

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

**MINUTES OF THE COMMITTEE WORKSHOP MEETING
APRIL 15, 2026, 7:00 P.M.**

MEMBERS:

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
Joshua Curtin	Councilor
Anne MacHaffie	Councilor

REGRETS:

Jay Conners	Council President
Alex Bartlett	Councilor

GUESTS:

George Locke	Borough Manager
Thomas Scott	Chief of Police
Kenneth Riggins	Public Works Foreman (until 8:01 p.m.)
Mark Bickerton	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 7:03 p.m.

2. PUBLIC COMMENT

Scott Burns stated that he had sent an email the week of April 6, 2026, suggesting that speed bumps be installed between the blocks of 300 and 400 Summit Avenue due to concerns with pedestrian safety, specifically regarding children at play and speeding vehicles. He thanked the Borough for its quick response in putting up temporary signs to address the concerns.

Mark Bickerton shared that the Borough has a traffic calming policy in place. As Scott Burns had submitted a request, the Borough engineers will review the request and provide a list of addresses that will require signatures in support of the traffic calming improvements to the area. At least 50% of the listed addresses would require signatures in support of the change for a study to be considered. The residents who submitted the request and whoever else is interested will need to acquire the signatures.

Chief Thomas Scott stated that they identified that there are no miles-per-hour signs on the eastbound side of the street. A pole was inserted, and a new sign was ordered. Two other miles-per-hour signs were being blocked by a tree and foliage. One has been relocated, and

the other will be relocated soon for visibility. A radar-based digital speed sign is being utilized to collect data to provide a reaction study for how many drivers decrease their speed based on the signs. The information is shared with the Borough engineer for data collection and analysis. Police officers cannot use the radar-based information for traffic enforcement.

3. REPORTS

3.1 Police Department

The Jenkintown Police Department report was submitted. After the retirement of a Borough crossing guard, the department has submitted to the school district that the Borough is seeking two individuals to work as crossing guards. They will be paid \$20 an hour for two hours a day.

Montgomery County Department of Public Safety has been providing law enforcement training under new staffing, and they will be hosting the School of Police Staff and Command for Northwestern University during November, 2026. The Jenkintown Police Department has budgeted to send one officer to the 10-week training. The course will be completed in two-week intervals. They are collaborating with the Borough with regards to “Chapter 85 Emergencies” and the emergency declaration.

The Jenkintown Police Department received a Block Access demonstration from J-Tech regarding their vehicle barrier system. They will be seeking funding to purchase a barrier system to block off roads during block parties and events to keep Jenkintown residents and visitors safe. A reminder to follow the listed speed limit of 25 miles per hour was provided. Officers will be enforcing the speed limit and all stop signs within the Borough.

The drug take back day will be held April 25, 2026, at 10:00 a.m. until 2:00 p.m. at the Jenkintown police station.

Canine Cane passed away April 3, 2026, after serving the Borough from 2016 until 2020. Canine Cane will be recognized for their service to the Borough. Officer Edward Culbreath and Officer Cory Murtagh were both recognized for their contributions during a recent investigation.

3.2 Public Works Department

Public Works Foreman Kenneth Riggins stated that paving will be ongoing from April 16, 2026, through April 18, 2026, regarding restoration from the 2025 gas main project. Some areas will be paved from curb to curb, and trench repair will occur on the east side of York Road, West Avenue, Homestead Road, Vernon Road, Cottman Street, and Nice Avenue. Focus has been on restoring areas in the Borough damaged from the winter season, such as knocked down signage, signage repair, potholes, and inlet reconstruction. Landscaping will be ongoing.

3.3 Engineer Report

Mark Bickerton stated that the report has been submitted. The Borough engineer assisted Manager Locke in finalizing and submitting the Green Light-Go grant application by the due date of March 31, 2026, for phase two improvements located at Walnut Street and Runnymede Avenue. Pre-construction and reviewing plans and submittals of the land development located at 459 York Road are ongoing. The drawings and documents for the Montco 2040 Borough-wide traffic calming project have been finalized for bidding and county review and approval.

4. PUBLIC WORKS – NEW BUSINESS/ITEMS FOR DISCUSSION

Councilor Sines-Pancoe presented Public Works’ new business.

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 Fire Department General Liability Insurance Renewal

The Jenkintown Borough fire department will be renewing their liability insurance with Utica Insurance with a slight increase of a couple thousand dollars. The Borough will be receiving a dividend of approximately \$2,500.

