

**The Neighborhood Club of Bala Cynwyd  
(NCBC) Virtual Board Meeting  
May 4, 2021**

**Board Attendees**

Ed Altman, Vanessa Coke Cohen, Maxine Goldberg, Anne M. Greenhalgh, Aaron Gross, Ricky Guerra, David Haas, Brian McGuire, Glenn Manko, Roger Moog, Randy Myer, Anita Pepper, Dan Russoniello, Linda Sagman, Nielufar Varjavand, and Merle Zucker

**Absent**

Eric Godfrey and David Rosenbaum

**Officials Attending:**

Commissioner Gilda Kramer and Mike McKeon

**Call to Order**

President Ricky Guerra called the meeting to order at 7:30 pm.

**Police Report**

Officer Daniel Gilbert encouraged board members to sign up with the vacant house program. Neighbors can call 610-649-1000. If enrolled in the program, an officer will stop by at the beginning and the end of the resident's vacation. Officer Gilbert also reported that thefts are down, but he warned that vehicle thefts go in waves. Residents should keep valuables out of sight and stored in locked glove compartments or trunks. In response to a question, Officer Gilbert informed the board that police officers are issued a bodycam at the beginning of their shifts and wear them throughout.

**Elected Officials Report**

**Commissioner Gilda Kramer** – reported on voting in the primary on May 18<sup>th</sup>. She reminded the Board that the Ludington Library has a drop box open 24 hours a day. Commissioner Kramer also reported that new rules are coming out from the Governor on COVID openings. The state will lift restrictions at the end of the month. Members of the Health Advisory Council are available to advise residents on the vaccine.

**Commissioner Mike McKeon** – reported on a change in the Rock Hill Road Ordinance. The ordinance refers to a height limit of “five stories.” The Planning Commission has recommended to make the height limit “five stories and 65 feet.” This change will go to the Board of Commissioners. The Planning Commission also looked at restrictions on fencing materials in the 2020 code. Right now, vinyl is not permitted. Commissioner McKeon recommended to loosen restrictions to include vinyl.

Commissioner McKeon also reported on the need for traffic calming on Vassar Road. The Police have proposed either road graphics or stop signs. Informal survey conducted by Commissioner McKeon, 19 out of 22 households prefer a stop sign. One of the neighbors, Brian Gattuso spoke for those opposed. He commented that the addition of a stop sign may be counter-productive because drivers speed up to make up for lost time after the stop.

Commissioner McKeon also reported that the Township Libraries are running a raffle to raise money for the libraries. Participants can win a Toyota or \$5,000 cash.

### **President's Report**

**President Ricky Guerra** – asked the Board for support to hold a forum for the three candidates running for Magisterial Judge on May 13<sup>th</sup>. Anne Greenhalgh volunteered to help President Guerra host a forum.

### **Treasurer's Report**

**Treasurer Ed Altman** – presented two reports:

- Statement of Financial Activity for the period January 1, 2021 – April 30, 2021 indicating YTD Total Revenue of \$13,431, Expenditures of \$7,717 and Year to date Net Operating Revenue of \$ 5,714.
- Statement of Financial Position through April 30, 2021 indicating Current Total Assets of \$27,039 of which \$8,202 are temporarily restricted funds.

Maxine Goldberg moved to accept the Treasurer's Report. Merle Zucker seconded the motion. The Board gave its unanimous approval.

### **Secretary's Report**

**Secretary Anne M. Greenhalgh** – presented the April 2021 minutes for review and approval. Brian McGuire moved to approve the April minutes. Dan Russoniello seconded the motion. The Board gave its unanimous approval.

### **APPEAL NO. 4525, 19 W. Dartmouth**

**Joel and Andrea Braverman** – revisited their proposal to install an in-ground swimming pool, spa and concrete decking behind their home. They initially requested a variance that would increase the limit up to 60.86%, above the 45% permitted. Representing the Bravermans, Attorney Michael Yanoff reported that the revised proposal reflects a decrease in the request for a variance from 60.86% to 51.76%. The Zoning Code allows for an additional 5% of relief if the homeowner adds a storm management system, as the Bravermans propose to do. He also argued that the request is de minimis. The Bravermans will appear before the Zoning Hearing Board on June 17<sup>th</sup>.

Roger Moog made a motion not to oppose the request for a variance. Brian McGuire seconded the motion. 10 voted in favor, and five abstained. The Board passed the motion.

### **Standing Committee Reports**

#### **Ad Hoc City Ave District**

**Roger Moog** – gave an update on meeting on April 12<sup>th</sup> with the Township. President Guerra reminded the Board of the initial objectives of the City Avenue Ordinance. The initial priority was to encourage the growth of office space, then retail, and finally residential. Over the last 10 years, growth of office and residential have flipped -- with residential taking the lead, followed by retail and office. Since the initial goal of the ordinance has not been met, the ordinance needs review and adjustment. In the short term, Roger Moog recommended taking stock of placeholder

projects so that the Township would be better equipped to project residential, retail, and office development in the next 10 to 20 years. The next meeting is in three weeks.

In response, Merle Zucker commented that most neighbors are not aware that the Club is working to encourage Township planners to update the Master Plan and City Avenue Zoning. She recommended that the Club send out the original Position Paper by e-blast to inform residents of the Club's involvement and stance. President Ricky Guerra said he would send out the Position Paper in May and include an introduction and a request for comments from the public. Maxine Goldberg also recommended that the NCBC present the Position Paper and the Club's effort to advance a Master Plan for the City Ave District to the Federation since communities other than Bala Cynwyd will also experience the impact of development and traffic.

### **Membership**

**Vanessa Coke Cohen** – reported that the Club has 288 members so far this year.

### **Public Service and Improvement**

**Anne Greenhalgh** – reported that a delay in construction materials has slowed progress on the Pavilion.

### **Federation**

**Maxine Goldberg** – reported on a number of items, including the pending removal of 482+ mature trees on the Lower Merion School District properties, the conversion of Public Works vehicles to electric, the approval of a two-year contract for the Lower Merion Police, affordable housing projects, and a fundraising event for the Union Fire Association.

### **July 4<sup>th</sup>**

**Anne M. Greenhalgh** – asked the Board for permission to explore a modest Independence Day Celebration that might include a marching parade, pony rides, a petting zoo, trackless train. She will reach out to Donna Heller to find out what kinds of activities the Township would approve.

### **Old Business**

President Guerra revised clause #8 in the Vassar Island Agreement to read: “NCBC will add the Township of Lower Merion as an additional insured for this parcel, and provide an annual Certificate of Insurance for the duration of this license.” Brian McGuire moved to approve the edited agreement. Roger Moog seconded the motion. Ed Altman abstained. The Board approved the motion.

### **New Business:**

Upon hearing the news that Bob Duncan is about to retire, David Haas moved to congratulate Bob on his retirement and thank him for his service to the Township and community. Ricky Guerra seconded the motion. The Board gave its unanimous approval. David Haas said he would draft a letter of recognition and share it with Ricky Guerra and Anne Greenhalgh for review and follow up.

Nielufar Varjavand proposed bringing back a farmer's market to Bala Cynwyd. President Guerra said he will put this item on the agenda in September.

**Adjourn**

David Haas moved to adjourn the meeting. Ricky Guerra seconded the motion. The Board gave its unanimous approval.

The next meeting is June 1, 2021. The meeting will be virtual.

Respectfully submitted,  
Anne M. Greenhalgh, Secretary