



BOARD OF DIRECTORS MINUTES

Meeting of January 3, 2011

PRESENT: Matt Ruben, President; Don Phillips, Vice-President; John Braxton, Treasurer; Janet Finegar, Secretary; Rick Angeli; Fernando Benavides; Larry Freedman; Erika Goldberg; Micah Gold-Markel; Irene Lambrou; Bill Russell; Barbara Saverino; Anne Wagering.

ABSENT: Ken Mitchell; Ira Upin.

The meeting was called to order by the President at 7:05 p.m.

Motion: By John Braxton, seconded by Anne Wagering. "To approve the minutes of the December Board meeting as presented."

Passed 11-0-0.

President's Report: Matt Ruben; written report attached and reviewed.

Matt further noted that a going-away party is being organized for Dennis & Liz through Almanac Market.

Casino and crime prevention committee issues were covered in the President's Report.

Treasurer's Report: John Braxton; Profit & Loss Standard distributed and reviewed.

There was some question about how much money has been taken in for the calendars (of which at least 500 have been sold); Rick will investigate and clarify which profits have come in so far.

John reported that the audit is still ongoing and reminded the board that each additional account the Board opens complicates the audit.

Motion: By Rick Angeli, seconded by Fernando Benavides. "To approve the Treasurer's Report as presented."

Passed 11-0-1

Business Association Liaison, Education, Environment, Membership, Neighborhood Plan, Operations, Recycling, and Urban Design Committees: No reports.

Clean and Green Committee Report: Erika Goldberg.

Erika reminded all Board members to publicize information about the treecycling on January 8. There was brief discussion of early tree drop-off and agreement that we do not have the resources to handle this.

Fundraising Committee Report: Barbara Saverino; written report attached and reviewed.

Liberty Lands Committee Report: Janet Finegar; written report attached and reviewed.

Zoning Committee Report: Larry Freedman; written report attached and reviewed.

Motion: By Barbara Saverino, seconded by John Braxton. "To approve the actions of the Zoning Committee regarding 100 Spring Garden (Bay One) with one change, i.e.: 'We support the application and a conditional liquor license with the following provisos: 1) Use permit must be provided; 2) Occupancy not to exceed 100; 3)

Professional security must be on location at least 1 hour before and after closing, enforce anti-loitering laws; 4) Designate outdoor location for patrons to smoke; 5) Soundproofing as necessary, per PA liquor law, shall be installed to make sure sound does not emanate from the building; 6) No take-out beer sales; 7) Provide valet parking during Delilah's and ZeeBar "event" nights; 8) Hours of operation no earlier than 11 a.m.; 9) No outside promoters; 10) Make sure bottles and trash are removed from outside the location nightly; 11) Applicant shall amend their application to L&I to include the above conditions.'"
Passed 12-0-0

Motion: By Micah Gold-Markel, seconded by Don Phillips. "To approve the actions of the Zoning Committee regarding 444 N. 4th St., i.e.: 'We approve the application with the following provisos: 1) Hours of operation 6 a.m. until 11 p.m.; 2) No hot cooking; 3) Seating for fewer than 30 people.'"
Passed 12-0-0

Motion: By Janet Finegar, seconded by John Braxton. "To approve the actions of the Zoning Committee regarding 501 Parrish St., i.e.: 'We support the application as presented, including existing garage.'"
Passed 12-0-0

Motion: By Barbara Saverino, seconded by Bill Russell. "To approve the actions of the Zoning Committee regarding 834 N. 4th St., i.e.: 'Please meet with neighbors regarding height of building, and return to Zoning Committee with revised plans that show reduction of height from front (4th Street) to back. Consider greening the wall. Also provide list of uses proposed for ground floor commercial, and alternative façade drawing without "box" design element.'"
Passed 11-0-1

Old Business

Operation Santa took in about \$1,600 in donations this year and spent \$2,800 on 40 families and 163 children. The combined issues of a much larger Operation Santa recipient list and donor competition between Operation Santa and the Annual Appeal There is about \$500 in built up funds from past years' donations to Operation Santa that is in the general fund. The Operation Santa committee was charged to discuss the program and consider what ways it should be cut back to be fiscally responsible in 2011.

