

**The Neighborhood Club of Bala Cynwyd
(NCBC) Virtual Board Meeting
May 3, 2022**

Board Attendees

Vanessa Coke Cohen, Maxine Goldberg, Anne M. Greenhalgh, Aaron Gross, David Haas, Brian McGuire, Roger Moog, Randy Myer, Dan Russoniello, Jim Remsen, Linda Sagman, Kay Stickles, Linda Tasker, Nielufar Varjavand, and Merle Zucker

Absent

Frederic Goldfein, Jason Landau Goodman, Ricky Guerra, and Anita Pepper

Officials Attending:

Representative Pamela DeLissio and Commissioners Mike McKeon and Gilda Kramer

Call to Order

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

Police Report

Officer Lawler reported that theft of catalytic converters is the primary issue. The theft takes three to five minutes. He said call the Police upon hearing any suspicious noises. The Officer recommended parking in the garage, parking near a streetlight or near a camera (no thefts have taken place in garages). The Bala Shopping Center has also witnessed the theft of some cars (typically left unlocked).

ELECTED OFFICIALS REPORT

Pamela DeLissio – announced two upcoming events:

Saturday, May 7

Shred Event

9:00 AM to 11:00 AM

Main Street Movie Theatre Parking Lot
3720-40 Main St, Manayunk, PA 19127

Thursday, May 19

117th Town Hall

7:00 PM

She also reminded the Board that the Primary is May 17th. Residents can apply for mail in ballots until May 10th at 5:00 p.m. Mail in ballots must be postmarked by 8:00 p.m. the day of the election.

Questions: RepDeLissio@pahouse.net. See www.RepDeLissio.com. Call 215-482-8726

Commissioner Mike McKeon – made several announcements. Ardmore and Belmont Hills will hold Memorial Day parades and celebrations. On May 14, the Township will hold an Open

House. The Senior Living Center at 211 Belmont Avenue is still under construction. The Lighting Ordinance should come before the Commissioners later this month. The Township will also review the proposed paving list on April 6.

Commissioner Gilda Kramer – reported that the Township has engaged a consultant to seek community engagement on how to use Township funds from the American Rescue Plan. The Township has also submitted proposals to the County for the County’s ARP funds. Projects include expansion of the Ardmore House, the acquisition of a desirable property, weatherization of low-income homes, and dental services for lower income residents. She invited anyone who would like to join the Sustainability Committee to step forward. Commissioner Kramer also alerted the Board that Main Line Health is planning to develop the Seminary to turn the campus into a Wellness Center that would include a continuing care retirement community, condominiums, apartments, office buildings and a boutique hotel. The existing seminary buildings would be preserved and most of the new buildings would face Lancaster Avenue

President’s Report

President Aaron Gross – emphasized that The Club is in real need of a Treasurer. Merle Zucker suggested reaching out to retirees who may be able to assist in the short run.

Treasurer’s Report

Past President Ricky Guerra – No report.

Secretary’s Report

Secretary Anne M. Greenhalgh – presented the April 2022 minutes. Maxine Goldberg moved to approve the minutes. Roger Moog seconded the motion. Vanessa Coke Cohen abstained. The Board approved the April 2022 minutes.

PRESENTATIONS TO THE BOARD

CROSS PROPERTIES BALA AVENUE ABANDONED SITE

President Aaron Gross reported on the condition of the third site owned by Cross Properties -- a blight to our neighborhood. Brian McGuire added that the property has multiple code violations (such as incomplete barriers to keep silt from running off into the street). President Gross will reach out to Commissioner David McComb to take the lead on putting pressure on the Township to act on the code violations. He invited others to join him in the effort to put pressure on the Township to hold the developer accountable.

DOG PARK INITIATIVE

Kay Sickles put forward the idea of a dog park in Bala Cynwyd. She thought the Cynwyd Station Park might be possible location. Commissioner Kramer said she would see if the Township still has long term plans to create a dog park off of the Cynwyd Heritage Trail.

