

**The Neighborhood Club of Bala Cynwyd (NCBC)
Board Meeting July 2, 2019
The Lower Merion Academy Building**

Board Attendees

Anne M. Greenhalgh, Aaron Gross, Ricky Guerra, Roger Moog, Randy Myer, David Rosenbaum, Dan Russoniello, David Yavil, and Merle Zucker

Excused

Courtenay Harris Bond, Vanessa Coke-Cohen, Michal Frankel, Eric Godfrey, Maxine Goldberg, David Haas, Richard Lynn, Linda Sagman, Julia Salinas, and Jerry Skillings

Officials Attending:

Commissioners Brian McGuire, Mike McKeon, and George Manos

Call to order

President Rosenbaum called the meeting to order at 7:45 pm.

Police Report

No report.

President's Announcement

President David Rosenbaum reported that the Civic followed the requirements of the bylaws to hold a special meeting. The purpose of the meeting is to discuss the expansion of the French International School. The French International School's application for a special exception as an "Accredited Educational Institution" for the residential property located at 6 Bala Avenue goes before the Zoning Hearing Board on July 11th. The next possible hearing date is July 25th.

Independence Day Celebration

Anne M. Greenhalgh made a request for a volunteer to give "time and treasure" to the Independence Day Celebration. Dan Russoniello volunteered to contribute eggs for the egg toss.

Secretary's Report

The Board reviewed the May 2019 and the June 2019 minutes. Roger Moog moved to approve both the May and June 2019 minutes. Randy Myer seconded the motion. The Board gave both sets of minutes its unanimous approval.

Treasurer's Report:

No report.

Special Presentation by the French International School

The French International School proposes to:

- Combine 6 Bala Avenue with its existing Kindergarten through 8th grade school campus at 23 W. City Avenue for up to 175 students, 18 staff members and an 85 seat assembly area
- Construct a one-story 5,840 sq. ft. detached school building and a 350 sq. ft. elevator/stair addition to the existing building on 6 Bala Avenue
- Install a half-court basketball area, table tennis area, and spectator benches
- Relocate 25 parking spaces
- And install a two-way driveway off of Bala Avenue.

The school is requesting the following:

- 1) A special exception under §155-8A to extend the R 6A district regulations a total of 100 feet into the R 4 district
- 2) A special exception under §155-11S(2) to use the portion of the property at 6 Bala Avenue for Accredited Educational Institution use, including confirmation that parking required by the CAD-BV use at 23 W. City Avenue is permitted at 6 Bala Avenue
- 3) An interpretation, or alternatively, a variance to utilize the more specific "education uses" parking standards of §155-95AA in lieu of the generic "other permitted uses" parking standard in Table 6 as referenced from §155-219D
- 4) A waiver of 50% of the required parking pursuant to §155-95AA(4), or alternatively, a special exception under §155-95.1 to hold 17 parking spaces in reserve
- 5) A waiver of the buffer requirement per §155-11Y(6)(c), or alternatively, a variance from §155-11Y(6)(a) and/or §155-114D(2) to not provide a buffer along the adjacent commercial properties
- 6) A variance from §155-11Y(6) and/or §155-114D(2) to allow an existing bay window on the building at 6 Bala Avenue to project into the required buffer, and
- 7) A variance, if required, from §155-11Y(4) to allow bus and vehicle drop-off and pick-up in a portion of the property in CAD-BV

Commissioners McGuire and Manos commented that:

- The application is a placeholder plan because of the coming of the new zoning for institutional use
- The minimal buffer standards (of 50 feet) would be greater under the new institutional zoning
- The storm water, circulation, lighting are all matters of land development and subject to neighbors input

In response from a comment from a neighbor, Aaron Gross clarified that the applicant is taking into account anticipated traffic in 2024. David Rosenbaum added that the School reported that most of their busses are smaller buses, not full size. One issue that is critical to one of the neighbors is the placement of the basketball course. Dan Russoniello encouraged the neighbor to speak with the School and address the concern. Another neighbor brought up the issue of storm water management.

David Yavil moved to take no position. Anne M. Greenhalgh seconded the motion. The Board unanimously moved to approve the motion.

The next meeting is September 10, 2019, 7:30 p.m., The Academy Building

Respectfully submitted,
Anne M. Greenhalgh, Secretary