It was agreed that the Annual Appeal letter for 2011 can be based largely upon the very effective 2010 letter and thus can be sent in October of 2011.

\$1,500 due us from the Merchant's Fund (as administrative fee from a grant secured by Yards) seems to have been lost in the mail, but a new check should be coming in soon.

New Business

Motion: By John Braxton, seconded by Micah Gold-Markel. "To use the board-designated fund to cover any cost overruns from the 2010 Operation Santa program."
Passed 12-0-0.

History.NLNA.org has launched – it is a wiki site for historical photographs and narratives about the neighborhood. Micah will do a demonstration of it at the January General Meeting.

The meeting was adjourned by acclaim at 8:20 p.m.

Addenda:

President's Report

1. PLANNING AND POLICY-RELATED ISSUES

- Mission – We are re-starting the mission committee, with an eye to getting the neighborhood survey out in the spring. The committee will reconvene this month.
- Casinos – In mid-December, the PA Gaming Control board revoked Foxwoods' license. It is unclear what will happen next.
- Central Delaware Plan – Sometime this spring the Master Plan will be finalized by the Delaware River Waterfront Corp, and will be sent to City Council in the form of a draft amendment to the new Zoning Code for the City. This will be a crucial process, and will determine whether, and to what extent, the core values of the Civic Vision for the Central Delaware become incorporated into law, and specifically into concrete, enforceable city zoning regulations.

On a related note, I have been nominated for the position of Chair of CDAG (Central Delaware Advocacy Group). I currently serve as NLNA delegate to CDAG, and one of two CDAG Vice Chairs. The election is January 13.

- Zoning Code Commission – See above – the Zoning Code Commission will be making recommendations to City Council this spring, largely by way of transmitting to Council a proposal for an entire new zoning code for the city.

2. FUNDRAISING/FINANCES/ADMINISTRATION

- General Fundraising – See FR Committee report. We'll need to talk about Operation Santa funding. The annual appeal letter did very well, especially compared to last year.
- Events – No updates (see FR report for updated information on the Holiday Party).
- 2011 Calendar – The initial run of 500 has sold out. The second run of 200 has been out "in the field" for some time. Barbara may have current figures on the total net proceeds.
- Spring Garden Greenway – Any updates in the FR report.
- NLNA Budget and Finances – QuickBooks for Nonprofits has been installed on the office computer for about three months, but we still do not have a volunteer to actually set it up. Now that the holidays are over, I will issue a call on the neighborhood email list. But I would like board members to keep thinking about any professional contacts they might have for this.

3. DEVELOPMENT ISSUES AND DEVELOPER RELATIONS

- Tower Investments – Pathmark – now owned by the parent company of SuperFresh – filed for Chapter 11 bankruptcy in December. They have published a list of leases they intend to default on, and the 2nd & Girard location is not among them. So as far as anyone knows (including Tower), the supermarket will still be opening sometime this month or next month.
- Tower and/or its tenant also has applied for a liquor license for the old St. John's church on N. 3rd St. at the western edge of Liberties Walk. A number of nearby neighbors have expressed concern about this. We have directed them to elected officials who have helped them file individual petitions-to-intervene in the case. This will allow near neighbors to oppose (if they wish) the application with the PA LCB, and/or to have input into a conditional liquor agreement.

4. OUTREACH/EVENTS/GENERAL MEETINGS

- General Meetings – I welcome suggestions for agenda items for the January and February GMs, which are slated for January 27 and February 24.

