property owners, and the public, Borough Council has determined it will exercise its discretion and rezone the parcels as listed herein from Town Center District to either C-1 Modified Residential District or C-Residential District as also listed herein and amend and restate the Borough Zoning Map to reflect the same in accordance with the MPC.

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

SECTION 1. MAP AMENDMENT. The Zoning Map of Jenkintown as referenced and/or contained under Chapter 181, Section 181-6 is hereby amended to rezone the following parcels from Town Center District to C-1 Modified Residential District:

Parcel No.:	Record Address:
100001992005	426 Leedom Street
100001988009	424 Leedom Street
100001987001	422 Leedom Street

100001980008	420 Leedom Street
100001976003	418 Leedom Street
100001972007	416 Leedom Street
100001968002	414 Leedom Street
100001964006	412 Leedom Street
100001960001	410 Leedom Street
100001956005	408 Leedom Street
100001952009	406 Leedom Street
100001948004	404 Leedom Street
100001944008	402 Leedom Street
100000308006	403 Cedar Street

SECTION 2. MAP AMENDMENT. The Zoning Map of Jenkintown as referenced and/or contained under Chapter 181, Section 181-6 is hereby amended to also rezone the following parcels from Town Center District to C-Residential District:

Parcel No.	Record Address:
100002132009	409 Leedom Street
100002136005	411 Leedom Street
100002140001	413 Leedom Street
100002144006	415 Leedom Street
100002148002	417 Leedom Street
100002152007	419 Leedom Street
100002156003	421 Leedom Street
100002160008	423 Leedom Street
100002176001	435 Leedom Street
100002184002	439 Leedom Street
100002656007	5 McGoldrick Avenue
100002652002	3 McGoldrick Avenue
100002648006	1 McGoldrick Avenue
100002172005	429 Leedom Street
100002168009	427 Leedom Street
100002164004	425 Leedom Street
100000304001	319 Cedar Street
100000300005	317 Cedar Street
100000296009	315 Cedar Street
100000292004	313 Cedar Street
100000288008	311 Cedar Street
100000284003	309 Cedar Street
100000280007	307 Cedar Street
100000276002	305 Cedar Street
100000272015	
100000272006	303 Cedar Street
100001340009	533 Greenwood Avenue
100001336004	529 Greenwood Avenue
100001120004	526 Greenwood Avenue

100001116008	524 Greenwood Avenue
100005092001	519 Willow Street
100005088005	517 Willow Street
100000104003	318 Cedar Street
100000100007	316 Cedar Street
100000096002	314 Cedar Street
100000092006	312 Cedar Street
100000088001	310 Cedar Street
100000084005	308 Cedar Street
100000080009	306 Cedar Street
100000076004	304 Cedar Street
100000073007	302 Cedar Street
100000072008	300 Cedar Street

SECTION 3. RESTATMENT AND ADOPTION OF REVISED MAP. Section 181-6 shall be amended to include and attach a copy of Exhibit A as the official Zoning Map of Jenkintown that contains the aforementioned rezoned parcels, and said map as attached as Exhibit A and all notations, references and data shown thereon are hereby incorporated by reference into Chapter 181 and shall be as much a part of Chapter 181 as if all were fully described herein.

SECTION 4. REPEALER. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency.

SECTION 5. SEVERABILITY. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Lansdale Borough Code of Ordinances.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect and be in force immediately from and after its approval unless otherwise as required by law.

ORDAINED AND ENACTED by the Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania this ____ day of _____, 2026.

ATTEST:

JENKINTOWN BOROUGH COUNCIL

GEORGE LOCKE, MANGER

JAY CONNERS
BOROUGH COUNCIL PRESIDENT

APPROVED:

GABRIEL LERMAN, MAYOR

ORDINANCE NO. 2026-5

**AN ORDINANCE AMENDING AND RATIFYING
PENALTY CHARGES ASSESSED IN CONNECTION WITH
DELINQUENT SEWER AND MUNICIPAL WASTE FEES**

WHEREAS, the Borough Council of Jenkintown Borough has enacted the Code of Ordinances of Jenkintown Borough, which contains rates or charges for services provided by the Borough; and

