BOROUGH OF JENKINTOWN
700 SUMMIT AVENUE
JENKINTOWN, PENNSYLVANIA

MINUTES OF THE BOROUGH OF JENKINTOWN COUNCIL MEETING
SEPTEMBER 23, 2026, 7:00 P.M.

MEMBERS:

Jay Conners	Council President
Christian Soltysiak	Council Vice President
Gordon Lewis	Councilor
Maxine Marlowe	Councilor (via teleconference)
Deborra Sines-Pancoe	Councilor (via teleconference)
Steve Spindler	Councilor
Joanne Bruno	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
Nina Russakoff	Jenkintown Education Foundation
Bill Sabey	Environmental Advisory Board, Plymouth Township
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 7:01 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 Alexandria Khalil, it was resolved to approve the minutes of the Borough of Jenkintown Council meeting held on August 26, 2026, as presented. Motion unanimously carried.

4. APPROVAL OF PAYROLLS

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to approve payrolls in the amount of $194,948.49 and invoices in the amount of $267,951.33. Motion unanimously carried.

5. PUBLIC COMMENT

There were no public comments.

6. PUBLIC HEARING

Patrick Hitchens opened the public hearing continuation for the Jenkintown School District and the Jenkintown Education Foundation's wall mural application. The application sought conditional use approval under Section 181-138 B5 for the property located at 250 West Avenue Jenkintown, Pennsylvania, Tax Parcel 10-00-04696-00-1, located in the B1 residential district.

The purpose of conditional use hearings and Section 909.1b3 of the municipalities planning code was reviewed for Council and attendee clarification. A Borough zoning ordinance will typically contain specific standards and criteria that must be met to allow for a request for conditional use. Written approval is required from Borough Council for the applicant to obtain a permit from the zoning authority for proposed conditional use. The code states that the Borough Council shall approve any proposed conditional use if it finds adequate evidence that the proposed use will meet every standard listed for the general use criteria, all the specific standards for the proposed use listed in the relevant section, and all other applicable requirements of the chapter in granting a conditional use. A conditional use applicant initially bears the burden of proving that the proposed use meets the definition of a conditional use permit in the relevant zoning district and that the applicant meets specific standards and criteria set forth in the ordinance.

The first document marked into record was B1, a copy of the legal advertisement for the hearing held on August 26, 2026. The second document marked into record was B2, a copy of the public hearing notice. The third document marked into record was B3, a copy of the posting certification. The fourth document marked into record was B4, a copy of the letter dated July 29, 2026, sent by the Borough to the Jenkintown Education Foundation, advising them of the hearing on August 26, 2026, at 7:00 p.m. The fifth document marked into record was B5, a copy of the residential zoning application that was submitted initially with the application. The sixth document marked into record was B6, a copy of the amended residential zoning application received on August 24, 2026. The seventh and final document marked into record was B7, a copy of the proposed mural.

Nina Russakoff, a member of the executive board of the Jenkintown Education Foundation and the vice president of the school board, was sworn in as an authorized representative on behalf of the Jenkintown Education Foundation and the Jenkintown School District.

Patrick Hitchens opened the floor to party status requests. There were no parties.

Nina Russakoff apologized to Council that no representative was in attendance for the August 26, 2026, public hearing and addressed why the mural has already been installed. Council was provided with a packet of exhibits, including a copy of an email sent to George Locke from the Jenkintown School District's new superintendent, Dr. Brea D'Angelo, which communicated their understanding that, if the approval is denied, the mural will require immediate removal. Nina Russakoff presented how the mural meets specific standards and the criteria set forth in the ordinance.

Exhibits in the packet provided by the Jenkintown Education Foundation were as follows: Exhibit A, a copy of the email sent by Dr. Brea D'Angelo to George Locke explaining their actions; Exhibit B and C, images showing how the mural affects the surrounding streets and properties; Exhibit D, an image of the mural depicting the word art "Jenkintown"; Exhibit E, proof showing that the mural compliments the school; Exhibit F, a letter; Exhibit G, an image

of Nina Russakoff's hand next to the artist's name on the mural, indicating that the size of the nameplate is less than 2 square feet.

No mural had existed on the wall prior to the newly installed mural. The school district has agreed in writing to maintain the mural and restore the wall or façade upon which the mural is placed to its prior condition when required. Upon removal of the mural, the school district shall paint the entire surface with quality exterior paint guaranteed by the manufacturer to last a period of at least 10 years. If Council were inclined to grant approval, and the approval contained a condition that the Jenkintown Education Foundation would need to obtain a variance regarding the district, it was agreed that they would proceed as required by Council approval.

Jay Conners opened the floor to comments from Council.

