

## **Jenkintown Borough Sidewalk and Curb Improvement Program**

For residents of Mather Road, Mather Spur, Wyncote Road, Florence Avenue (Greenwood Avenue to West Avenue) & Highland Avenue (Wyncote Road to Greenwood Avenue)

**Public Information Session                      TUESDAY, APRIL 9 – 7:30 PM  
JENKINTOWN BOROUGH HALL – 700 Summit Avenue**

AS PART OF Jenkintown Boroughs' program of borough-wide revitalization and property maintenance, we are kicking off a five-year schedule of repaving borough streets.

In preparation for this repaving project, Jenkintown Borough is contacting property owners whose streets are slated to be repaved, and whose sidewalks and curbs have deteriorated to the point that they require replacement.

### **Why are we asking property owners to make sidewalk and curb repairs?**

- *New paving is best applied against solid curbs in good repair. To do otherwise significantly compromises the integrity of the road.*
- *Curb replacement is more costly for the homeowner if done after the road is repaved since road restoration would then be required.*
- *Cracked and broken sidewalks are a tripping hazard to the general public and a significant liability to the property owner.*
- *Well-maintained common areas -- roads, curbs and sidewalks – send a positive message about our community to visitors and to potential homebuyers and businesses.*
- *Finally, the condition of sidewalks and curbs are the property owners' legal responsibility.*

### **Why do I have to repair my sidewalk and curbs, but my neighbors across town don't?**

- *The borough is focusing on neighborhoods scheduled for street repaving in order to bring curbs up to standards. Any necessary sidewalk repairs are being brought to these property owners' attention at the same time.*
- *We are concurrently assessing the safety of ALL the sidewalks in the borough, and prioritizing repair notices based on the severity of the safety issues involved.*
- *Property owners with curbs and/or sidewalks in poor condition are being notified to make repairs and bring their property back into code compliance regardless of when their street is scheduled for paving.*

### **Can I just fix the curb and do the sidewalk later? The sidewalk doesn't impact the paving.**

*If you are asked by the borough to repair your sidewalk, it is because it poses a hazard to pedestrians and it must be repaired within the time frame allowed.*

### **In Town X, property owners were provided the name of a contractor who agreed to offer curb/sidewalk repair services in that town at a group discount. Why isn't Jenkintown doing that?**

*For liability and logistical reasons, Jenkintown is unable to be a party to private business transactions. You are welcome to band together with your neighbors to seek group discounts on this work; and to facilitate that, the Borough will provide property owners a copy of the public*

*records indicating which owners are being asked to make these repairs. Jenkintown will reduce the usual permitting fees for concrete repair in cases where repairs are required by the borough.*

**What are property owners' legal responsibilities with regard to sidewalks and curbs?**

**What if I don't perform the required repairs?**

*By law, the owner of the property adjacent to the sidewalk/curb is responsible for its maintenance. If the borough deems their condition unsafe or unstable and notifies the property owner, the repairs must be made. If they are not made, the borough will perform the repairs and bill the property owner. Unpaid bills can result in property liens.*

*Not addressing hazardous conditions when notified could negatively affect insurance coverage in the case of personal injury.*

**About how much will these repairs cost me?**

*Most sidewalk blocks are 4' x 4'. Locally, the typical cost for a block of sidewalk replacement can range from \$128 to \$200; the typical cost for each linear foot of curb replacement is between \$35 and \$50. Prices can vary widely depending on many factors.*

**How do I gather estimates for sidewalk and curb repair?**

*Sources for finding contractors include recommendations by neighbors, advertisements and web searches. Some contractors follow municipalities' paving schedules in order to market their services to residents who they anticipate may be subject to required repairs. As with any project it is recommended to obtain at least three estimates prior to signing a contract. The PA Attorney General's website has specific requirements for home improvement contractors that are designed to protect the consumer.*

**How much time do I have to complete the repairs? Can I get a hardship extension or waiver?**

*From the date of your original notification letter, you will have approximately five months to complete the repairs and bring your property back in to code compliance. After that date, the work may be done by the borough. Unfortunately, extensions and waivers cannot be considered due to the repaving schedule.*

**How can I find a loan to help pay for my sidewalk and curb repair?**

*Any bank or credit union can provide you information on secured and unsecured personal loans. Those transactions are your responsibility. The borough cannot recommend any particular institution.*

**Am I required to replace my sidewalk and curb using the same materials they are now?**

*Sidewalks may be brick or concrete, depending on personal taste. Curbs may be granite, slate or concrete. Granite and slate are generally more expensive than concrete. The majority of new curbs installed are concrete.*

*Any product used must pass final code inspection by Jenkintown Borough and may not have vertical offsets (i.e. tripping hazards).*

**We thank you for your attention and look forward to working with you for the betterment of Jenkintown Borough.**