

**The Neighborhood Club of Bala Cynwyd**  
**Board Meeting November 13th, 2018**  
**The Lower Merion Academy Building**

**Board Attendees**

Vanessa Coke Cohen, Michal Frankel, Eric Godfrey, Maxine Goldberg, Aaron Gross, Ricky Guerra, David Haas, Richard Lynn, Roger Moog, Randy Myer, David Rosenbaum, Dan Russionello, Linda Sagman, David Yavil, and Merle Zucker

**Excused**

Courtenay Harris Bond, Anne M. Greenhalgh, and Jerry Skillings

**Call to Order**

At 7:00 p.m. kosher Pizza and soda and cookies were served in celebration of our Annual Meeting. Linda Sagman kindly undertook the job of providing the food and drink and placing an order so that those who are religiously observant could enjoy it all. President Rosenbaum expressed his appreciation to Linda on behalf of those in attendance and the Board.

President Rosenbaum called the meeting to order at 7:35 P.M. and announced that the presentation on the tentative sketch for 401 City Avenue would be postponed until the December meeting and that the Preliminary Plans for the Luxor Apt building at 9 Presidential Boulevard will proceed as scheduled.

**Police Report**

Officer Sean Webber, who is a member of the LM SWAT team, reported that a lot of automobiles were broken into this past month because neighbors continue to leave their cars unlocked with valuables inside. Officer Webber reported that security cameras in homes and businesses are useful to the police, and he encouraged neighbors to get them. He specifically mentioned that doorbell cameras were inexpensive and good deterrents to crime. Vanessa Coke Cohen asked about the report that a child at Bala Cynwyd Middle School threatened self-harm and harm to others; Officer Webber replied that the case is under investigation. Ellis Weinberger asked about the security at the Shopping Center. Commissioner Maguire stated that the property is monitored by the City Avenue Special Services District (CASSD). St. Joseph's University also has professional observers monitoring the campus that spans City Avenue. To reach the Police directly, one should call 610-649-1000 and 911.

**President's Report**

The new NCBC Website is under development and scheduled to be rolled out to the public in January. The site is attractive and has a great prediction for success. The intention is to have a prototype available for the Board to access and comment upon at the December Board meeting.

In the past, we published two or three newsletters. This year, we published one newsletter mainly because of technical problems with our website and email and the amount of time redirected to dealing with the proposed new zoning code. The reduction in the number of newsletters was inadvertent and the plan is to publish three newsletter next year: two by mail and one by email. The first newsletter introduce the new NCBC website and come out in the New Year.

The NCBC. Board still has openings that need to be filled; anyone interested should contact Jerry Skillings, Past President and Chair of the Nominations Committee

### **Election of Officers and Directors by Membership**

President Rosenbaum asked for discussion and a vote regarding the election of officers and Directors, including consideration of the attached slate recommended at the last meeting by the Board. Dan made a motion to elect the slate of officers and directors, which was seconded by Randy. The members present voted unanimously to elect the Slate.

### **Beautification Report**

President Rosenbaum gave a report on the Beautification Committee of the NCBC, which is made up of volunteers who tend public gardens in Bala Cynwyd and undertake other activities to promote the beautification of our neighborhood. The co-chairs of the committee are Betsy Meyers and Eileen Conry. The committee tends public gardens that are located at the Bala Cynwyd post office, the war memorial at Bala Ave and Conshohocken State Road, and at the Academy Building on the campus of the Bala Cynwyd Middle School. The Committee also holds a Native Plant sale in the spring to support its efforts. The co-chairs welcome new volunteers, with or without gardening experience.

### **Secretary's Report**

Minutes of the October meeting were seconded and approved.

### **Treasurer's Report**

Treasurer Eric Godfrey reported that our present financial position of assets is \$21,210.83 of which \$13,117.06 are temporarily restricted funds. The website's cost to date is \$4,281.45. The treasurer's report was unanimously approved.

