

The Neighborhood Club of Bala Cynwyd (NCBC)
Virtual Board Meeting
February 1, 2022

Board Attendees

Vanessa Coke Cohen, Maxine Goldberg, Frederic Goldfein, Jason Landau Goodman, Anne M. Greenhalgh, Aaron Gross, Ricky Guerra, David Haas, Brian McGuire, Roger Moog, Anita Pepper, Jim Remsen, Dan Russoniello, Linda Sagman, Kay Stickles, Linda Tasker, Nielufar Varjavand, and Merle Zucker

Absent

Randy Myer

Officials Attending:

Representative Pamela DeLissio as well as Commissioners Gilda Kramer and Mike McKeon

Call to Order

President Aaron Gross called the meeting to order at 7:30 pm.

Police Report

Officer Daley reported on catalytic converter thefts are on the rise. This a crime of opportunity. In response to question from President Gross, Officer Daley confirmed that only State Police can use radar.

Elected Officials Report

Representative Pamela DeLissio – gave an impromptu update on House Bill 606. She supports the use of speed cameras on Henry Avenue and added that Pennsylvania is the only state that does not allow local police to use radar to monitor speed.

Representative DeLissio also reported on Redistricting. Congressional, State Senate, and State House districts and boundaries are all in play. She emphasized that these boundaries dictate how government operates – its policies and practices. For more information, see:

<https://www.redistricting.state.pa.us/maps/>

Representative DeLissio also reported on Commonwealth Court upholding the challenge to mail in ballots; decision is expected to be appealed. She is in favor of expanding the vote.

She announced that her 114th Town Hall will be held at 7:00 p.m. on Tuesday, February 22 via Zoom and Facebook live. The Town Hall will address the proliferation of proposed constitutional amendments (over 70). Amendments include abortion rights, revamping the reapportionment committee, and creating judicial districts.

Commissioner Mike McKeon – announced that Commissioner Todd Sinai, Ward 12, is now President of the Board of Commissioners. The Senior Living Center will open close to mid or late March. The developers of 2135 Rock Hill Road are working on a final plan that is taking NCBC feedback into account. He also reported that the targeted adoption date for SALDO (Subdivision and

Land Development Ordinance) is April 2022. Commissioner McKeon also recommended that a master plan for the City Avenue District could be funded with American Relief funding, available to the Township from the federal government because of the impact of the COVID pandemic.

Commissioner Gilda Kramer – reminded the Board to apply for a mail-in ballot. See: <https://www.vote.pa.gov/Voting-in-PA/Pages/Mail-and-Absentee-Ballot.aspx>. The Board of Commissioners is addressing several questions of interest. Should the Trail be kept open at night for commuting? Another issue is the parking policy (with one of its aims is to increase parking around the train stations). Commissioner Kramer also announced the formation of an American Rescue Plan engagement committee. The committee will reach out to the community to solicit recommendations about how to spend the \$13.5 million available. Of the funds that have been allocated so far, most have gone to long-term capital projects such as the Ardmore and the Bryn Mawr community centers. Commissioner Kramer also announced that the Township is building a sustainability plan and stakeholder committee. Finally, she reported that the COVID-19 has remained very high in our community, although the peak seems to have occurred about two weeks ago. In the last week, there have been 224 new positive cases in the Township, down from a high of almost 700 a few weeks ago, but still about double the number at this time last year.

President's Report

President Aaron Gross – relayed that the Narberth Gardening Club will be meeting on February 3 at 7:00 p.m. by Zoom. The NCBC will collaborate with the Friends of the Cynwyd Heritage Trail on tree planting. To this end, the NCBC needs three tree tenders; the Club would pay for the training.

President Gross met with Chris Leswing on several matters. Right now, the Township is working on a master plan for Ardmore. Next in line is Penn Valley. The Merion/Cynwyd Shopping Center would be included in the Penn Valley masterplan.

He also recommended that the NCBC initiate a “new home owner’s packet”; this initiative would help grow our membership.

He is looking for volunteers: to take care of the website calendar, to expand its use beyond zoning dates; to work on economic improvement (for example, Bala Avenue, Merion/ Cynwyd, and Rock Hill Road); and to reach out to local businesses.

Finally, President Gross proposed a future discussion about our bylaws – He proposed that we change the bylaws so that the Civic can move to “support” – and not simply move to “oppose.”

Treasurer's Report

Past President Ricky Guerra – gave an overview of the 2022 budget. To offset the cost of mailings, he recommended selling ads in the newsletter to raise \$2,000 in sponsorship. The budget also assumes that the Independence Day Committee will raise \$8,500 in revenue. President Aaron Gross moved to pass the Treasurer’s Report. Maxine Goldberg seconded the motion. The motion passed unanimously. In addition, Merle Zucker moved to approve the monthly Treasurer’s report. Aaron Gross seconded the motion. The motion passed unanimously. **See financial position and statement of activity, appended.)**

Secretary's Report

Secretary Anne M. Greenhalgh – presented the January 2022 minutes. Aaron Gross moved to approve the minutes. Vanessa Coke Cohen seconded the motion. Brian McGuire and Jim Remsen abstained. The Board approved the January 2022 minutes.