5. COMMUNICATION AND PUBLICITY

- Email – In the past month list grew from 1,388 to 1,406, or about 1.3%. This is in the typical growth range. It's worth noting that the average rate is likely going to decline slightly over time, simply the average monthly number of new addresses (15 to 20) represents a smaller and smaller percentage of the list as the list size grows.
- Web Site – No update; Micah is still planning to migrate the site to WordPress.
- Other Internet – No update.
- Local Press – No update.
- Other Outreach – No update.

6. OTHER ITEMS

- Crime and Safety – The Julio Jackson sentencing hearing was postponed from Dec 2 to January 21, 2011. The holiday period and wintry weather seem to have prompted a dip in crime.
- Weather – Building on its work last December and February, the City did, by most accounts, a very good snow-plowing job in our neighborhood (and many others) last week.
- Online Board Polls – Ratification of any online board polls.

Fundraising Report

- Annual Appeal – The 2010 Annual Appeal went out mid December and the NLNA has received over \$3,950. This is an improvement over last year's on line only approach, a compelling letter (and hopefully a sign that the economy is improving). Thank you to those that helped with the revision and stuffing of the letter. As always, a special thanks to Anne for the follow up, deposits and coordination.
- Winter Fest (holiday party) will be Sunday February 13 from 2-5
- Grants – Spoke with DCED last week and working with Anne and Lara to close out.

- Take Me to the River – The Delaware Valley Regional Planning Commission informed the NLNA that our Take Me to the River Grant for the Spring Garden Street Greenway has been approved for a one-year extension to December 31, 2011. We had conversations with them as well as the William Penn Foundation. I am working with DIGSAU and Philadelphia Industrial Development Corporation regarding payment since we are partnering with the water department and expect to bid out the work as one project and run it through PIDC. I emailed a copy of the agreement to help facilitate the process.
- NEXT MEETING - MONDAY, 17 JANUARY at 7 p.m. Your participation is most welcome and needed.

Liberty Lands Report

Activities during December

- The December meeting was canceled due to people being overwhelmed. Next meeting will be January 11th.
- Liz, William, and Jen took down the grass fencing on the day of the big snow (thanks!) and Seth plowed the walks as was contracted.
- Darryl Rothmund donated two (three?) huge timbers to the park (old foundation pieces from a local building); we'll have to decide where we want to put them.
- The menorah was damaged by wind or vandals, but should (is?) be down by now.
- Both the NLAC and NLNA were asked to supply their every-ten-years confirmation of existence by the PA Corporate Bureau. I filled out the forms for both.
- Alex – our once and hopefully not future employee – has persisted a little in calling Liz, but she hopes he's gone now. Dennis leaves us at the end of this month, so the need for a new employee has become critical.
- Wintertime is the time of inferior gardening and also when park coordinators get to think about other things a little. We're back in the swing come March.

Upcoming Activities

- Saturday -- New Year's Day -- from 5-11, the Standard Tap is hosting its Pig Roast as a benefit for the park and donating all proceeds to Liberty Lands. Go and eat pig, and be sure to encourage others to attend!!! (yes, there is food for vegetarians and kids).
- PHS is thinking about changes/additions to its Keystone Gardens program (Liberty Lands is one of these) and asking us to brainstorm projects we'd like to do in the future.
- Liz and Jen Gold will be working with PHS in the near future to implement the Philly Green Machine grant we were awarded in the fall.
- Go Festive! is interested in doing the 2011 movies with the same contract and choosing movies off a list suggested by park volunteers. I'm to talk with them next week to work on the lineup.

Issues for Board

- Any suggestions for a new trash contractor (i.e., Dennis)?