David Ballard asked if there was a way to avoid a zoning use hearing with Borough approval. Patrick Hitchens stated that, typically, if an applicant seeks a conditional use approval and cannot meet all criteria, the applicant will have to first go to the zoning hearing board to obtain a variance from the applicable criteria since Council does not have the power to grant criteria waivers. The law specifically requires that Council ensures all criteria is met. If Council were to ignore a criterion, it could be interpreted as creating a precedent for other applicants. Joanne Bruno shared concern about setting an undesirable precedent.

Alexandria Khalil asked if Council could approve the conditional use with the stipulation that it has to pass the zoning hearing board. Patrick Hitchens replied that it could but that this is against normal proceedings, as it is best to ensure the applicant receives approval first. He further clarified that nothing in the law prevents Council from approving an application with certain conditions, such as obtaining relief from the zoning hearing board from the criteria that Council determines has not been satisfied.

Jay Conners opened the floor to public comments.

An unidentified commenter shared his personal relationship with the mural artist and facts about the artist.

Susan Howen, 100 West Avenue, shared personal experience as an artist and hope that the mural will be approved.

Margaret Leary Remich, 128 Cedar Street, asked, should the mural go to a zoning variance hearing, whether Council would consider waiving any related fees.

Kelly Hudson, 242 Wyncote Road, shared that she is speaking as a resident rather than a member of the legacy community board. She shared her opinion of the processes required to approve the mural and suggested that the system requires investigation, adding that the school and the Borough should work together on these issues.

Patrick Hitchens shared that he previously spoke with the school district solicitor, Justin, and added that communication was positive and seemed to help clarify the purpose of the procedures that are required for zoning variance approvals.

Alexandria Khalil shared her discomfort with the way in which Council was addressed during the public comment portion of the public hearing.

David Ballard shared that the one requirement that was to be met during the public hearing held on August 26, 2026, was that a Jenkintown Educational Foundation representative needed to be present; the requirement was not met. He agreed with Councilor Khalil's

comment and stated that Borough administration has been supportive throughout the wall mural's conditional use application process.

Christian Soltysiak highlighted that it needs to be understood that waiving fees means that the taxpayers pay for the cost, and that Council is responsible for protecting taxpayer funds. Her main concern was precedence and following procedures equally.

Deborra Sines-Pancoe shared support for Councilor Soltysiak's statement and agreed that a zoning variance hearing should be the next step to ensure the proper process is followed.

Patrick Hitchens closed the public hearing.

7. REPORTS

7.1 Engineer's Report

The engineer's report has been filed. Mark Bickerton stated that they are continuing to work on the ARLE and Green Light-Go traffic grants that the Borough recently obtained.

7.2 Solicitor's Report

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

7.3 Mayor's Report

Mayor Lerman shared that the Jenkintown Festival of the Arts will be held on September 27, 2026, from 1:00 p.m. until 6:00 p.m. The Hiway Theater is hosting its fourth annual TerrorThon festival from September 25, 2026, through September 27, 2026.

7.4 Police Chief's Report

The police report was submitted during the week of September 14, 2026. Chief Thomas Scott shared roads that will be shut down in Town Square from 9:00 a.m. through 9:00 p.m. on September 27, 2026, for the Jenkintown Festival of the Arts, and he noted that 162 vendors have signed up for the event. The school district has agreed to lend the Jenkintown Police Department two-way radios for safety use during the event. Chief Thomas Scott is collaborating with the Borough Engineer regarding traffic complaints received.

7.5 Manager's Report

Foreman Kenneth Riggins and public works staff Raheem Cooper attended 811 one call training over the course of eight hours. Public Works have been preparing for the arts fest in all relevant public spaces. Manager Locke shared that the Borough is proceeding with the purchase of the sewer meters through the small water grant, and Foreman Riggings is arranging the installation for the first week of October, 2026. Two zoning hearing boards will be held on September 24, 2026, at 7:00 p.m. One hearing will be for 212 Hillside Avenue for relief to build a garage in their rear yard, and the second hearing will be for 313 Cottman Avenue regarding short-term rentals to host an Airbnb on-site, as a special exception.

8. ORDER OF BUSINESS

8.1 Jenkintown School District – Wall Mural Application

On a motion made by Joanne Bruno, seconded by Alexandria Khalil, it was resolved to approve the application under 181-138-5 based on the testimony and exhibits

presented, as well as the special condition that the applicant shall obtain a variance or zoning relief from the zoning hearing board with regard to the location or the district in which the property is located. Motion unanimously carried.

Council adjourned into an executive session from 8:05 p.m. until 8:15 p.m. for the purpose of deliberating on the conditional use application.

8.2 Montco 2040 Implementation Grant

On a motion made by Christian Soltysiak, seconded by Joanne Bruno, it was resolved to waive the waiting period and award the contract to the low bidder, G&B Construction, based on their compliance with the RCO. Motion unanimously carried.