INTRODUCTION OF BRYAN FENSTERMAKER, CEO, CITY AVE SPECIAL SERVICES DISTRICT

Bryan is the new CEO of the CASSD following the well-deserved retirement of Terry Foley. He has significant experience leading community organizations in South Philadelphia, and will be bringing his wealth of experience, knowledge, and reputation to benefit our district. He has been in the role for about three weeks. See: <https://cityave.org/>.

206-216 BALA AVENUE & 5-9 N. HIGHLAND AVENUE, BALA CYNWYD, WARD 9, LD #3792A

David Blumenfeld commented on the Mayer project and an Amendment to a Final Plan, showing *an increase from 83 to 86 residential units and an addition of two parking spaces*. Previously, in 2018, Lower Merion Township granted approval for the demolition of all existing buildings (since completed), consolidation of five lots to create a 57,939-sq. ft. (1.33 acre) lot, construction of a new five-story mixed-use building with a 35,551-square foot footprint containing 6,650 square feet of ground floor retail along Bala Avenue and 86 apartments, and two levels of structured parking accessed from vehicular driveways from Bala Avenue and N. Highland Avenue. However, Blumenfeld explained his architect, in error, had not identified the correct number of apartments on the plans previously submitted for the Township approval – the proposed Amendment is to correct that error.

The main concern expressed by the Board was parking. David Haas made the point that the Township needs to take a comprehensive approach to the parking issue in Bala. For example, the streets should have metered parking. Residents should be able to get parking permits for their cars. But, parking permits should not be available to apartment dwellers who have parking spots available to them in their apartment building. Residents with parking spots in apartment buildings near the train station should not be permitted to have commuter permits

Dan Russoniello moved to take no position on the Developer's proposed plan amendments. David Haas offered a "friendly amendment" to the motion—to take no position so long as the Township addresses the parking issue in Bala. Brian McGuire seconded the motion. The Board gave its unanimous approval.

Standing Committee Report

Membership Committee -- Vanessa Coke Cohen, Linda Tasker, and Randy Myer met to discuss hosting free events per quarter, for example, a plant exchange.

Zoning – Frederic Goldfein, Dan Russoniello, and Brian McGuire will lead the committee.

Roger Moog will attend a February 3 meeting (organized by Sutton Terrace, the Fairmont, the Corinthian, and 191 Presidential Boulevard) about a proposed round-about at the intersection of Belmont and St. Asaph's.

Ricky Guerra moved to take no position on 111 Presidential but asked that the applicant work with the Township to request a waiver for the on-street parking requirement. Roger Moog seconded the motion. David Haas abstained. The Board passed the motion.

Environmental Committee -- Linda Tasker has requested a place on the Township Sustainability Advisory panel.

Federation – Maxine Goldberg reported that Kimkos is taking over the properties on Coulter Avenue in Ardmore, across from the Farmer’s Market. St. Joe’s is also working towards the construction of an underpass under City Avenue.

City Avenue Master Plan Ad Hoc Committee – Roger Moog reported that money is available to do a master plan, but the Township has other priorities. The main reason is that a number of projects are, by right, already grandfathered. But residents and the NCBC are very concerned about all of the intense development that is by right and the traffic congestion that results.

Newsletter committee – Jim Remsen reported that the first newsletter will go about before the Independence Day Celebration.

Old Business

None.

New Business:

President Gross made a motion to spend up to \$500 for tree tenders; Ricky Guerra seconded the motion. The motion passed unanimously.

Adjourn

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

The next meeting will take place on March 1, 2022 at 7:30 p.m. via Zoom

Respectfully submitted,
Anne M. Greenhalgh, Secretary

Neighborhood Club of Bala Cynwyd

Statement of Financial Position

As of February 1, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
PayPal Bank	569.93
Petty Cash	0.00
TD Checking (x1100)	14,321.97
TD Money Mkt (x1953)	8,204.43
Total Bank Accounts	\$23,096.33
Other Current Assets	
Undeposited Funds	-10.17
Total Other Current Assets	\$ -10.17
Total Current Assets	\$23,086.16
TOTAL ASSETS	\$23,086.16
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Expense Accrual	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Retained Earnings	22,802.23
Net Revenue	283.93
Total Equity	\$23,086.16
TOTAL LIABILITIES AND EQUITY	\$23,086.16

Neighborhood Club of Bala Cynwyd

Statement of Activity

January 1 - February 1, 2022

	TOTAL
Revenue	
*Membership	715.00
Total Revenue	\$715.00
GROSS PROFIT	\$715.00
Expenditures	
Communications	400.68
PayPal Fees	30.60
Total Expenditures	\$431.28
NET OPERATING REVENUE	\$283.72
Other Revenue	
Interest Earned	0.21
Total Other Revenue	\$0.21
NET OTHER REVENUE	\$0.21
NET REVENUE	\$283.93