MEETING IN PERSON ONCE AGAIN

President Aaron Gross recommended meeting in person in September and also allowing hybrid voting. He also recommended meeting in a larger space (such as the Levering Mill Tribute House). He asked Solicitor Haas to report in June on the legality of hybrid meetings.

STANDING COMMITTEE REPORTS

Independence Day Celebration – Anne Greenhalgh presented the slate of honorees to the Board:

- Lifetime Achievement Award: Jerry Francis, for his past service to the Club, his leadership of the Historical Society, and his service to the Township.
- Citizen of the Year: Fay Wright, for her engagement with the Club, service to the community (perennial volunteer at the Independence Day Celebration), and leadership of Bala Walks.
- Merchant of the Year: Maki-San, in the old colonial shopping center, on Montgomery Ave.
- Recognition in Program Booklet: Two fallen firefighters from Lower Merion

The Board unanimously approved the slate. Jim Remsen will reach out to Jerry Francis about the award, Anne Greenhalgh to Fay Wright, and Roger Moog to Maki-San.

Membership -- Vanessa Coke-Cohen reported that we have 298 residential memberships. Revenue to date is about \$14,000; year to date, roughly \$13,500. The majority of members are submitting checks (203 checks versus 95 on-line submissions). Premium members will receive NCBC magnets in the mail. She reported that a Farmer's Market is the most popular write-in request from members. Nielufar Varjavand has taken the lead on the Farmer's Market. Five growers will be present every week, with a good number participating on alternate weeks. The location is 1 Belmont Avenue on Saturdays from 10:00 a.m. – 1:00 p.m. The Market is also looking for a manager to fill the role for 28 weeks, while the market is open. Other suggestions from members include out-door movie night and CPR training. Vanessa Coke-Cohen said she would like to bolster business membership and is open to suggestions about how to do so. Anne Greenhalgh suggested that someone volunteer to enlist restaurants as a vendor at the Independence Day Celebration.

Ad Hoc City Avenue -- Roger Moog reported on the Bala Cynwyd Neighborhood Coalition. The Coalition has decided to retain a traffic engineer for roughly \$8,000 to confirm PennDot's analysis. President Aaron Gross moved to formally invite the Lower Merion Planning Staff to a meeting with the local neighbors in the City Avenue District to discuss what ways the township can focus on improving the quality of life in the district during and after the current phase of development that is causing very significant changes to the area. Brian McGuire seconded the motion. The Board gave its unanimous approval.

Environmental Committee -- Linda Tasker reported that she is serving on the Stakeholder Committee. The Committee is composed of individuals representing other Civics. The Township is trying to develop a sustainability plan with short- and long-term goals. The plan will go to the Board of Commissioners for approval. As a member of the Stakeholder Committee and the Board, she is eager to find a niche for The NCBC in this effort.

Public Service and Improvement -- Anne Greenhalgh reported that she reached out to Donna Heller to say that the NCBC will work with the roofing material that the Township supplies. In response to the question about start dates, Donna Heller wrote in reply: "Our construction crew

continues working on multiple projects throughout the Township, so once we have the roofing material we can provide you a better estimate on the pavilion construction period, based on the ongoing projects at the time.” Anne Greenhalgh will follow up to see where the NCBC stands on the waiting line. She will also recognize those who have made financial contributions to the Pavilion at the Independence Day Celebration (through the program booklet and signage).

Newsletter committee – Jim Remsen noted that the newsletter is behind schedule, now likely to go out in the mail towards the end of May. The newsletter will run eight to ten pages. He will share page proofs with key Board members.

Old Business

None.

New Business:

Solicitor David Haas – added that The NCBC will need to address to items at the next Board meeting: the question of whether the NCBC should have an option for member meetings in some form other than in person; and whether a Board member might pay for ad copy for a business so long as the relationship to the business in question is explicit and revealed.

Adjourn

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

The upcoming meeting will take place on June 7, 2022 at 7:30 p.m. via Zoom

Respectfully submitted,
Anne M. Greenhalgh, Secretary