The Neighborhood Club of Bala Cynwyd (NCBC)
Board Meeting June 2019
The Lower Merion Academy Building

Board Attendees
Vanessa Coke-Cohen, Michal Frankel, Eric Godfrey, Anne M. Greenhalgh, Aaron Gross, Ricky Guerra, David Haas, Richard Lynn, Roger Moog, Randy Myer, David Rosenbaum, Dan Russoniello, Linda Sagman, Julia Salinas, and Jerry Skillings

Excused
Courtenay Harris Bond, Maxine Goldberg, , David Yavil, and Merle Zucker

Officials Attending:
Commissioners Brian McGuire, Mike McKeon, and George Manos

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

Police Report
Officer Blatner reported on an uptick in bike thefts, especially of unsecured bikes. Unlocked vehicles are also targets for thefts, and cars parked on streets are more vulnerable than those in driveways. Doorbell cameras are helpful in discouraging thefts. Vacationers should alert police when they are away and not leave trash cans in front of the house while away (get a neighbor to bring them in and out). He gave a reminder to call the police if anything looks suspicious. He added that police are now wearing body cams and must let individuals that they are being recorded; they do not record inside people's houses. WHYY and Penn Environmental are the two organizations that have permits to solicit; others are not registered.

President's Report
President David Rosenbaum reported on an affordable housing project involving an expansion of an existing affordable housing project on St. Asaph's Road, near the Bala School for Young Children. The following members of the board volunteered to meet preliminarily with the folks responsible for this project this summer: Vanessa Coke-Cohen, Maxine Goldberg, Aaron Gross, Ricky Guerra, and Linda Sagman. A presentation to the full Board with notice to the neighbors will occur this fall.

President Rosenbaum reported on The Neighborhood of Bala Cynwyd promotional magnets. His was faulty (the printing separated from the magnet) and the vendor agreed to re-run the full order to insure that no others had the problem without charge. The civic will also set up a table at the Independence Day Celebration to publicize membership and distribute magnets to premium members who had not received one.

President Rosenbaum reported on the sidewalk issue at 121 City Avenue and shared a draft resolution (See attachment 1). Discussion followed regarding the urgency of passing the resolution before the new building is occupied, the issue of taking property from the Church to build a sidewalk, and the question of connectedness among sidewalks in the area. Ricky Guerra moved to table the discussion until the October meeting, Eric Godfrey seconded the motion; the Board unanimously approved the motion.

Secretary's Report
The Board will review the May 2019 Minutes in September. Roger Moog is contributing an update to the zoning report on his remarks regarding the Transportation Demand meeting that he attended last month.

Treasurer's Report:
Attached are the following reports:
*2019 YTD Statement of Financial Activity (January 1, 2019 – June 9, 2019)
indicating YTD Net Revenue of $5,503.44
* 2019 YTD Financial Position (through June 9, 2019) indicating current Total
Assets of $22,612.81 of which $13,124.67 are temporarily restricted funds.
Vanessa Coke-Cohen moved to approve the Treasurer's report, Dan Russionello seconded the motion, and the Board gave its unanimous approval to the motion.

Independence Day Celebration
Anne M. Greenhalgh recommended candidates for Citizen of the Year and Inspirational Speaker: Heather Exley as Citizen of the Year; Kitty Rapalyea as Inspirational Speaker, with backups in the following order: Adina Schmidman, Rabbi Schmidman, and Rabbi Steinberg. Roger Moog moved to approve the candidates as listed; Ricky Guerra seconded the motion; the Board gave its unanimous approval.

Discussion of the By-laws
President Rosenbaum put forth a proposal including:

a. A by-law stating the longstanding policy of the NCBC that the organization is non-partisan and does not endorse candidates;
b. A by-law stating that individual board members (possibly excluding the President) may engage in political activity, including campaigning for and endorsing candidates, but only if it is expressly stated that they are doing so in their individual capacity and not on behalf of the NCBC;
c. A by-law stating that if a Board Member or Officer of the NCBC files to run for a contested political office, that individual shall at their option either resign or take a leave of absence from the Board and may be reinstated only after either the primary election (if there is no opposition in the general election) or the general election (if that election is contested)

Discussion followed. Anne Greenhalgh and Jerry Skillings spoke about the NCBC's historical non-partisan position. President Rosenbaum said that the NCBC needs to have a good working relationship with elected officials in order to be effective and that The Club's effectiveness would be undermined if the civic were perceived as lending direct or indirect support to political candidates. The perception of such support could also result in the election of a Commissioner who was alienated from The Club and did not attend our meetings. President Rosenbaum opined that the second by-law was akin to the NCBC practice that Board Members who appear and speak at public meetings always indicate whether or not they are speaking as individual residents or on behalf of the Board. President Rosenbaum indicated that he believed that Board Members or Officers running for political office should be able to talk about their record of service and experience with the Club but not while they are Board Members or Officers because, in his opinion, they would undermine the non-partisan position of the NCBC. The members of the Board unanimously supported the first by law but had concerns about the second and the third proposed bylaws because of how they would be drafted and enforced. President Rosenbaum tabled the discussion until the fall.

