

**The Neighborhood Club of Bala  
Cynwyd (NCBC) Virtual Board Meeting  
October 6, 2022**

**Board Attendees**

Frederic Goldfein, Maxine Goldberg, Anne M. Greenhalgh, Aaron Gross, David Haas, Jason Landau Goodman, Brian McGuire, Roger Moog, Randy Myer, Dan Russoniello, Jim Remsen, Linda Sagman, Kay Sickles, and Merle Zucker

**Absent**

Vanessa Coke Cohen, Ricky Guerra, Anita Pepper, Linda Tasker, and Nielufar Varjavand

**Officials Attending:**

Representative Mary Jo Daley

**Call to Order**

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

**Police Report**

Officer Seamans reported that a pedestrian was robbed on East Princeton around 9:30 p.m. He was approached by a male with a gun who stole his cell phone and fled the scene. The Officer also noted an increase in commercial burglaries at night along City Avenue. Officer Seamans added that the Department has started another recruitment process.

Discussion followed. Roger Moog shared that packages delivered at his front door were opened and left behind; he now has packages delivered to the back. Linda Sagman shared that a bike was stolen from her home and later recovered. Aaron Gross said he was aware of two car thefts. Officer Seamans responded that thefts and vehicles seem to rise and fall every six months. Mary Jo Daley reported that a stranger entered her new office and asked to use the bathroom; her staff declined. Officer Seamans offered to visit her office and share some safety tips.

**ELECTED OFFICIALS REPORT**

**Mary Jo Daley** – reported that she is now located at 312 Old Lancaster Avenue. She is working at the office, rather than remotely. She is going door to door to let her constituents know that they can come to her office for services. For more information see:

<https://www.pahouse.com/MDaley/Contact>

**President's Report**

**President Aaron Gross** – made a number of announcements:

- The farmer's market is going to have to move because of future development
- Sky Soup, a tenant on Bala Avenue, has moved because the building has gone up for sale.
- Aaron Gross followed up with the CEO of the Special Services District and discussed the merits of establishing a coalition of landlords and tenants.
- He discussed the pros and cons of solid fencing at the Cross Properties site.

- He spoke with the Director of Public Works about the intersection of Old Lancaster Avenue and Montgomery Avenue. The plan is to remove the triangle and lengthen the crosswalk so that pedestrians have direct access to the sidewalks. Another project is the provision of flashing lights by the Union Fire Association.
- Aaron Gross said that the time may be right for a masterplan; the Township is working with the City Avenue Special Services District (CASSD). Roger Moog underscored that the NCBC needs to set measurable goals for the collaboration.
- He recommended doing community events with the CASSD and the Township Building and Planning Department.
- The Cynwyd Heritage Trail will be extended from the Cynwyd Station to the Bala Station. The likely start date for construction is summertime. Maxine Goldberg added that the Friends of the Cynwyd Heritage Trail are holding a celebratory event at the end of October.
- The Commissioners have been working with the Township Solicitor to address the issue of firearms sales. Roger Moog said that this issue should be a top priority and argued for an ordinance that limits gun sales.
- Aaron Gross concluded by saying that he may have a lead for a Treasurer and added that the board needs a co-head for the Independence Day Celebration.

### **Treasurer's Report**

**Treasurer Ricky Guerra** – No report.

### **Secretary's Report**

**Secretary Anne M. Greenhalgh** – presented the September 2022 minutes. David Haas and Anne M. Greenhalgh abstained. The Board approved the September minutes.

## **PRESENTATIONS TO THE BOARD**

### **UNION FIRE ASSOCIATION, Mike Leibowitz**

Mike Leibowitz reported on the Union Fire Association. The UFA will host its annual Family Day on October 23<sup>rd</sup> and would like to invite the community to come and partake in the event. October 23<sup>rd</sup> marks the start of the annual fundraiser.

The UFA is embarking on two projects: The expansion of the bays in the Firehouse; and the inclusion of dormitories that would provide accommodations for four to six fire fighters.

The UFA is also planning on offering medical response out of the Firehouse.

For more information about the Union Fire Association, see: <https://www.station28.org/>

### **LOWER MERION AFFORDABLE HOUSING CORPORATION, Mike Leibowitz**

Mike Leibowitz gave an overview of the Lower Merion Affordable Housing Corporation (LMAH). For more information see: <https://lmah.org/> He also made the Board aware that LMAH bylaws require that a member of the NCBC board or civic must sit on the board of the

corporation. Maxine Goldberg currently sits on the board. At the present time, LHAH would like to put an addition on 13 St. Asaph's, Bala Cynwyd, for a total of 13 (six existing, and seven addition). Mike Leibowitz is looking for the Board's support.

David Haas composed the motion: Recognizing the importance of having additional affordable housing available in our community and appreciating the work of the Lower Merion Affordable Housing Corporation in its ongoing work to provide such housing, the NCBC does not intend to oppose the LMAH's current application to expand the existing affordable housing facility at 13 St. Asaph's Road. Aaron Gross moved to approve the motion. Dan Russoniello seconded the motion. Maxine Goldberg abstained. The Board approved the motion.

## **IN-PERSON MEETINGS DISCUSSION**

The pandemic has changed the reality of how and where we hold meetings. The meeting room at the Academy is small. The Levering Mill Tribute House offered the use of its space for \$250 each time the NCBC meets. Anne Greenhalgh said, "Wherever we meet, we should meet for free." Other options include: The Bala Gym, The Union Fire House (for a year at most), The Cynwyd Club. President Aaron Gross said he would look into these and other options.

## **STANDING COMMITTEE REPORTS**

**Membership** – No report.

**Ad Hoc City Avenue** – No additional report than what is noted above.

**Zoning**—President Aaron Gross reported that the Bala 1, 2, 3 proposal is under review is before the Township. The application is now a two-phase rather than a four-phase application. The application has a process. The builder needs to build on 1 or 3 first and then the builder can proceed with 2 Bala. The developer also has 20 years before the approval expires.

**Federation** – Maxine Goldberg reported that the civics are now invited to pay dues, \$60 from September to August. President Aaron Gross agreed that The NCBC should pay the dues. No one objected. Community Watch is also asking Civics to pay dues.

**Public Service and Improvement** – Dan Russoniello met with Donna Heller to establish the location of the pavilion. The hope is to get construction completed before the 2023 Independence Day Celebration.

**Newsletter** – Jim Remsen announced that that he is working on the spring issue. Articles are due within the next two weeks. The newsletter will include new board member bios, including those of Frederic Goldfein, Jason Landau Goodman, and Jim Remsen.

## **Old Business**

None.

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**New Business:**

President Aaron Gross asked that we discuss whether the Federation should support a local tax credit for Fire Fighters.

**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 November 1, 2022 at 7:30 p.m. Location to be determined.

Respectfully submitted,  
Anne M. Greenhalgh, Secretary