



BUILDING, ZONING, & REVITALIZATION COMMITTEE

March 11, 2013

7:30 p.m.

MINUTES OF MEETING

Call to Order: Chairwoman Pancoe called the meeting to order at 7:30 p.m.

Attendance:

- **Committee members present:** Chairwoman Pancoe, Vice-President Marlowe, Councilman Boutcher, Councilman Bunker, Councilman Danilak, and Councilwoman Durkin
- **Others present:** Interim Manager Locke and Assistant Manager Bashore
- **Absent:** Mayor Foley, Councilman Golden

Public Comment: There was no public comment at this time.

Reports

- **Jenkintown Planning Commission:** James Rose, Planning Commission Chairman, reported that the Planning Commission met to discuss the proposed SEPTA sub-station on the Abington/Jenkintown boarder and the application for the Jenkintown Train Station to National Registry of Historic Places. Mr. Rose stated that he will attend the Abington Township Zoning Hearing Board meeting on March 19, 2013 in order to voice opposition to the proposed access drive off of Walnut Street for the new sub-station. Chairwoman Pancoe stated that she will speak with the Borough Solicitor to determine if counsel should attend.
- **Design Review Board:** The Design Review Board did not meet since the last meeting. There was no report provided.
- **Director of Code Enforcement & Zoning:** A written report was provided in the monthly meeting materials. Councilwoman Durkin asked about the status of the properties being re-developed by Lindy Properties. Interim Manager Locke reported that he continues to meet with the developer and he should be receiving plans for the proposed dance studio and the proposed restaurant.

Old Business

- **Property Maintenance Initiative:** Interim Manager Locke reported that he has been successful in receiving responses from property owners who receive letters regarding property maintenance. It was noted that the Borough has been working to address trash collection issues in the business district and has written many letters regarding signage. Chairwoman Pancoe requested that Interim Manager Locke inspect the sign at the former Photo Spot location and

determine if it needs to be repaired. Councilwoman Durkin asked about a spring cleaning initiative related to property maintenance. Chairwoman Pancoe requested that Councilwoman Durkin draft a communications item and distribute it for review.

- **Fire Inspection Program - Status:** Interim Manager Locke reported 24 fire inspections were completed in the previous month. Interim Manager Locke noted that he has completed fire inspections for more than 50% of the commercial properties in the Borough.
- **Sidewalk & Curb Maintenance Repair Program – Letters for affected properties:** Interim Manager Locke reported that he completed inspections of properties on the streets scheduled to be paved in 2013. Letters notifying residents that their street would be paved were mailed to the residents of affected streets. Councilman Danilak asked about the cost associated with concrete repair. Interim Manager Locke stated that the cost was approximately \$10/sq. ft. for sidewalk and \$30/linear foot for curb repair. Chairwoman Pancoe recommended discussing the sidewalk and curb repair program at the full Council meeting. The Committee directed Assistant Manager Bashore to draft a press release regarding the program.
- **Residential Fire Alarm Program:** Chairwoman Pancoe stated that the Borough is exploring a residential fire alarm program. Councilman Boutcher noted that it would apply to non-owner occupied homes with three (3) or more dwelling units. The Committee directed Interim Manager Locke to determine if this is required under the Fire Code.

New Business

- **108 Walnut Street status update:** Interim Manager Locke reported that he obtained estimates to making repairs to the roof of the structure and he will be seeking estimates for maintaining the grass in order to make the property appear occupied. It was also noted that a citation will be issued against the executor of the trust. Councilman Danilak noted that the Borough is continue to explore ways to address property maintenance issues as they relate to twin homes. Councilman Bunker asked if there was any damage to the adjoining property as a result of deterioration. Edward Minch, 106 Walnut Street, stated that there is direct damage, but there is the possibility of vermin migrating to their side of the twin. The Borough will continue to pursue necessary enforcement measures.
- **Remaining EDU status updates:** Interim Manager Locke reported that there are 7.37 EDUs remaining in the unallocated reserve and a request has been made for an allocation of an additional 25 EDUs. Interim Manager Locke noted that he has worked with Paul Hughes, P.E., Borough Engineer, in order to outline the rationale for the additional request.
- **Abington / Septa ZHB update:** The Committee determined that the Borough will be represented at the March 19, 2013 Abington Township Zoning Hearing Board meeting.

Adjournment: On motion of Chairwoman Pancoe, seconded by Councilwoman Durkin, the motion adjourning the meeting passed unanimously.

Action Items

March 11, 2013

George Locke, Interim Manager	Residential Fire Alarm Program - Review Fire Code in order to determine compliance EDUs - Send rational letter to DEP
Chris Bashore, Assistant Manager	Sidewalk & Curb Maintenance Program - Draft press release for program