WHEREAS, Section 146-17 provides for the assessment of an annual sewer rental fee; and

WHEREAS, Section 152-8 provides for the assessment of an annual municipal waste fee;

WHEREAS, in order to clarify the provisions of Sections 146-17 and 152-8, the Borough desires to adopt this ordinance ratifying and confirming the penalty charges assessed in connection with delinquent, unpaid sewer and municipal waste fees;

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED BY THE BOROUGH AS FOLLOWS:

1. A ten percent (10%) penalty shall be added to any sewer fee bill which remains unpaid thirty (30) days after becoming due.
2. A \$5 late fee shall be assessed in connection with the annual solid waste bill for each quarter which remains unpaid after thirty 30 days from the quarterly installment due date.
3. This provision shall be retroactive to January 1, 2009.
4. All penalty charges assessed in connection with delinquent sewer and municipal waste fee balances on or after January 1, 2009 are hereby ratified.
5. In all other respects, the provisions of Sections 146-17 and 20-152-8 shall remain in full force and effect.

DULY ORDAINED AND ENACTED this _____ day of _____, 2026,
by the Borough Council of Jenkintown Borough in lawful session duly assembled.

**BOROUGH COUNCIL
JENKINTOWN BOROUGH**

BY: _____

ATTEST:

**BOROUGH OF JENKINTOWN
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING THE BOROUGH CODE TO ADD A NEW CHAPTER TITLED “BLIGHTED PROPERTY REVIEW COMMITTEE” TO ESTABLISH A COMMITTEE AS REQUIRED BY THE PENNSYLVANIA URBAN REDEVELOPMENT LAW FOR THE DESIGNATION, ACQUISITION AND REDEVELOPMENT OF BLIGHTED PROPERTIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

□ **HEREAS**, there exists within the Borough properties which have become derelict, abandoned, or unfit for or use by reasons of age, obsolescence, prolonged vacancy, dilapidation, deterioration, lack of maintenance and care, or general neglect□and

□ **HEREAS**, such properties constitute unreasonable interferences with the reasonable and lawful use and enjoyment of other premises, are harmful to the social economic wellbeing of the Borough, depreciate property values, and generally jeopardize the health, safety, and welfare of the public□and

□ **HEREAS**, the Pennsylvania Urban Redevelopment Law, 1945, May 24, P.L. 991, as amended, 35 P.S. §§ 1701 et seq., provides special powers to local governments and their Redevelopment Authorities to acquire blighted properties for redevelopment□and

□ **HEREAS**, to exercise such powers under the Urban Redevelopment Law a local municipality must establish a blighted property review committee by ordinance□and

□ **HEREAS**, Borough Council now desires to create a blighted property review committee as permitted by and in accordance with the Urban Redevelopment Law to participate in the identification of blighted properties within the Borough in order to allow for the acquisition and disposition of such real property as permitted by law in order to protect the health, safety and general welfare of the Borough residents.

NO□ 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. The Code of the Borough of Jenkintown shall be amended by adding a new Chapter 10 entitled “Blighted Property Review Committee” to provide as follows:

Chapter 10 “Blighted Property Review Committee”

§10-1. Definitions.

For the purposes of this Chapter, the following definitions shall apply unless the context clearly requires otherwise:

ABANDONED PROPERTY.

A property shall be considered abandoned if: (1) it is a Vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure is located on the property remains unpaid for a period of six (6) months; or (2) it is a Vacant property or Vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the Borough or any other political subdivision are in excess of 150% of the fair market value of the property as established by the Montgomery County Assessment Office or Board of Assessment Appeals; or (3) the property has been declared abandoned by the owner, including an estate that is in possession of the property.

AUTHORITY OR REDEVELOPMENT AUTHORITY.

The Redevelopment Authority of Montgomery County.

BLIGHTED PROPERTY.

Property that meets one or more of the following:

- (1) Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the provisions of this Code.*
- (2) Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.*
- (3) Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by this Code, has been designated as unfit for human habitation.*
- (4) Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.*
- (5) Any structure from which the utilities, plumbing, heating, sewage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.*
- (6) Any Vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.*
- (7) Any unoccupied property which has been tax delinquent for a period of two years.*

(8) Any property which is Vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from a municipal code enforcement agency.

