MINUTES OF
REGULAR MEETING OF
THE NEIGHBORHOOD CLUB OF BALA CYNWYD ("NCBC")

March 3, 2026

Attendees: Kay Sickles, Juan Rodriguez, Vanessa Coke Cohen, Marion Williams, Bryan Capone, Jillian Dierks, Jason Landau Goodman, Maxine Goldberg, Joe Hirsch, Margaret Hunting, Bill Krebs, Brian McGuire, Roger Moog, Randy Myer, Mark Prudente, Dan Russoniello, Merle Zucker

Absent: Aaron Gross, David Haas, Sandy Kornhauser

Elected Officials Present:
Commissioners Gilda Kramer and Jeremiah Woodring
Jhonas Dunikin (on behalf of State Rep Mary Jo Daley)

Kay Sickles, President, called the meeting to order at 7:33 pm.

POLICE REPORT

The police did not attend the meeting so there was not a police report tonight.

ELECTED OFFICIALS REPORT

Commissioner Gilda Kramer reported that the Township is having its Board priorities meeting on March 25, 2026. This is an opportunity for Township Board committees to submit ideas/plans for their constituents and then deliberate. Commissioner Kramer represents the Affordable Housing Committee (goal is to expand accessory dwellings as options for housing) and the Economic Development Committee. If residents have any suggestions, they should contact their commissioners.

Commissioner Jeremiah Woodring reported that the Township's meeting with PennDot regarding the roundabout decision will not occur until Commissioner Louis Rossman returns from vacation. He noted that with respect to the Township priorities meeting, he is working with committees on traffic calming initiatives and Rock Hill Rd development. He also reported that Police Supt. Block is in pursuit of getting cameras installed on streetlights to scan license plates in an effort to identify stolen vehicles. Commissioner Woodring also said that the Township's spring cleanup weekends will be April 11/12 and April 25/26 and residents will be charged $20 per trip per day. Lastly, he advised the NCBC that the homes next to Wawa on Belmont Ave have been purchased by developers.

State Representative Mary Jo Daley's office representative, Jhonas Dunikin, reported that Rep. Daley is hosting a free luncheon for veterans on March 31st (12-2pm) at the Spring Mill Fire Company ballroom and a free shredding event at Black Rock Middle school on May 2nd from 11am-1pm.

PRESENTATION: Residence at Bala Cynwyd Lot Line Adjustment

Ed Clemente, owner, developer and operator of the Residence at Bala Cynwyd ("Residence"), presented a proposal to adjust the Residence's property lot line. At the time of development of the property, the

Residence's neighbor to the north at 132 Maple Road had an encroachment over the property line, which the Residence allowed at the time. The Residence would like to make the lot line adjustment official which will allow the neighbor to own the encroached land outright. Mr. Clemente mentioned that he came before the NCBC as a courtesy to the Township's Planning Committee and Kay Sickles offered to connect Mr. Clemente with the president of the Belmont Hills civic association as well.

Kay Sickles made a motion to write a letter of support in favor of the Residence's request for a lot line adjustment with respect to its neighbor's property at 132 Maple Road which allows such neighbor to own outright the land that encroaches on the Residence's property. Brian McGuire seconded. All directors present approved. Motion passed.

PRESENTATION: Grant Himes, Main Street Manager (City Ave District)

Grant Himes introduced himself as the new Main Street Manager for Bala Avenue. He reported that the City Avenue Special Services District ("CASSD") is applying for a federal grant to fund building rehabilitation and construction along Bala Ave. He also asked the NCBC to provide a letter of support to submit with their application for the grant so that the CASSD can pursue revitalization of Bala Ave. Mr. Himes also reported that Char and Stave and a full services restaurant are expected to be on the main floor of the new 202 Bala Avenue development. Mr. Himes also said that the Farmers market is coming back in May 2026 (same location at One Bala Plaza) and that the CASSD received a $1.2M grant to rehabilitate the pedestrian bridge at the top of City Ave at Presidential Boulevard.

EXECUTIVE REPORTS

President's Report: Kay Sickles reported that Jim Remsen is going to give presentation about College Park History on April 22 and Historical Society will collaborate with us. At Fire House. Time TBD.

Treasurer's Report: Marion Williams reported that she paid July 4th bills and hopes to have a more thorough report at end of March.

Secretary's Report: Vanessa Coke Cohen made a motion to approve the draft of the February 2026 meeting minutes previously distributed to the directors. Randy Myer seconded, all approved. Motion passed.

MEMBERSHIP COMMITTEE

It was reported that there was a delay with the mailing of the membership flyer because of external issues, but it should be received by residents soon. The membership mailer includes the QR code with a link to the Zeffy membership link for ease of dues payment.

ENVIRONMENTAL COMMITTEE

Marion Williams reported that BC Tree Tenders ("BCTT") will not plant trees with PHS in the spring but instead will work with Bartlett Trees, which purchased 100 saplings that will be free to community. Bartlett Trees bought the saplings at their own cost. BCTT will speak with scout troops and school environmental clubs to see if they can find volunteers to help with planting.

JULY 4th COMMITTEE

Kay Sickles reported that she met with Maria Wells and Andy Borowsky and they reported that July 4th vendors are lined up for the celebration. Kay encouraged the directors to review the list of sponsors/donors from last year and work to secure the same contributions this year. The July 4th fundraising committee (Randy Myer, Merle Zucker, Maxine Goldberg and Kay Sickles) will meet in the coming weeks.

The Board discussed nominations for Citizen of the Year and Merchant of the Year and agreed that our former director and dedicated July 4th organizer, Anne Greenhalgh, should be considered for Citizen of the Year. The Board also suggested The Landing Kitchen as Merchant of the Year. Commissioner Gilda Kramer agreed to be the Patriotic Speaker for on July 4th. Brian McGuire agreed to create 10 historical questions to ask residents at the July 4th celebration. Kay Sickles asked for volunteers to read the Declaration of Independence on July 4th (or to find others willing to do it). Lastly, it was decided that Board members should wear name tags at the July 4th celebration.

UPCOMING EVENTS

Juan Rodriguez reported that NCBC is coordinating with CASSD and the Cynwyd Heritage Trail ("CHT") to host three movie nights for residents: Saturday, May 2 (NCBC), Wednesday, July 29 (CASSD) and Friday, September 18 (CHT). The Union Firehouse is the indoor option in the event of rain.

NEW BUSINESS

Jillian Dierks and Juan Rodriguez noted that they connected with PennDot in connection with another project for Conshohocken State Road and found out that PennDOt has no plans to repave Conshohocken State Road any time soon. Comm. Gilda Kramer said to send her an email about this issue so she can coordinate with PennDot to get the road repaved and get edge lines repainted to narrow the road.

Jillian Dierks also discussed the Township traffic study takeaways. She noted that it was promising to learn that the signals are currently operating well at intersections along Montgomery Avenue since that allows for some acceptable slow downs in traffic. However, she noted that the amount of traffic volume along the corridor might not make a road diet a viable consideration.

The next Regular Meeting is scheduled for April 14, 2026 at 7:30 pm at the Union Fire House and via Zoom. The meeting was adjourned at 9:02pm.

Respectfully submitted,
Vanessa E Coke Cohen, Secretary