

**The Neighborhood Club of Bala Cynwyd
Board Meeting April 11, 2018
The Lower Merion Academy Building**

Board Attendees:

Eric Godfrey, Maxine Goldberg, Ricky Guerra, David Haas, Roger Moog, Randy Myer, David Rosenbaum, Dan Russoniello, Jerry Skillings, Merle Zucker, and Jeremy Harrison, Vanessa Coke Cohen

Excused: Linda Sagman, Michal Frager Frankel, Anne M. Greenhalgh, and David Yavel

Call to order

President Rosenbaum called the meeting to order at 7:35 pm. He asked those attending to introduce themselves.

Police Report:

No report.

President's Report:

President Rosenbaum also report on issues with a malfunctioning traffic light at Conshohocken State Rd. and City Ave. At several times during the last few months the traffic signal stopped working or was flashing yellow or red lights in various directions leading to extremely dangerous traffic conditions. President Rosenbaum has been working with township engineers and the police department to encourage Lower Merion police to be dispatched to the intersection when the light is malfunctioning. We have been told by Terry Foley of the CASSD that the light was fixed on the afternoon of our meeting by replacing the original signal switches and not the new equipment.

President Rosenbaum spoke about the hiring of a traffic consultant, David Horner, which occurred after t our last meeting. Mr. Horner was hired to assist with discussions with the Township Engineer about traffic studies generally and to assist with understanding the traffic study done by Federated in connection with the 121 City Ave. development.

The hiring of David Horner was funded by private and board contributions. The engineer, David Horner, met with David R., Roger Moog, and Ricky G. After that meeting President Rosenbaum met with the Township Engineer and members of the Planning Department to work on details for a public workshop on traffic issues that will be open to all civics and the public and to discuss issues and concerns with the 121 City Ave traffic study.

President Rosenbaum also spoke about the soon to be published issue of the Newsletter, which was completed on the day of the meeting and is expected to be mailed sometime in the next 3-4 weeks. Following a suggestion by Commissioner Manos, the newsletter will include an article profiling a local BC merchant: Sky Soup Art Center in Bala Village. The newsletter also will include ads for membership, solicitations for new directors and an ad encouraging visits to the NCBC Facebook page. Both the membership and Facebook ads incorporate QVR codes.

The location of our next meeting is under discussion with Mestiva a high school for orthodox students. The meeting is expected to include a program promoting better understanding and relationships with the ultra-Orthodox Community.

Secretary's Report:

Merle Zucker acted as Secretary in Anne Greenhalgh's absence. There was no discussion about the minutes of the March meeting. Minutes were approved.

Treasurer's Report:

Merle Zucker moved to approve the Treasurer's report, Randy Myer seconded the motion, and the motion was approved unanimously.

Presentations to the Board

121 City Ave with representatives of Federal Realty, George Broseman, Andy Bottaro and Traffic Engineer John J. Yurick

President Rosenbaum introduced the presentation by indicating that it would be limited to discussion of Federated's Traffic Study for 121 City Avenue. George Broseman indicated that this was the sixth time that Federated had appeared before the NCBC to discuss the 121 City Ave project. Mr. Broseman explained that a revised Preliminary Plan has been prepared and submitted to the Township and will be considered during a Building and Planning Committee Meeting in May.

John Yurick, Engineer from McMahon

Mr. Yurick indicated that the Township does not have its own standards indicating specifying the analysis that should be included in a traffic study. Accordingly, Federated followed the Penn DOT standards, which he said based upon the trip generation data warranted only the performance of a "traffic lite study lite."

Mr. Yurick indicated that the Township did not ask Federated to study and of the surrounding intersections, which he presumed was due to the fact that those intersections were studied as a part of the Act 209 study. President Rosenbaum pointed out that those traffic studies were close to 10 years old and that this was a concern to residents who were worried about the effect of future development.

Mr. Yurick indicated that Federated did study the shopping center entrances/exits at Conshohocken State Road and at St. Asaphs Road. He admitted that the St. Asaph's Road exit was graded as a failed intersection, but indicated that this would be addressed by the no left turn sign that the developer agreed to install.

Mr. Yurick spoke to the traffic generated by the proposed project. Federated performed a traffic count on June 14th and collected trip generation data during the am and pm rush hours. They found that the number of additional trips was below the Penn DOT threshold.

George B:

George Brosman stated that Federated was not proposing a building that would have a significant impact on the surrounding area. He reminded the NCBC that the proposed apartment building was not as big as it could have been by right and based upon the settlement agreement with the neighbors and that the trip generation from the development was not, in his opinion, significant.