(9) Any Abandoned Property.

BOROUGH.

The Borough of Jenkintown

BOROUGH COUNCIL OR COUNCIL.

The Council of Jenkintown Borough.

COMMITTEE.

The Blighted Property Review Committee as established by this Chapter.

REDEVELOPMENT AREA.

Any area, whether improved or unimproved, which the Borough Planning Commission may find to be blighted because of the existence of conditions enumerated herein, so as to require or permit redevelopment under the provisions of the Urban Redevelopment Law, as amended.

REDEVELOPMENT CONTRACT.

A contract between the Authority and a redeveloper for the redevelopment of an area under the provisions of the Urban Redevelopment Law, as amended.

RESIDENTIAL AND RELATED USE.

Residential and related use shall include residential property for sale or rental and related uses, including, but not limited to park and recreation areas, neighborhood community service, and neighborhood parking lots.

URL OR URBAN REDEVELOPMENT LAW.

The Pennsylvania Urban Redevelopment Law, as amended.

VACANT.

A property shall be considered vacant if:

(1) the property is unoccupied or its occupancy has not been authorized by the owner of the property; or

(2) in the case of an unimproved lot or parcel of ground, a lien for the cost of demolition of any structure located on the property remains unpaid for a period of six (6) months; or

(3) in the case if an unimproved lot or parcel of ground, the property has remained in violation of any provision of local building, property maintenance or related codes applicable to such lots or parcels, including licensing requirements, for a period of six (6) months.

§10-2. Committee Established.

There is hereby created a Committee as described under the Pennsylvania Urban Redevelopment Law, 35 P.S. § 1712.1 (relating to blighted property removal) and that may be referred to the "Jenkintown Blighted Property Review Committee" or "Jenkintown Blight Committee."

§10-3. Committee Membership.

Unless otherwise required by law, the Committee shall consist of four (4) members who shall be as follows:

- A. One shall be a Borough Council member as designated by Borough Council from time to time by Motion or Resolution; and*
- B. One shall be a member of the Borough Planning Commission as designated by Borough Council from time to time by Motion or Resolution; and*
- C. One shall be the Executive Director of the Montgomery County Redevelopment Authority or her designee; and*
- D. One shall be the Borough Manager or his designee.*

§10-4. Power and Authority.

The Committee shall have power and authority to operate under the Urban Redevelopment Law, as amended, or any successor law to provide for the designation, certification and removal of blighted property as defined in the URL, to operate in conjunction with and cooperate with the Redevelopment Authority bringing about the acquisition by the exercise of eminent domain or otherwise, as authorized by the URL, and elimination of blighted property within the Borough; and to this end, said Committee shall have all power and authority to do such acts and deeds as are necessary and appropriate to carry out the goals of the URL, this Chapter, and applicable law.

§10-5. Certification.

The Committee and the Borough Planning Commission, upon making a determination that any property is blighted or is a Blighted Property as set forth in this Chapter or permitted under the Urban Redevelopment Law, as amended, must certify said Blighted Property to the Montgomery County Redevelopment Authority, except that:

- A. No property shall be certified to the Redevelopment Authority unless it is Vacant.*
- B. No property shall be certified to the Redevelopment Authority unless the owner of the property or an agent designated by her for receipt of service of notices within the County has been served with notice of the determination that the property is blighted, together with an appropriate order to eliminate the*

conditions causing the blight and notification that failure to do so may render the property subject to condemnation under this Chapter and the Urban Redevelopment Law. The notice shall be served upon the owner or her agent in accord with the provisions pertaining to service of notice of determination of a public nuisance under the Code of the Borough of Jenkintown. In the absence of specific service provisions, notice shall be sent via certified mail to the address on record with the Montgomery County Property Records, or by posting the property in a conspicuous place and proof of mailing. The owner or her agent shall have the right to appeal from the determination in the manner as an appeal from the determination of public nuisance. In the absence of a specified procedure or time-period, an administrative appeal may be filed to Borough Council within thirty (30) days of the date of the notice and Borough Council shall conduct a hearing in accord with the Pennsylvania Local Agency Law.