### **Presentation**

#### **Luxor Apartments 9 Presidential Boulevard, Westrum Development**

Speaking for the developer, Jim Ettelson explained that improvements and changes have been made to the project since the original presentation to the NCBC. The current plans include 173 apartments with a public gathering space, non-visible parking, improved good retail, a walkway, resident amenities such as a putting green, a yoga studio, a grill with outdoor seating and a concealed pool. The project will be predominantly one bedroom apartments with a few one bedroom with a den to accommodate and appeal to millennials. The Studio and one Bedroom apartments should rent for approximately \$1800.00 per month and larger ones for \$2300.00 per month. The target market are tenants from 25 – 30 year-olds. The developer predicts that the apartment will have no impact on schools and minimal effect on traffic.

Vale Kenny asked if the tenants can get integrated into our community. The developer responded that they will be buying goods and services in the neighborhood.

Ellis Weinberger asked if the tenants can be encouraged not to use Righters Ferry Rd. In his opinion, the new median on Presidential Boulevard does seem to make a difference in the traffic problems.

Randy Myer added that even with millennials using UBER, additional cars will be on the street.

President Rosenbaum said he believed that there was significant improvement in the project with real retail, improved walkability and probably minimal impact on schools. While Ricky had reservations about the project, he agreed that it was improved and saw no reason to oppose the as-of-right project.

A discussion followed and a motion was made to not take a position on the project. The motion passed with all voting in favor except David Haas who abstained.

### **Elected officials Report**

**Commissioner Brian Maguire** said that the results of the election last week showed an 80% turnout.

Commissioner Maguire reported that the Finance Committee met and that taxes have not been raised for seven years. Next year, trash collection rates will increase by 10% (recycled paper is no longer being taken by China). In addition, funds may go toward making the Trail more walkable. The widening of Belmont Avenue from the CVS to West Laurel Hill is also under discussion, although no plans yet from PADOT until early December.

Commissioner Maguire reported that the Zoning Code is being revamped and that a vote will take place tomorrow night about advertising interim zoning changes for City Ave District that would restrict future developments. He and **Commissioner Michael McKeon** recommended that everyone look at the proposed changes, attend public meetings, and voice concerns.

Ellis Weinberger asked about the ratio of residents to police and fire? Commissioner Maguire said that in Lower Merion Township the ratio of patrol officers to population is high and predicted that an increase in population could create a need for a bigger police force.

### **Zoning Report**

President Rosenbaum reported that the owners of Bala 1, 2 and 3 recently filed a massive tentative sketch for significant development at that property. Six Months ago, he and other directors met with representatives of Tishman Speyer and were told how they intended to be good neighbors and to stay in touch with and to communicate with the NCBC about future development. The tentative sketches were filed without warning or discussion. President Rosenbaum and other board members will meet with Tishman Speyer to express displeasure over the unannounced filing of the tentative sketches and to discover whether the sketches were filed in an attempt to protect the developer's rights under the current zoning code.

### **Federation**

Ricky Guerra and Maxine Goldberg reported that the new Zoning Code was discussed at the last meeting. A recommendation was made for an ad hoc committee to look at and deal with zoning.

The Federation also moved that all Civics recommend that the Board of Commissioners adopt a moratorium on all new development until the new zoning is passed. Federation also wants the Civics, including the NCBC, to contribute funds toward hiring a lawyer to present the Federation's views on development.

Ricky urged the board to contribute to the hiring of an attorney and discussion ensued. Dan Russionello asked for a definition of new land development. David Haas spoke against contributing funds to Federation to hire an attorney who may offer opinions inconsistent with our own. Following discussion indicating reservations about assisting federation with hiring a lawyer who might act contrary to our positions, the Board made no motions on the subject.

President Rosenbaum indicated that the moratorium proposed by Federation was too broad and suggested that it be narrowed to single use multi-family dwellings. Ricky moved that the directors vote for a narrower moratorium on multifamily single use dwellings. The Board passed the motion.

### **New Business**

Fay Wright spoke to the issue of safety on Levering Mill Road and Rolling Road. Her group is asking for constructive suggestions and short term as well as long term changes. For example, lines could be painted on sides of the road to make it safer for walkers in areas without sidewalks. Fay also suggested getting speed limit signs that flash the driver's speed.

A motion to adjourn was made by David Haas and seconded by Dan Russionello. The motion passed unanimously.

Respectfully submitted,  
Merle Zucker, Acting Secretary, for Anne M. Greenhalgh