Broseman indicated that the fact that the Bala House was closed when the traffic count was performed was not significant because: (a) staff members still reported to work on that day even though the children were not present; (b) the Bala House indicated in connection with other projects that their normal drop offs and pickups are typically spread over time and do not only occur during rush hour; (c) Mr. Broseman claimed that there were traffic studies done by Bala House indicating that the additional traffic would not have made any

difference. David Haas asked why Federated would not just re-do the traffic count and suggested that their failure to do so was an indication that they weren't really as confident in their data and analysis as they were suggesting.

President Rosenbaum spoke about his concern that there would be pedestrian and traffic safety issues due to jaywalking pedestrians crossing mid-block on Conshohocken State Road at the shopping center exit near the multi-purpose path. He noted that this would be made more likely by the absence of a sidewalk on St. Asaph's Road between the site of the apartment project and the intersection of Conshohocken State Road and St. Asaph's Road. Mr. Broseman indicated that Federal Realty agreed to contribute some funds to construct the sidewalk even though it legally wasn't required to do so, which was in addition to the impact fee that Federal was required to make. President Rosenbaum expressed his opinion that the entire cost of the sidewalk should be paid by the developer. Gilda Kramer expressed concern about pedestrians crossing Conshohocken State Road at the shopping center exit to go to the train station. She said given the volume of traffic on the road, this was an accident waiting to happen.

President Rosenbaum asked if Federal would consider constructing a road through the shopping center so apartment dwellers could exist directly on City Ave. Mr. Broseman indicated that Federal was not prepared to do that but mentioned that it was legally required not to construct its building at a location on the official township map where Lower Merion indicated that it might at some point construct a road. ,

Ricky Guerera expressed his view that Federal should have studied the intersections surrounding the Shopping Center. Mr. Broseman said that this was unnecessary because those intersections were studied as a part of the Act 209 study.

Given that there is now a condition for no left turn exiting the St. Asaph's exit, Mr. Broseman agreed that the traffic analysis should be redone. However, he pointed out that no credits were taken for public transportation nor was traffic reduced by the number of cars that would use exits/entrances to the shopping center in addition to those located at St Asaph's or Conshohocken State Road.

Mr. Rosenbaum expressed concern that even a small amount of additional traffic would extend the queue on Conshohocken State Road at the City Avenue light. He indicated that this would make it more difficult for Sunoco customers trying to turn left on Conshohocken State Road to head into the city. He suggested that this problem could be alleviated by connecting the Sunoco and Bala Cynwyd Shopping Center parking lots. Mr. Broseman indicated that he did not know if either the Sunoco station or the tenants of the shopping center would be in favor of this proposed change.

Jerry Francis indicated that the Sunoco station mentioned by Mr. Rosenbaum seems to have had a great deal of increased business, which he believes is due to Philadelphia's Soda and Cigarette taxes.

Roger Moog said that retail business generally is not booming and stores like Lord and Taylor are in trouble. He expressed concern that if the stores closed projects with even greater density would take their place. A resident on Llanberris Road expressed concern about traffic issues on St Asaph's Road was getting worse and he worried that changes could be made to allow that traffic to cut through on his street. Brian assured him that the Township Commissioners would not let this occur.

Officials Attending:

Commissioner Brian McGuire spoke to the Llanberris Rd question...that road will be protected...it's part of a residential neighborhood. He reported on the expected work that will be done to correct the paving and damage done by PECO. They are almost done and work will start in late May with milling and paving. It will take 2-4

days between milling and paving to occur.

Commissioner George Manos spoke about the Act 209, which he said will be updated. **Commissioner Mike McKeon** spoke about crime that is spilling out of Ward 3. There are several drug transactions taking place. Question is where are these folks coming from? Mike also mentioned that there will be closures on Rock Hill Rd from 9AM to 3PM. He also said that the work progressing on the Belmont Hills Library and that they have a fundraising program selling honorary bricks on the Library is expected to open on May 28th.

Standing Committee Reports

Membership: Merle

There are presently 3576 dues paying members in our database

Federation

Ricky Guerra did not give a report at this time. He agreed to defer discussion of the lighting ordinance request due to time constraints.

Zoning Committee

The presentation of the preliminary plan for the 121 City Ave., which was scheduled to be held the day after the meeting was tabled and will be rescheduled for May.

Roger Moog asked the Board to consider what its position should be with regard to the 121 City Ave, which he acknowledged was largely an as of right project. Roger expressed the view that under the current the FAR is too high. Roger opined that there will be an increased traffic concentration from all the new developments and opined that a Civic Assoc. we have a moral obligation to support residents by opposing the project.

President Rosenbaum indicated that there would not be any development presentations at our May board meeting and that time for discussion would be allowed.

Independence Day

President Rosenbaum introduced the event planner selected to assist with July 4th. Li Halpern, who will be taking on the job for July 4th at the cost of \$3000.00. Honorees still are being chosen for that event and should be presented at the May meeting for approval.

A motion to adjourn was made by David Haas and seconded by Jerry Skillings.

The next Board meeting will be held on May 8th at a location to be announced later.