

**The Neighborhood Club of Bala Cynwyd
Board Meeting January 9, 2018
The Lower Merion Academy Building**

Board Attendees:

Vanessa Coke Cohen, Eric Godfrey, Maxine Goldberg, Anne M. Greenhalgh, Ricky Guerra, David Haas, Jeremy Harrison, Randy Myer, David Rosenbaum, Dan Russoniello, Jerry Skillings, Linda Sagman Shifra Vega, David Yavil, and Merle Zucker

Absent:

Alison Munoz

Excused: Courtenay Harris Bond and Roger Moog

Call to order

President David Rosenbaum called the meeting to order at 7:35 pm.

Police Report:

Officers Bedzela and Bills reported that the Township has seen an uptick in burglaries: 15 Township-wide and four in Bala Cynwyd. The burglaries took place from 4:00 – 8:00 p.m. The burglars forced front doors open. The houses were unlit or dimly lit. All four residences either had no alarm systems or the alarms were not on. The target was jewelry and other high value items. The Officers believe that the burglars have been seeking out vulnerable properties but do not attribute this to a seasonal increase in criminal activity. They also reported that the Township has seen more heroin overdoses as a direct result of the opioid epidemic and that no neighborhood in the Township is immune to that problem.

President's Report:

President David Rosenbaum reported on:

1. Setting the tone for 2018. He began by thanking Past President Jerry Skillings and other members of the Executive Board for their service, including Vice President Dan Russionello, Secretary Anne M. Greenhalgh, Treasurer, Eric Godfrey, Past President/Nominating Chair Roger Moog and Solicitor David Haas. Vice President Russionello presented Mr. Skillings with a gift certificate on behalf of the board and indicated that an additional gift recognizing his service would be presented at a later date. President Rosenbaum added that he intends to emulate Past President Skillings and Moog: he would like to run the Board meeting in an even-tempered and fair way, like Past President Skillings; he intends to be as strong at time management as Past President Moog.
2. Appointing Committee Chairs, including Ricky Guerra, Chair of Public Affairs Committee; Jeremy Harrison, Liaison to Lower Merion Community Watch; Shifra Vega and Merle Zucker, Membership Committee; Courtenay Harris Bond, Newsletter. President Rosenbaum will continue as the Chair of the Zoning Committee. President Rosenbaum added that we need a volunteer for our annual dinner, Independence Day Celebration, and for the new diversity project.
3. On zoning, President Rosenbaum added that The Club needs to be more strategic and to operate as a lobbying organization by taking a three-prong approach to development: working with developers to improve as of right projects, seeking changes to the existing code where harm would result if nothing was done until the new zoning code was written and adopted. .
4. President Rosenbaum urged Board Members to be civil and to formulate well-reasoned and thoughtful arguments rather than emotional arguments. While venting might make speakers feel better, they are contrary to our work and goals.
5. President Rosenbaum announced the creation of Civic Engagement, Inclusion, and Diversity Committee. President Rosenbaum reported that one of his goals is to broaden the membership on the

Board; for example, to include more representation from the Ultra-Orthodox community and to expand our membership especially in the Bala portion of Bala Cynwyd.

6. The Club's Meeting Calendar. President Rosenbaum recommended that we meet on September 4, 2018, the day after Labor Day. No Directors voiced any objection. The location of the February 13, 2018 meeting will be the Fairmont. Meeting Locations will be varied to increase visibility in community and membership of under-represented groups.
7. The Director's Conflict of Interest Certifications. President Rosembaum reminded Directors that they are required to sign a Conflict of Interest Statement. Directors in attendance did so by the end of the meeting.

Treasurer's Report:

Treasurer Eric Godfrey presented the January 218 Treasurer's Report:

- 2017 YTD Statement of Financial Activity (January 1, 2017 – December 31, 2017) indicating YTD Net Revenue of \$ - 3,178.30
- 2017 YTD Financial Position (through December 4, 2017) indicating current Total Assets of \$24,847 of which \$13,106.15 are temporarily restricted funds.
- BUDGET VS. ACTUALS FY2017
- BUDGET OVERVIEW FY2018 (Proposed)

Jerry Skillings made a motion to accept the 2017 financial report. Ricky Guerra seconded the motion. No Directors abstained. The Board unanimously approved the motion. The Board will review the 2018 proposed budget during the February meeting after a closer review of the Independence Day Celebration proposed budget.

Secretary's Report:

Secretary Anne M. Greenhalgh presented the December minutes to the Board. Merle Zucker moved to approve the motion. David Haas seconded the motion. Vanessa Coke Cohen, Eric Godfrey, and Randy Myer abstained. The Board approved the motion and December 2017 minutes.

Solicitor's Report:

Solicitor David Haas had no report.