STANDING COMMITTEE REPORT
Membership Committee
President Rosenbaum reported on the current size of membership:

- **328 Resident Members** include
  27 Benefactors ($100)
  88 Patrons/Premium ($50)
  213 Friends ($35)

- **30 Business Members** include:
  2 Platinum Members ($350)

10 Gold Members ($200)
18 Silver Members ($100)

Zoning Subcommittee

Aaron Gross reported on the discussion of the New Zoning Code and possible resolutions recommending changes that affect Bala Cynwyd. He also reported that, while it seems the township staff made some positive changes in the new ROHO Special District section of the code, we are still waiting for the reduction of the City Ave Special District into the new code. He also reiterated a request that Board Members and other interested parties be available during the summer – in the absence of monthly board meetings -- to discuss the new zoning code with himself and others on the zoning subcommittee. The code is currently slated to be voted on by the Board of Commissioners on September 18th, which is shortly after the board's first monthly meeting.

Federation Report

Ricky Guerra reported on a presentation by Superintendent Copeland about the budget and new middle school. The school district has enough in their existing funds to purchase the land; however, it will have to borrow close to $80 million to build the new school. The school district expects the new middle school to open in 2022 and to have an operating budget of $4 million. Once the new school is built, all middle school will be grades 5-8.

Commissioners Report

Commissioner Mike McKeon reported on zoning of Rock Hill Road and said that the proposed new zoning on Rock Hill Rd will impose a height limit of five stories with a two-story maximum for residential. The new zoning is intended to limit excessive residential development while helping the commercial sector, which has been slow to develop in this area.

Commissioner George Manos recognized a group that was in attendance called Bala Walks that wants a sidewalk and bike lanes along East Levering Mill Road. The group plans to meet with Commissioner Manos to come to review possible sidewalk and bike lane solutions. Ricky Guerra recommended bringing the resolution to the members of the Board so that they could lend support.

Commissioner Brian McGuire reported on the Township's capital budget. The Barmouth Station improvements will cost about $2 million, with $220,000 to be included in the 2020 budget for design and engineering. Another cross walk will be put in place in August in front of the Bala Cynwyd Middle School at Bryn Mawr and Cynwyd Circle. Commissioner McGuire also recommended that The Neighborhood Club appoint someone, or a group, to meet with commissioners on an ad hoc basis over the summer break to stay abreast of progress on the evolving new zoning code. Commissioner McGuire also reported that the Board of Commissioners has approved the tentative sketch plan for the new middle school in Villanova and is in a discussion with the School District with regard to the new zoning code as it relates to impervious surface. The Board is considering a cap of 45% on impervious surface for public schools.

David Haas moved for our adjournment, and Eric Godfrey seconded that motion, and the Board gave its unanimous approval. The meeting was adjourned.

Respectfully submitted,
Anne M. Greenhalgh, Secretary

Appendix 1

RESOLUTION BY THE BOARD OF THE NEIGHBORHOOD CLUB OF BC

1. WHEREAS, Federal Realty, the owner and operator of the Bala Cynwyd Shopping Center, is currently constructing a single use, multi-family apartment building at 121 City Avenue/the Bala Cynwyd Shopping Center ("the Federal Realty Apartment Building");

2. WHEREAS, the Federal Realty Apartment Building is located in close proximity to SEPTA's Bala Train Station;

3. WHEREAS, it is anticipated that future residents of the Federal Realty Apartment Building will utilize SEPTA's Bala Train Station;

4. WHEREAS, there is no currently no sidewalk on the *east side*[1] of St. Asaph's Road that would connect the Federal Realty Apartment Building to the crosswalk at the corner of St. Asaph's and Conshohocken State Road (the "St. Asaph's Sidewalk");

5. WHEREAS, in the absence of such a sidewalk, residents of the Federal Realty Apartment Building may attempt to walk to SEPTA's Bala Train Station by exiting the Bala Shopping Center at Conshohocken State Road and crossing in the middle of the block between St. Asaph's Road and City Ave., which would be dangerous and unsafe for both pedestrians and drivers;

6. WHEREAS, as a part of the approval process for the Federal Realty Apartment Building, and with encouragement of the Neighborhood Club of Bala Cynwyd, Federal Realty paid funds equal to the township's estimate for the cost of constructing the St. Asaph's Sidewalk;

7. WHEREAS, Federal Realty's pledge to finance the St. Asaph's Sidewalk was reasonably relied upon by the Board of the NCBC in making its decision not to oppose construction of the Federal Realty Apartment Building;

8. WHEREAS, the Township of Lower Merion has not yet formulated plans or created a bid package for construction of the St, Asaph's Sidewalk thereby creating a risk that the sidewalk will not be constructed at or before the time that residents begin moving into the Federal Realty Apartment Building;

BASED UPON THE FOREGOING, it is hereby Resolved, that the Board of the Neighborhood Club of Bala Cynwyd urges:

a. The Township of Lower Merion to immediately begin studying and putting together a bid package for the construction of the St. Asaph's Sidewalk, which should be completed no later than the date on which residents begin to occupy the Federal Realty Apartment Building.

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[1] A shorter sidewalk on the west side of St. Asaph's Road connecting two sidewalks on that side of the street is not the subject of this resolution.