

**The Neighborhood Club of Bala
Cynwyd (NCBC) Virtual Board Meeting
June 7, 2022**

Board Attendees

Vanessa Coke Cohen, Maxine Goldberg, Anne M. Greenhalgh, Aaron Gross, David Haas, Jason Landau Goodman, Ricky Guerra, Roger Moog, Randy Myer, Anita Pepper, Dan Russoniello, Jim Remsen, Kay Sickles, Nielufar Varjavand, and Merle Zucker

Absent

Frederic Goldfein, Brian McGuire, Linda Sagman, and Linda Tasker

Officials Attending:

Representative Pamela DeLissio and Commissioner David McComb

Call to Order

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

Police Report

Officer Rosales reported that thefts are on the rise. Most thefts occur because cars are unlocked. He reminded the Board of the vacant house program; the police will keep an eye on vacant houses while residents are gone. Officer Swain also does a security survey to make sure that residences are secure.

ELECTED OFFICIALS REPORT

Pamela DeLissio – reported that she has offered an amendment to HB 606 to add Henry Avenue to the Roosevelt Boulevard pilot project for speed cameras. She added that the Pennsylvania Treasury is predicting excess revenue and noted the need to decide how to spend these excess dollars. Some of the dollars could be used for childcare providers, for example. She also announced her 118th Town Hall on June 16th.

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

Commissioner David McComb – As Chair of the Township Police Committee, Commissioner McComb reported that the full complement of police in the force is 136. Right now, the number of officers is 120. Recruiting officers is difficult in Lower Merion and nationwide.

President's Report

President Aaron Gross – has been in touch with Representative Mary Jo Daley. She will attend our meeting in September.

Treasurer's Report

Treasurer Ricky Guerra – reported that he set up a bill pay option to send checks to EY Productions and July 4th vendors. The bank told him that when he set up this bill pay option, the fraud department for TD Bank set a stop on the account believing the efforts he made were

somehow an indication of fraud. Treasurer Guerra called the bank on Thursday to remove the hold but was told to go to the branch in person. He went to the branch in person on Friday and was told that the stop would be lifted on Monday. On Monday, he received a call from the bank saying the account should be good to go but then he attempted access and was denied. He will attempt to access the account again on Wednesday morning. He underscored that until this hold is lifted, any disbursement from the account will be stopped and rejected. The NCBC can still make deposits.

In response to the discussion, Anita Pepper asked if The NCBC should have a credit card in case of emergency.

Secretary's Report

Secretary Anne M. Greenhalgh – presented the May 2022 minutes. Vanessa Coke Cohen moved to approve the minutes. Anita Pepper seconded the motion. Jason Landau Goodman abstained. The Board approved the May 2022 minutes.

PRESENTATIONS TO THE BOARD

THE CYNWYD CLUB

Van Potteiger, Bruce Reed, and Kim Sheppard reported on renovations of the Cynwyd Club, especially the kitchen area and locker rooms. None of the renovations require zoning exceptions.

111 PRESIDENTIAL BOULEVARD, BALA CYNWYD - PRELIMINARY PLAN, APP. NO. 3888PP

A Preliminary Land Development Plan, showing the demolition of the current building and construction of a five-story mixed-use building, has been submitted to the Township. The proposed building contains 425 residential dwelling units, 25,873 sq. ft. of ground floor commercial space, and 676 structured parking spaces. The plan includes 19,213 sq. ft. of public gathering space, streetscape improvements, and 18 on-street parking spaces. Hanover R.S. Limited Partnership is the developer. The application has been tentatively scheduled for review by the Planning Commission on July 25, 2022.

In response to questions from the Board, the presenters -- Jake Denney, Adam Harbin, Chris Williams, and Denise Yarnoff -- shared:

- Electric chargers will be available to customers in parking lots
- Temporary parking will remain on Presidential
- Pulling the loading off the street will help make traffic on Presidential smoother
- Residents will be charged for residential parking; retail parking will be for free
- The trail will be open dawn to dusk
- Construction should begin by spring 2023; construction would last for two years
- Hanover designs, builds, and manages properties

President Aaron Gross reaffirmed The NCBC's request that the Township waive the requirement for on-street parking. Ricky Guerra seconded the motion. Vanessa Coke Cohen and Anne M. Greenhalgh abstained. The motion passed 11 in favor, and three opposed.

STANDING COMMITTEE REPORTS

Independence Day Celebration – Anne Greenhalgh shared an update on fundraising for July 4th. A small committee including Maxine Goldberg, Anne Greenhalgh, Randy Myer, Anita Pepper, Linda Sagman, and Merle Zucker has received just shy of \$10,000 of pledges (with Maxine Goldberg, the leading fundraiser).

Dan Russoniello reminded the Board that The NCBC has a Pay Pal card swipe reader for use at the Independence Day Celebration.

Membership -- Vanessa Coke-Cohen reported that The NCBC now has 309 residential memberships. She also reported on the success of bringing Farm to City to Bala Cynwyd.

Ad Hoc City Avenue -- Roger Moog reported on the Bala Cynwyd Neighborhood Coalition. The Coalition has retained a traffic consultant (who has not done any other work with Penn DOT). The consultant will analyze existing traffic studies.

Zoning—President Aaron Gross reported on a number of zoning items:

- He has alerted the Township that a trash truck is cutting the corner at Bala Gym and destroying the sidewalk
- The Township advised him that dog parks are not usually set up close to residential housing because they tend to bring down prices
- The Coalition and The NCBC will sponsor a meeting for those living near City Avenue
- The City Avenue Special Services District is applying for a grant for a master plan
- The Township is bringing Cross Properties into compliance
- Federal Realty is doing cosmetic improvements to its property
- 1 Belmont (the GSB building) has agreed to include moderate income housing
- The Bala 1, 2, 3 agreement is under review

Federation – Past President Ricky Guerra reported that he is stepping down as President of the Federation. He said that plans are underway to reopen the Barnes. The Giant is interested in creating a branded gas station at the corner of Lancaster Avenue and Wynnewood Road. He also asked for input on the proposed, revised lighting ordinance. He would argue for due process rather than particular time constraints.

Public Service and Improvement -- Anne M. Greenhalgh reached out to Donna Heller who said that the pavilion construction will begin this summer. She does not have an exact date. In the next few weeks, she will reach out and schedule a meeting at the park to establish the exact placement and orientation pavilion. She added that the Township is “beginning to see a glimmer of light with the delays in the roofing materials, safety and seasonal projects in motion and multiple staff absences.” She hopes that once construction begins, the pavilion will be constructed with minimal delays and disturbance.

Old Business

None.

New Business:

None.

Adjourn

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

The next meeting will take place on September 6, 2022 at 7:30 p.m. Location to be determined.

Respectfully submitted,
Anne M. Greenhalgh, Secretary