Presentations to the Board

David Haas and Vanessa Coke Cohen reported on the Medical Marijuana Ordinance. They reported that dispensaries fall into two categories -- dispensaries; and growing and processing facilities – and that every legal use must be provided for by the Township. Moreover, every dispensary is subject to the commercial zoning requirements of the Township and must also meet requirements set by State law. At the present time, the Township's Ordinance approves growing dispensaries in C-1 and C-2 commercial districts. The present draft of the Ordinance allows for dispensaries in three location in Bala Cynwyd: in the C-1 district along Montgomery Avenue, the ROHO district, and RCA district along City Avenue. Both David Haas and Vanesa Coke Cohen voiced their concerns to Township Commissioners that Bala Cynwyd should not shoulder a disproportionate share of medical marijuana facilities in the Township and proposed that the property in the ROHO district be excluded as potential locations for dispensaries (primarily for traffic and planning considerations); nonetheless, the Commissioners' most recent vote to advertise a public hearing for the draft zoning ordinance amendment rejected this proposal by a vote of 5 to 4. The public will have an opportunity to comment on the Ordinance on January 17, 2018. Vanessa Coke Cohen asked for the Board's support and moved that the Township exclude the ROHO district from the current Ordinance. Randy Myer seconded the motion. Shifra Vega abstained. The Board approved the motion.

Officials Attending:

Commissioner Brian McGuire will report on storm water during the February 2018 meeting. He added that the Board of Commissioners will review changes in the Zoning Ordinance on February 28 at 7:00 p.m.

Commissioner George Manos reported that neighbors are welcome to attend a follow-up meeting on January 25, 2017 at NOBA, 210 Bala Avenue. The Board of Commissioners will review Preliminary Land Development plans next. Commissioner Manos also reported that the Township will reach out to the Board to secure representation on the Transportation Services Advisory Committee.

Committee Reports

Membership, Shifra Vega and Merle Zucker – reported membership seems down from last year. She recommended that The Club improve its recording of memberships and database and will take steps to improve membership report functionality and acknowledgement of memberships

Zoning, David Rosenbaum – reported on upcoming meetings (**Attachment #1**). He also brought a number of zoning proposals to the Boards attention, including:

- 21 Rock Hill Road – The developer met with both President Rosenbaum and the Planning Department about a possible self-storage facility. As currently designed, the project would require a variance relating to the set back from an adjacent property. Due to its proximity to a nearby condominium, President Rosenbaum anticipates that concerns could be raised by those owners who would overlook the self-storage facility. President Rosenbaum acknowledged that he had seen preliminary drawings for the project and had been assured by the developer that there would be no security fences or barbed wire and that the facility would not be open all the time.
- LCB Senior Living, LLC—The Zoning Hearing Board hearing was continued to allow testimony on noise following concerns raised by Neighbors. The developer has indicated that the project will meet or exceed the Township’s noise ordinance.
- Longhorn Steakhouse sign—No application is pending
- 14 Kings Grant – The Preliminary Land Development Plan and a Waiver Request relating to the Tentative Sketch is tentatively scheduled to be presented on the February 5, 2018 Planning Commission agenda. President Rosenbaum will forward most recent Preliminary plans to the Board so that the Board can decide whether or not the developer needs to return to the Board in February.
- City Avenue Special Services District-- President Rosenbaum will attend breakfast meeting and report back on a “Futurecast” event, open to the public.

Independence Day, Vacant—Anne M. Greenhalgh and David Rosenbaum will circulate an RFP to event planners with the idea that proposals to manage the Independence Day Celebration will be received and considered at our February Meeting.

Federation, Maxine Goldberg & Ricky Guerra – reported that new Township Commissioners have been invited to come to the Federation’s next meeting on February 12, 2018. He also distributed a copy of committee assignments (**Attachment #2**).

David Haas moved to adjourn. Ricky Guerra seconded the motion. The Board gave the motion unanimous approval.

Respectfully Submitted,
Anne M. Greenhalgh, Secretary

Upcoming Public Meetings on BC Land Development Projects:

1/8/18 @ 7pm

Planning Commission Meeting

Medical Marijuana Amendment to Zoning Code: Consider an amendment to the Zoning Code that will allow a medical marijuana grower in the M District and Medical Marijuana dispensaries in the non-residential zoning districts, which include the Rock Hill Overlay District and City Avenue Regional Center District. An Academic Clinical Research Center would be permitted in the Medical Center District. Proposed amendment includes a 1,000 foot separation requirement between Medical Marijuana uses and schools and day care centers.