C. No blighted property shall be certified to the Redevelopment Authority until the time period for appeal has expired and no appeal has been taken, or, if taken, the appeal has been disposed of, and the owner or his agent has failed to comply with the order of the responsible department or other officer or agency.

§10-6. Acquisition and Disposition of Blighted Property.

A. Acquisition and disposition of Blighted Property under this Chapter shall not require preparation, adoption or approval of a Redevelopment Area Plan or Redevelopment Proposal, but at least thirty days prior to acquisition of any property under this section, the Redevelopment Authority shall transmit identification of the property to the Jenkintown Planning Commission and Borough Council and shall request a recommendation as to the appropriate reuse of the property. The Redevelopment Authority shall not acquire the property where the Jenkintown Planning Commission or Borough Council certifies that disposition for residential or related use would not be in accord with the comprehensive plan of the Borough.

B. Power of eminent domain shall be exercised pursuant to a resolution of the Redevelopment Authority and the procedure set forth in the act of June 22, 1964 (Sp.Sess., P.L. 84, No. 6), known as the "Eminent Domain Code," as amended or as otherwise permitted by applicable law.

C. Property disposed of within a Redevelopment Area shall be disposed of under a Redevelopment Contract in accordance with the provisions of the Urban Redevelopment Law.

D. Property disposed of outside an urban renewal project area shall be disposed of by deed in accordance with the provisions set forth in applicable law.

SECTION 2. 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 3. 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 4. EFFECTIVE DATE

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

ORDINANCE **AN** **ENACTED** by the Borough Council of the Borough of Jenkintown, Montgomery County, Pennsylvania this day of , 2026.

ATTEST:

JENKINTOWN BOROUGH COUNCIL

GEORGE LOCKE, MANGER

JAY CONNERS
BOROUGH COUNCIL PRESIDENT

APPROVED:

GABRIEL LERMAN, MAYOR



3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

June 3, 2026

JENKB26001

George Locke, Borough Manager
Borough of Lansdale
700 Summit Ave
Jenkintown, PA 19046

**RE: Walnut & Runnymede Traffic Signal Upgrades Phase 1
Payment Recommendation #1 (Final)
Jenkintown Borough, Montgomery County, PA**

Dear Mr. Locke:

Enclosed are the Certificate for Payment prepared by Pennoni and Contractor Progress Payment #1 prepared by Armour & Sons Electric, Inc. for the above referenced project. All contract work, including fabrication and installation of the new mast arm and controller has been completed.

We recommend payment to Armour & Sons Electric, Inc. in the amount of: **\$67,904.00.**

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Mark Bickerton", is positioned below the company name.

Mark Bickerton, PE

Enclosures

cc: Khal Hassan, PE, Pennoni, Borough Engineer

U:\Accounts\JENKB\JENKB23001 - General Traffic Engineering\DELIVERABLES\08_Walnut & Runnymede GLG\Phase 1 Pay Recommendation\2026-06-03 Progress Payment #1 Ltr.doc



CERTIFICATE FOR PAYMENT

Date of Issuance: 06/03/2026 Project No.: JENKB26001 Contract No.: _____

Project: Walnut & Runnymede Traffic Signal Upgrades Phase 1 Certificate No.: 1

Contractor: Armour & Sons Electric

Address: 23 East Cabot Boulevard

For Period:

From: 5/1/2026

To: 5/31/2026

To: Jenkintown Borough OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

The present status of the account for the subject contract is as follows:

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

ORIGINAL CONTRACT SUM	\$67,904.00
Change Orders	
Total Additions	\$0.00
Sub Total	\$67,904.00
Total Deductions	\$0.00
TOTAL CONTRACT TO DATE	\$67,904.00
Balance to Finish	\$0.00
TOTAL COMPLETED TO DATE	\$67,904.00
Materials Stored	\$0.00
Total Completed & Stored	\$67,904.00
Less <u>0%</u> Retainage	\$0.00
Total Earned Less Retainage	\$67,904.00
Less Previous Payments	\$0.00
THIS CERTIFICATE	\$67,904.00

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: Pennoni Associates Inc. DATE: 06/03/2026