The Montco 2040 bids were opened on September 15, 2026, and the attempt to reward letter was issued on September 23, 2026. Due to weather concerns, Council agreed that waiving the waiting period would be the best course of action. G&B Construction is a woman-owned company that worked on Cedar Street Park.

8.3 Real Estate Tax Settlement Stipulation

On a motion made by David Ballard, seconded by Alexandria Khalil, it was resolved to table Council's approval of the tax settlement stipulation for 410 York Road (Docket No. 2024-23338), 412 York Road (Docket No. 2024-23328), and 428 York Road (Docket No. 2024-23321). Motion unanimously carried.

This is a pending real estate tax stipulation that the school district solicitor negotiates with the property owner before it is emailed to the Borough solicitor for Council approval. The proposed settlement proposing a value of $2.35 million for 2027 was received through email on September 1, 2026. The Board of Assessments had denied the owner's request to reduce the combined 2025 assessment, and the owner appealed the denial. Patrick Hitchens recalled a right-to-know request regarding the three properties in question, which prompted him to email the taxpayer's attorney and the school district to inquire if the property was sold. He was informed that the property sold in June, 2026, for $2.58 million. He followed up with the taxpayer and the school district to seek clarification surrounding the difference in value, wherein he was informed that they were not aware of the sale at the time of negotiating the settlement. The property owner advised that the property was not listed for sale but rather sold to a friend, and they provided the Borough solicitor with a copy of the sale. The school district has the proposed settlement on their agenda for September 28, 2026.

8.4 Resolution 2026-19 – "Ready 100" Clean and Renewable Energy

On a motion made by David Ballard, seconded by Alexandria Khalil, it was resolved to approve Resolution 2026-19, supporting clean energy and 100% renewable energy initiatives. Motion unanimously carried.

Bill Sabey clarified that the renewable energy resolution is aspirational and not obligational. He reviewed the goals and purpose of the clean and renewable energy resolution.

8.5 Montgomery County Consortium – Road Salt Contract

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to approve the form of the road salt supply agreement for the winter 2026/2027 season to the apparent low bidder, Morton Salt, at a price of $73.44 per delivered ton and $73 per non-delivered ton, subject to the solicitor's review and approval and the award of the

bid by Montgomery County Consortium of Communities at its meeting in October, 2026. Motion unanimously carried.

8.6 2027 Budget Meeting Schedule – Permission to Advertise

On a motion made by David Ballard, seconded by Gordon Lewis, it was resolved to approve the advertisement of the 2027 budget public meeting schedule. Motion unanimously carried.

8.7 Resolution 2026-22 – Establishment of Commercial Credit Card Account

On a motion made by David Ballard, seconded by Joshua Curtin, it was resolved to approve Resolution 2026-22, authorizing the establishment of a commercial credit card account with Firstrust Bank. Motion unanimously carried.

8.8 ALTEK – Conversion of Paper Documents to Electronic Files

On a motion made by David Ballard, seconded by Joanne Bruno, it was resolved to approve the disposal of paper records that have been converted into electronic files through ALTEK. Motion unanimously carried.

Four pallets of boxed paper will be removed from the Borough office through record disposal.

8.9 Small Water Grant – Permission to Advertise for Public Bid

On a motion made by David Ballard, seconded by Alex Bartlett, it was resolved to approve the advertisement of the Pennsylvania small water grant, with a total award of $97,194 with a required 15% match totaling $14,579. Motion unanimously carried.

8.10 Holiday Parking Schedule and Business Support Initiative

On a motion made by David Ballard, seconded by Alexandria Khalil, it was resolved to approve the revised holiday season parking schedule, providing free parking Friday through Sunday from November 27, 2026, through January 4, 2027. Motion unanimously carried.

David Ballard asked how the three-hour free time limit will be enforced on these days if ParkMobile is not used and inquired if the free holiday parking applies just to the business area. Chief Thomas Scott stated that the hope is that people will honor the free time limit set and move their vehicle accordingly. He clarified that the free parking would be for all metered locations within the Borough. If someone opts to pay through a ParkMobile meter during the holiday free parking timeslots, they will not be reimbursed.

ParkMobile meets with the Borough bi-monthly, and it was noted that it could be investigated further if ParkMobile can set up the meters to not accept payment during the holiday free parking days. Drivers will not be reimbursed for any parking tickets received Monday through Thursday if they choose not to pay, as the Borough will advertise clearly that the holiday parking is only offered Friday through Sunday.

9. NEW BUSINESS

9.1 Library Grant

The Jenkintown library collaborated with the Borough on a grant application for a planning study to create a master plan for the library's future. The application for the grant was

successful, and, with the assistance of Manager Locke, the library completed the recruitment process for a contractor. A bid was awarded during the week of September 14, 2026. David Ballard thanked Manager Locke for his efforts and his collaboration throughout the process.

10. ADJOURNMENT

The meeting was closed at 8:56 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