Ordinance Amending the Dedication of Land for Recreation or Fees in Lieu. Consider recommending to the Board of Commissioners authorize to advertise and hold public hearing on 1/17/18 to consider amendment to add criteria for the recreation facilities that a developer can construct in lieu of the dedication of land for recreational purpose. One purpose of the proposed ordinance is to incorporate changes made at the state level that provide the Township with greater flexibility in its use of current and future fees collected for recreation from developers. Earlier this spring the code was amended to clarify that land area for recreation must be provided outdoors and not within a building (some developers were using indoor recreation space to meet this requirement, which would not be permitted under the amendment). This ordinance and the discussion that it may produce could affect the form of future developments and might result in requiring more green space. The amendment would also increase the fee and require that it be put into an interest bearing account to provide, acquire, operate or maintain park recreation facilities.

Preliminary Land Development Plan, 121 City Avenue, Bala Shopping Center. A proposal to construct an 87 unit, six-story apartment building above at grade parking. Applicant tabled this presentation, which will be rescheduled for next month – see notation below.

1/10/18 @ 7:45pm Building and Planning Committee

Likely will include same issues as discussed at 1/8/17 Planning Commission Meeting

1/17/18 @ 7.30pm Board of Commissioners Meeting

Likely will include same issues as discussed at 1/10/17 Building & Planning Committee.

1/24/18

@ 8:00-9:30am

City Ave District Futurecast: Keynote Speaker is Kevin Michals, Managing Partner of Cross Properties. Event is open to the public but there is a fee. Register online at <https://www.eventbrite.com/e/city-ave-futurecast-2018-tickets-39127976832?aff=erelexpmlt>

1/25/18 @ 7.15pm Zoning Hearing Board

Appeal No. 4425. LCB Senior Living, LLC. Testimony will be presented concerning noise in conjunction with request for special exception to construct a 6 story senior living center for independent living, assisted living and memory care services to include 84 unit, 96 bed facility with 68 surface and garage parking spaces.

2/5/18

Planning Commission

Preliminary Land Development Plan, 121 City Avenue, Bala Shopping Center. A proposal to construct an 87 unit, six-story apartment building above at grade parking. Applicant previously received Tentative Sketch Plan approval on 11/16/16 and conditional use approval to deviate from the multi-purpose path design standards.

Upcoming Meetings Relating to LMSD

1/3/18 @ 8:30am

Curriculum Committee Meeting: Course Textbook Proposal for IB Psychology Resources, a Presentation on Achievement and Growth Data by Dr. Eveslage, Dr. Paul and Mr. Cote and a discussion of Challenge Success

1/8/18 @ 7:00pm

School Board: Education Committee & Supplementary Regular Business Meeting

1/12/18 @ 8:30am

School Board Poly Committee Meeting

1/18/18 @ 8:30am

School Board Facilities/Purchasing Committee Meeting

1/22/18 @ 8pm

School Board Regular Board Meeting

1/24/18 @ 8:30am

Communications Committee Meeting

2/6/18 @ 8:30am

Curriculum Committee

Committee Assignments

2018

STANDING COMMITTEES	CHAIR	VICE-CHAIR(S)
Administrative & Human Resources ¹	Churchill	Manos, McGuire
Building & Planning	Grimes & Rogan co-chairs	Manos, Sinai
Economic Revitalization ⁴	Churchill	Gavrin, Gelber, Stevenson
Finance	McGuire	McElhaney, Sinai, Zelov
Fire	Bernheim	Gavrin, Zelov
Grants & Community Development	O'Neill	Durbin, Stevenson
Health	Gavrin	Churchill, Gelber
Intergovernmental Relations	Gelber	Grimes, McGuire
Legal Affairs	Durbin	Gavrin, Grimes
Library ⁴	Manos	Churchill, O'Neill
Open Space ⁵	Stevenson	Gelber, Sinai
Parks & Recreation ²	Durbin	McGuire, Zelov
Police	Zelov	Grimes, McElhaney, Stevenson
Public Works	McElhaney	Gelber, McGuire
Telecommunications ⁵	Gelber	Gavrin, O'Neill
Township Properties	Sinai	Churchill, Manos
AD HOC COMMITTEES	CHAIR	MEMBERS
Ad Hoc Affordable Housing	Manos	Sinai, Stevenson, Zelov
Ad Hoc Ardmore	Gelber	Durbin, Stevenson
Ad Hoc Environmental Initiative	Gavrin	Manos, Zelov
Ad Hoc Nominations for Township Boards, Commissions & Committees	Durbin	Gelber, Manos
Ad Hoc Stormwater Management	McGuire	Rogan, O'Neill
Ad Hoc Traffic Safety	Durbin & Zelov co-chairs	Gavrin, Gelber, Grimes

¹ Administrative and Human Resources includes Public Information and Information Services.

² Name changed by Ordinance 3650, July 17, 2002.

⁴ Name changed by Ordinance February 15, 2006.

⁵ Created by Ordinance February 15, 2006.

The former Ad Hoc School District Committee was removed as of the January 2016 biennial reorganization. Matters relating to the Lower Merion School District are now addressed by the Intergovernmental Relations Committee.