

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

**MINUTES OF THE BOROUGH OF JENKINTOWN COUNCIL MEETING
JUNE 24, 2026, 7:00 P.M.**

MEMBERS:

Jay Conners	Council President
Christian Soltysiak	Council Vice President
Gordon Lewis	Councilor
Deborra Sines-Pancoe	Councilor
Maxine Marlowe	Councilor
Joanne Bruno	Councilor
Steve Spindler	Councilor
Anne MacHaffie	Councilor
David Ballard	Councilor
Alexandria Khalil	Councilor
Joshua Curtin	Councilor
Alex Bartlett	Councilor

GUESTS:

Gabriel Lerman	Mayor
George Locke	Borough Manager
Mark Bickerton	Borough Engineer, Pennoni Associates
Patrick Hitchens	Borough Solicitor
Chief Thomas Scott	Chief of Police
Adam Fox	Borough Intern
Allison Shertzer	Borough Planning Commission
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. PLEDGE OF ALLEGIANCE

The Council recited the Pledge of Allegiance.

3. APPROVAL OF MINUTES

On a motion made by David Ballard, seconded by Deborra Sines Pancoe it was resolved to approve the minutes of the Borough of Jenkintown Council meeting held on May 27, 2026, and the Jenkintown Committee workshop meeting held on May 20, 2026, as presented. Motion unanimously carried.

4. APPROVAL OF PAYROLLS

On a motion made by David Ballard, seconded by Christian Soltysiak, it was resolved to approve payrolls in the amount of \$120,570.19 and invoices in the amount of \$401,166.22. Motion unanimously carried.

5. **PUBLIC COMMENT**

President Connors made note of an executive session to discuss potential litigation held June 24, 2026, before the public Council meeting.

There was no public comment.

6. **VALLEY FORGE TOURISM & CONVENTION BOARD – AMERICA 250**

Tessa Robinson presented a slide deck on behalf of the Valley Forge Tourism & Convention Board. She gave an overview of the membership-based organization, with over 500 members, stating that they are the sales and marketing organization for Montgomery County, Pennsylvania. She reviewed annual community events, charitable drives, and events held specifically for members. She highlighted the campaigns and initiatives to celebrate America 250, upcoming in July, 2026. Business cards were provided to those present who requested the information.

7. **PUBLIC HEARING**

Patrick Hitchens opened the public hearing for public discussion of Ordinance 2026-3 titled “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”. He provided a review of the state law that regulates zoning in Pennsylvania and the municipalities planning code requirements to hold a public hearing.

7.1 **Ordinance 2026-3 Zoning Map Revision**

On a motion made by Joanne Bruno, seconded by Anne MacHaffie, it was resolved to approve Ordinance 2026-3 that would rezone specific parcels on Leedom Street, Cedar Street, Willow Street, Greenwood Avenue, and McGoldrick Avenue from Town Center District to C-1 modified residential or C residential zoning district, as stated therein, and that would also amend and restate the Borough’s zoning map to reflect the same. Motion unanimously carried.

The first document marked into record was B1, a copy of the newspaper advertisement for the hearing. The second document marked into record was B2, a copy of the letter that was mailed to the residents and property owners whose properties were affected, including a listing of the addresses for where the letters were mailed. The third document marked into record was B3, a copy of the posting certification, indicating that 12 locations along Leedom Street, Cedar Street, Willow Street, Greenwood Avenue, and McGoldrick Avenue were posted. A fourth and final document marked into record was B4, a copy of the draft ordinance, including a copy of the new proposed map showing the changes to those properties being rezoned.

Jenkintown’s planning commission recommended the proposed rezoning of properties. Jenkintown Borough Council was not the driving force behind the idea; it was the communities planning commission in collaboration with Montgomery County planners.

President Connors opened the floor to comment from Council.

Councilor MacHaffie asked which specific properties are considered grandfathered properties.

Patrick Hitchens explained pre-existing nonconformities and how rezoning does not impact these properties but would impact any change that is made after a property is rezoned. The owner may continue in perpetuity as they were with pre-existing nonconformities.

Councilor Bruno asked about perpetuity and, if a building ends up vacant, what will occur.

Patrick Hitchens stated that the legal term would be an abandonment of the nonconforming use, and they would have to comply with whatever uses are permitted in the zoning district. He noted that owners can choose to propose a use variance to the zoning hearing board to switch to a use that is not permitted in that zoning district at that time.

Councilor Sines-Pancoe noted that many of the properties affected are in Ward 1 and are residential, and the few commercial properties will continue with use as they are, even if the property is sold. The planning commission's goal is to keep the residential areas as residential zones.

Allison Schertzer provided context regarding preserving Jenkintown's historic and diverse housing stock and how the revisions will allow nonconforming homes to be considered conforming in the updated zoning.

Councilor Spindler asked for clarification regarding modified residential.

Manager Locke clarified that the main difference with the C-1 modified is that, anywhere in town, low-impact business is permitted, such as a home business with a certain number of visitors per day.

President Conners opened the floor to public comments.

Annabelle Moreno, 318 Cedar Street, asked how the ordinance will affect two parking lots located in the 200 block of Cedar Street.

Manager Locke clarified how it would not impact those areas.

Peggy Downs, 304 Cedar Street, asked if the objective is to preserve housing stock and if that would mean no changes could take place unless the owner came to Council for approval. They also asked if the housing stock would not be preserved by this action if approvals were required. She asked what the complete cost of the initiative is and if a cost-benefit analysis was completed.