6.2 440 York Road – Vacant Building and Public Safety Concerns

Two individuals have been squatting on the property of 440 York Road. The Jenkintown Police Department is collaborating with the individuals squatting and the owner of 440 York Road to apply a consistent process when addressing public safety concerns. The two individuals have previously denied all offers of social service assistance offered by the Borough.

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

8.1 Resolution 2026 – 13 Jenkintown Borough Section 504 Officer

On a motion made by David Ballard, seconded by Alexandria Khalil, it was resolved to move to full council regarding the appointment of George Locke, Borough Manager, as the Section 504 Officer. Motion unanimously carried.

During the Community Development Block Grant application process, it was discovered that the Borough does not have a Section 504 officer. This officer is required for the LSA grant improvements.

8.2 Disposal of Public Records

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to move to full council authorization for the disposal of the records listed in Exhibit C, in full compliance with the retention periods and procedures set forth by the Pennsylvania Historical and Museum Commission's Local Government Records Committee. Motion unanimously carried.

8.3 Jenkintown Library – Keystone Grant for Public Library Facilities Award

The Keystone grant is for master planning services to support the planning for a 21st-century library vision, which could include renovations to the library building.

8.4 Borough ACT 511 Business Tax Status Update

Reports with graphs were provided in the meeting package.

1. ADMINISTRATION AND FINANCE – ONGOING BUSINESS

Councilor Ballard presented administration and finance ongoing business items.

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

2.1 Planning Commission

Jenkintown Borough's current signage ordinance will be reviewed on April 21, 2026.

2.2 Blighted Property Removal Committee – Proposed Ordinance 2026-3

On a motion made by Joanne Bruno, seconded by Gordon Lewis, it was resolved to move to full Council to advertise a committee formed by ordinance as described by Section 1712.1 of the Pennsylvania Urban Redevelopment Law addressing blighted property removal, consisting of four members as specified by the act. Motion carried.

The four committee members would be made up of a Council member, a planning commission member, the executive director of the Montco redevelopment authority or their designee, and the Borough manager or his designee. The Borough does not currently have a blighted property removal committee established.

2.3 Current Development Updates

2.3.1 459/471 Old York Road LLC – Mixed-Use Building

The Borough engineer will review the plans for fencing, pedestrian crossing, and detour signage. The county will then sign the recording of the plans for progress to continue.

2.3.2 109 Summit – The Verizon Building

The generator replacement was slated for completion on March 31, 2026, but it has not yet been completed. Drainage work was added onto the project, and an inlet will be installed next to the building as per the engineers' guidance.

3. BUILDING ZONING AND REVITALIZATION – ONGOING BUSINESS

3.1 Private/Public Parking Lot – 429 York Road

Joseph, a senior partner with 80-20 Design Partners, shared that they are finalizing decisions for consideration regarding either a sale price option at \$725,000 or a lease option for 20 years starting at \$49,000 per year with a 2.5% annual increase for the lot located at 429 York Road. Ken Mackenzie, senior partner with 80-20 Design Partners, reviewed a pamphlet provided to Council containing options for updating the parking lot. They would collaborate with the civil engineers to improve the lot by establishing a loading zone, providing lighting, signage, two to four owned EV chargers, moving the accessible parking spot, updating parking spaces to meet the local ordinance requirements, and restriping and sealing the full parking lot.

The ParkMobile payment application has been installed and is functioning with a rate of \$1 per hour or a discounted rate of \$10 for a full day or \$5 for the evening. The lot has the option to be sold as-is or remediated. If sold as-is, the purchase price would be lower than \$725,000. A price point has not yet been determined, but it was estimated at \$30,000 to \$50,000 less. The remediated, improved lot would come with a valued increase of \$100,000, making it 50 cents on the dollar. The goal is for Joseph and Ken Mackenzie to leave the parking lot business and provide an opportunity to the Borough. The alternative is the opportunity for a residential

development to be developed by 80-20 Design Partners or sold to a developer for a nine-unit residential building. The completed appraisal was completed for underdeveloped land and not a developed parking lot, so it is not a representation of what would be provided if the lot were to be purchased remediated. A meeting has been organized with Patrick Hitchens, the Borough solicitor, to discuss options. Any funding provided by grant support would only support a purchase and not the leasing option.

4. OTHER BUSINESS

There was no other business to discuss at this time.

5. ADJOURNMENT

The meeting was closed at 8:34 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