

## **THE NEIGHBORHOOD CLUB OF BALA CYNWYD AGENDA**

TUESDAY, February 9, 2010 Board Meeting at The Academy

EXCUSED:

7: 30 pm CALL TO ORDER

7: 35 pm Police Report – LM Twp Police Officer Frank McCormick

7: 40 pm ANNOUNCEMENTS

PRESIDENT – Anne M. Greenhalgh ~

- Note: The Crime Prevention Unit is responsible for community education programs and compiling and reporting crime statistics. Some of the programs offered are Identity Theft, Terrorism Awareness and Prevention and Internet Safety. If we are interested in having an officer provide an educational program or local statistics, we should contact Officer Jay Zeminski, ICPS, Crime Prevention Unit, Lower Merion Police Department (610) 645-6240

SECRETARY – Dee Dee Litvin ~ See January minutes (Forthcoming)

TREASURER—Amara M. Briggs ~ See attached report (Forthcoming)

SOLICITOR – Bob Zimmerman

7:50 – 8:20 pm ELECTED OFFICIALS REPORT – Commissioners Reed, Manos, and McElhaney

8:20 – 9:00 pm Friends of the Cynwyd Heritage Trail (TBC) and/ or West Laurel Hill

9:00 - 9:20 pm STANDING COMMITTEE REPORTS

Membership (3 minutes)

- Federation – Maxine Goldberg (Noise ordinance, Vote)

Financials (3 minutes)

- Insurance – John Grugan (D&O update)

Communications (3 minutes)

- Publicity/Newsletter/Website – Casey O'Bannon & Anne M. Greenhalgh (President's Letter)

Zoning (9 minutes)

- Elderly Parking Ordinance -- David Haas & George Manos
- Bala Avenue -- Michael Taichman-Robins (Bala Farmer's Market Update)

9:20 pm NEW BUSINESS

9:25 pm Adjourn

**Next meeting: March 9, 2010 at the Academy**

## ANNOTATED AGENDA FEBRUARY 9, 2010

### Membership

- **Membership – Merle Zucker**  
No report to date.
- **Nominations – Casey O’Bannon**  
No report.
- **Federation – Maxine Goldberg**  
See minutes for January (To be attached)

### Financials

- **Audit ~ John Grugan**  
No report.

### Activities

- **Programs – Roger Moog**  
No report
- **Independence Day – Anne Greenhalgh**  
No report.

### Communications

- **Publicity/Newsletter/Website – Casey O’Bannon**  
President’s Letter is going out in February.

### Township, County and State Services

- **Schools – Patty Smith**  
No report to date.
- **Transportation – Roger Moog**  
No report.
- **Public Service – Roger Moog**  
No report.

### Planning, Zoning, and Building

#### ❖ **Zoning – David Haas**

##### ❖ **From Bob Duncan to David Haas:**

*I would also like to provide you with additional information to explain that the current distribution of ordinances is not some hidden document that has not been seen by the public.*

*Any ordinance that is distributed to the PC under this agenda item has already been on the B&P Committee agenda for at least two months, and in many cases for up to 6 months.*

*Every ordinance being distributed to the PC has already been presented to the B&P and has received public at least one round of public discussion.*

*The reason for the distribution agenda item is to meet the technical obligation to provide any zoning code amendment to the PC at least 30 days prior to the public hearing.*

*Having said this, I understand that the public perception is that something is being hidden from the public. We will specifically list a short description of any ordinance being distributed to the PC.*

❖ **Elderly Parking Ordinance**

**From George Manos:**

The proposed parking ratio amendment for the types of facilities that fall under the general category of assisted living follows the Township engineer's and Township staff's review of current zoning requirements for those facilities. Their findings are that the Township requires more parking than those facilities need, and by a fairly wide margin. This has land use and storm water runoff implications, none of which are environmentally good.

Unfortunately, the assisted-living industry, if you will, is in a transitional state, during which the definition of the various types of facilities is in process here state-wide ("definition" as used here includes "regulation"). To complicate matters further, the names and definitions that appear in the Township code are themselves different than those used by the state. There is also a background political-correctness aspect to the names used by both the state and the Township that is a contributing factor to the naming matter.

This causes concern among some residents, who rightly point out that without precise definitions, it is not possible to know what the right parking ratio is.

To address that, Bob Duncan has proposed a ratio that is higher, meaning more restrictive, than any studies show would be needed to satisfy the parking requirements of any of the group of facilities that fall within the category contained in the ordinance ("*nursing homes, sanitariums, convalescent homes and homes for the aged.*") - none of which are terms used by the Pennsylvania Department of Public Welfare, the agency that licenses such facilities. In other words, Bob has covered the Township by requiring more parking than any of the studies suggest is needed.

The Township's next task is to bring its definitions in line with those of recognized licensing authorities, which in PA is the DPW, at least that is my opinion. Parking ratios can be re-evaluated then and adjusted if appropriate to more closely match the needs of each type of facility. Bob thinks this would be at least a year-long effort. In the meantime there would be no benefit, and in fact there would be an environmental detriment, to retaining the current parking ratio since it is so much greater (more than double) the ratio that traffic engineering studies recommend.

❖ **Bala Avenue – Michael Taichman-Robins**

Report from Sara Pevaroff Schuh, Laura Muzzi Brennan, Johanna Berger, Anne Pfitzer, Hedy Cerwinka, Friends of the Bala Cynwyd Farmers Market

Dear Friends and Neighbors of the Future Bala Cynwyd Farmers Market,

At the January 20 meeting, the proposed Ordinance to amend the Township Zoning Code permitting farmers markets in residential areas was defeated by a 7-6 vote by the Board of Commissioners.

We are all deeply disappointed by this outcome, but stand steadfast in our passion and support for local agriculture, local eating and community building. Please know that we will be actively working with Commissioner Manos to find an alternative and will continue until we have found a way to bring fresh, local produce to our Bala Cynwyd neighborhood.

Many thanks to all who have volunteered their time and energy to bring this issue to the attention of our elected officials, to your fellow neighbors and to our extended communities in Lower Merion Township.

We also owe thanks to the following Commissioners who voted in support of the Ordinance. Please take a moment to drop them an email and let them know how much you appreciate their support of the market.

Please check our website <http://balacynwydfarmersmarket.weebly.com/> often for updates on our efforts.

❖ **City Avenue – Mark Kocent**

No report to date

❖ **Rock Hill Road – Dan Russoniello**

No report to date

❖ **Schuylkill River Development – Ellen Wertheimer  
600 Righter's Ferry Road**

The Board granted the conditional use to O'Neill Properties Group, but placed conditions on the grant. The decision will be appealed by the developer.

❖ **Old Lancaster Road—Michael Taichman-Robins**

No report to date

❖ **Historic Preservation – Jerry Francis**

No report to date.

**Gardens, Parks, Trails, and Open Space**

❖ **Beautification – Phyllis Faber Kelley**

No report to date

❖ **Open Space – Mark Kocent**

No report to date.