Patrick Hitchens clarified that the zoning ordinance is simply changing the map. He stated that there is no requirement under the municipalities planning code to perform a cost-benefit analysis. He noted that this is a planning-commission-generated idea, and no additional payment is involved for the meeting attendees as attendance is mandatory.

Brian Downs, McGoldrick Avenue, asked if an investigation of the proposed rezoning has been completed to determine the financial impact to a business owner if said business must stop operations and cannot start up again due to rezoning.

Patrick Hitchens reiterated that there is no requirement to perform a cost-benefit analysis, and that the planning commission has suggested the policy to be consistent with the Borough's overall goals and comprehensive plan.

Chris Meznaric, 308 Cedar Street, asked if an owner can make alterations to their home and if the ordinance will have any impact on the owner's ability to make changes.

Patrick Hitchens stated that, if the property is in the C-1 or C residential zone and it has a height limitation, the owner would need to obtain a zoning relief to exceed that height limitation. If the height already exceeds what would be permitted in the new district, it cannot be forcibly lowered, as it is considered a pre-existing nonconformity.

Patrick Hitchens closed the public hearing.

8. REPORTS

8.1 Engineer's Report

The engineer report has been filed. The retiming project on Old York Road and Montco 2040 continue to be advanced, and the Green Light-Go project is being monitored.

Mark Bickerton stated that they are investigating the issue of the water grates on Cedar Street and how the flow of water surpasses the holes. He would like to drop a camera into the grate to provide more information to Council. The ponding concerns located on Walnut Street will be investigated at the same time.

8.2 Solicitor's Report

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

8.3 Mayor's Report

Mayor Lerman met with the new school superintendent and relayed that it was a positive experience. School board members have communicated the desire to collaborate with the Borough on some grants. The fourth of July parade will start at 9:30 a.m. in Town Square.

8.4 Police Chief's Report

Chief Thomas Scott noted that the Borough is in dire need of crossing guards due to a recent retirement. The Borough requires a minimum of three additional crossing guards for a full staff of 11, and he has approached the school district about increasing the hourly rate. The police department transitioned to new duty handguns, and officer accuracy has improved in preparation and collaboration with the fire department to provide a safe community event during the fourth of July parade. The crime reports for the UCR will be provided in July, 2026.

8.5 Manager's Report

The Sunset 5k Run was a success, with many participants. Public Works staff supported the event through road closures, parking coordination, setup, and post-event cleanup. Public Works foreman Kenneth Riggins attended the bid opening with the Borough engineer and Manager Locke. The lowest bidder will come to council for permission in July, 2026, to be awarded the contract. The entire Public Works staff completed flagger training in accordance with PennDOT guidelines through The Pennsylvania State Association of Township Supervisors.

Manager Locke completed and submitted the FHWA 536 forms by the due date of June 15, 2026, as mandated by PennDOT. The forms are to document all funds expended on roads, except liquid fuels, as these numbers are not desired.

Errors were identified on the Borough's financial software, and the correct 2026 budget numbers were uploaded into the software. Clearance is being obtained from the Department of Labor and the Department of Revenue for both the Green Light-GO grant and Keystone

Grants, as clearance is a new requirement. The employee search for the Public Works driver labor position is complete, and the candidate accepted the job offer, to begin July 14, 2026. All property and zoning files have been electronically transferred.

9. ORDER OF BUSINESS

9.1 Ordinance 2026-5 Delinquent Account Penalty Fee for Sewer and Solid Waste

On a motion made by David Ballard, seconded by an unidentified Councilor, it was resolved to approve Ordinance 2026-5, memorializing the current penalty fee assessed to delinquent sewer at 10% and solid waste at \$5 per quarter owed. Motion unanimously carried.

9.2 Blighted Property Removal Committee Appointment

On a motion made by Joanne Bruno, seconded by Christian Soltysiak, it was resolved to appoint Maxine Marlowe, Allison Shertzer, George Locke, and Aliyah Furman Stanger, the executive director of the Montgomery County Redevelopment Authority, to serve on the Blighted Property Removal Committee at the will of Council. Motion unanimously carried.

9.3 Library Parking Lot Memorandum of Understanding

On a motion made by Joanne Bruno, seconded by Alex Bartlett, it was resolved to table the motion for the library parking lot memorandum of understanding until it is ready to come before full Council. Motion unanimously carried.

The intent is for Manager Locke and the library to have an additional meeting to discuss the matter further.

9.4 Traffic Light Upgrades at Runnymede Avenue and Walnut Street

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to ratify the approval of the final payment release No. 1 in the amount of \$67,904 that was issued as recommended by the Borough Engineer due to the grant deadline regarding the traffic light upgrades. Motion unanimously carried.

9.5 Tester Construction Group LLC – 501 Washington Lane Project

On a motion made by David Ballard, seconded by Steve Spindler, it was resolved to approve the final payment release No. 2 in the amount of \$29,399.35, as recommended by the Borough Engineer, regarding the 501 Washington Lane Project. Motion unanimously carried.

9.6 Montco 2040 Grant – Accessibility, Pedestrian Safety, and Traffic Calming

On a motion made by Christian Soltysiak, seconded by Alexandria Khalil, it was resolved to approve permission to publicly advertise the bid for construction regarding the Montco 2040 Implementation Grant. Motion unanimously carried.

10. ADJOURNMENT

The meeting was closed at 8:12 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