BY: Mark Bickerton, PE

OWNER'S ACCEPTANCE

OWNER: Borough of Jenkintown DATE: _____

BY: _____

APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE ONE OF

PAGES

TO: Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

PROJECT: **Walnut Street & Runnymede Avenue
Phase 1 Construction Plan**

APPLICATION NO: **1**

PERIOD FROM: **5/1/2026**
TO: **5/31/2026**

Distribution to:

- ☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR: **ARMOUR & SONS ELECTRIC, INC**
23 EAST CABOT BOULEVARD
LANGHORNE, PA 19047

VIA CONSTRUCTION MANAGER:
VIA ARCHITECT:

CONTRACT FOR: **Traffic Signalization**

CONTRACT DATE:

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. \$ 67,904.00
2. Net change by Change Orders \$ -
3. CONTRACT SUM TO DATE \$ 67,904.00
4. TOTAL COMPLETED & STORED TO DATE \$ 67,904.00
5. RETAINAGE:

10% of Completed Work.....	\$ -
% of Stored Material.....	\$ -
Total Retainage	\$ -
or total in Column I on G703	
6. TOTAL EARNED LESS RETAINAGE \$ 67,904.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ -
8. CURRENT PAYMENT DUE. **\$ 67,904.00**
9. BALANCE TO FINISH, PLUS RETAINAGE \$ -

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
Total Approved this Month		
TOTALS	\$ -	\$ -
Net change by Change Orders	\$ -	

The undersigned Contractor certifies that to the best of his 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 him 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: **ARMOUR & SONS ELECTRIC, INC.**

By: 
Richard A. Armour, Jr., Treasurer

Date: 5/22/2026

State of: PENNSYLVANIA
County of: BUCKS

Subscribed and sworn to before me this 22ND day of MAY, 2026.

Notary Public 

My Commission expires: September 1, 2028

Commonwealth of Pennsylvania - Notary Seal
Stephanie Wood, Notary Public
Bucks County
My commission expires September 1, 2028
Commission number 1209663

CERTIFICATE FOR PAYMENT

Member, Pennsylvania Association of Notaries

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their 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 \$

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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.

APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply

APPLICATION NUMBER: 1

APPLICATION DATE: 5/22/2026

PERIOD FROM: 5/1/2026

TO: 5/31/2026

A	B	C	D	E	F	G		H	I
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			TOTAL COMPLETED AND STORED (D+E+F)	% Comp. (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
			Previous Applications	This Application					
				Work in Place	Stored Material (not In D or E)				
1	Controller Assy w/Rise & ATC Timer	\$ 24,494.00		\$ 24,494.00		\$ 24,494.00	100%	\$ -	
2	Generator Cabinet	\$ 1,200.00		\$ 1,200.00		\$ 1,200.00	100%	\$ -	
3	Trench Type II	\$ 3,150.00		\$ 3,150.00		\$ 3,150.00	100%	\$ -	
4	3" Conduit	\$ 300.00		\$ 300.00		\$ 300.00	100%	\$ -	
5	Type C Electric Service	\$ 1,450.00		\$ 1,450.00		\$ 1,450.00	100%	\$ -	
6	25' Mast Arm	\$ 24,775.00		\$ 24,775.00		\$ 24,775.00	100%	\$ -	
7	JB-30 Junction Box	\$ 1,300.00		\$ 1,300.00		\$ 1,300.00	100%	\$ -	
8	JB-27 Junction Box	\$ 1,150.00		\$ 1,150.00		\$ 1,150.00	100%	\$ -	
9	14-3 Signal Cable	\$ 760.00		\$ 760.00		\$ 760.00	100%	\$ -	
10	14-5 Signal Cable	\$ 2,300.00		\$ 2,300.00		\$ 2,300.00	100%	\$ -	
11	No Turn on Red sign	\$ 375.00		\$ 375.00		\$ 375.00	100%	\$ -	
12	12" Signals	\$ 3,225.00		\$ 3,225.00		\$ 3,225.00	100%	\$ -	
13	Maintenance & Protection of Traffic	\$ 1,900.00		\$ 1,900.00		\$ 1,900.00	100%	\$ -	
14	Removal of Existing Mast Arm	\$ 1,525.00		\$ 1,525.00		\$ 1,525.00	100%	\$ -	