AGENDA
OCTOBER 2025 MONTHLY MEETING OF
THE NEIGHBORHOOD CLUB OF BALA CYNWYD
UNION FIRE HALL & ZOOM
Zoom Account: 823 745 2538
Password: 850924
November 11, 2025

7:30pm **CALL TO ORDER and ANNOUNCEMENTS**, Kay Sickles

7:35pm **POLICE REPORT**

7:45pm **ELECTED OFFICIALS REPORT**

8:00pm **APPEARANCE BY ZONING APPLICANT ETHEN OSTROFF**

The applicant's signed a lease to operate a law office at 158 Montgomery Avenue which is zoned VC (Village Center). The Zoning Officer states a ground floor office is a regulated use which requires a 100-foot separation from another ground floor office use. The Zoning Officer denied the change of use permit because there is currently a tree company office located at 152 Montgomery Avenue which is less than 100 feet from the applicant's property. The applicant is appealing the Zoning Officer's determination that the proposed law office is within 100 feet of another ground floor office or, in the alternative, seek a variance from §155-Table 5.3 to allow for the ground floor office use to remain within 100 feet of another ground floor office use.

Application is scheduled for Thursday, Nov. 20, 2025, ZHB session beginning at 7:15PM.

8:20pm **EXECUTIVE REPORTS**

President, Kay Sickles
- Discuss Beautification Committee
- Reminder to Attend November 18, 2025 Roundabout Meeting

Treasurer, Marion Williams

Vice-President, Vanessa Coke Cohen

Secretary, Jason Landau Goodman
- Approval of September and October 2025 Minutes

Zoning/Public Service and Improvement Committee, Aaron Gross and Brian McGuire

8:35pm **MOTION FOR OFFICER NOMINATIONS FOR 2026**
- Secretary — Vanessa Coke-Cohen
- Vice-President — Juan Rodriquez

8:45pm **UPCOMING EVENTS**
- History of College Park Presentation by Jim Remsen on November 20, 2025
- July 4th Retrospective/2026 Planning

9:00pm **NEW BUSINESS**

9:10pm **ADJOURN**

Next meeting: Annual NCBC Meeting on December 9, 2025, 7:30pm, Union Fire Association and Zoom