Zoning Committee Minutes

Present: Larry Freedman, Irene Lambrou, Barb Mulckhuyse, Charlie Abdo. Chris Isaacson, Jonathan Sher, Matthew Emerson, Joe Mikuliak, Sue Patterson, Chris Richetti

Absent: Mike Simons, Marc Butakis, Tim McDonald, Ira Upin

1) – 100 Spring Garden (Bay One) - Bryan Exley - Proposal for a restaurant, bar and live music (this is the bay closest to Spring Garden St.). "Pub and grill," neighborhood, American tapas. Rock&roll-themed bar, named "Rebel." Acoustic live music with "sufficient soundproofing." Thick concrete walls. Stage 9x6 removable riser, near front door. Spring Garden Street on one side; Enterprise rental on the other (has reserved spaces across the lot next to 95). Location has use of parking lot (also Delilah's uses it and on event nights it gets pretty full; Delilah's uses valet parking to another location for "event" nights—contests, etc.). Food served at all times. 4PM-2AM M-F/ 1PM-2AM Sat/Sun. Capacity 100. including Mezzanine with bar (about 20 people).. Was a Chinese restaurant and Sam's Clam Bar before that, but hasn't been used in 5 years--Use registration still good? Window will allow noise to bleed through so they should use some kind of soundproofing against the front door/ window when the music is playing; we'll need to see soundproofing plan for the windows. How about noise from smokers outside? Security at closing times.

Motion by JM; 2nd by BM: We support the application and a conditional liquor license with the following provisos: 1. Use permit must be provided. 2. Occupancy not to exceed 100. 3. Professional security must be on location at least 1 hour before and after closing, enforce anti-loitering laws; 4. Designate outdoor location for patrons to smoke. 5. During live music windows must be soundproofed. 6. No take-out beer sales 7. Provide valet parking during Delilah's and ZeeBar "event" nights 8. Hours of operation no earlier than 11AM 9. No outside promoters 10. Make sure bottles and trash are removed from outside the location nightly. 11. Applicant shall amend their application to L&I to include the above conditions. Passed: 8-0-0

2) – 444 N. 4th St.. – David Orphanides – Proposal for first floor convenience store in an existing residential building. On corner of Willow and 4th Street. Proposed operator has deli/convenience store at 22nd & Arch that is well-regarded. Eat-in less than 30 seats. Trash/recycling storage within the store; no signage proposed. Operation between 6AM -11PM. Parking lot that is gated after 4:30PM; other parking area with 8-10 spaces, also parking on 4th Street for after-hours use. No hot cooking; no ventilation required. Street entrance off 4th Street; trash/recycling pick-up from Willow Street.

Motion by IL; 2nd by JS: We approve the application with the following provisos: 1. Hours of operation 6AM until 11PM 2. No hot cooking. 3. Seating: less than 30. Passed: 9-0-0

3) – 501 Parrish St. – R10A – Shonique McCall – Proposal for a studio apartment in the basement (ground level) in a single family dwelling. Applicant wants to make multi-family dwelling so her daughter can live in the basement apt, but would also like to be able to rent to another tenant in the future. Interior steps to house would be removed. Planned separate utilities. Entry and windows from rear of house. Adjacent neighbor (and other neighbors) signed petition to support.

Motion by BM; 2nd by JS: We support the application as presented, including existing garage. Passed: 9-0-0

4) - 834 N. 4th St. – L4 – Bottle Flats (Plumbob) for Liza Tedeshi (owner) and Roland Cassis (builder) – Proposal for 3 residential units over an existing structure (17'8") to be 40' high – ground floor used as commercial (any use) plus 4 parking spaces. Shadow studies shown. Two stories to be built above existing garage (1956). Ground floor commercial space (within L4? C2 uses are acceptable) planned. Brick/glass façade. Parking for 4 vehicles off Reno/Leithgow; outside space for storage, trash/recycling. Green roof/deck, terrace, balcony-open space, technically 0%, but whole roof would be green roof so "100%" (L4 so no open space required and no refusal for that; also, could go to 60ft). Two units on 2nd floor; 3rd unit on 3rd floor. 3ft projection "box" over sidewalk; light-shade and "composition device." Some questions about party lines, easements with adjacent owners, survey needed. Adjacent neighbor concerned about height and monolithic 40' wall next to backyard. Could ground floor be shorter than existing roofline of existing garage? Could height be decreased from front to back?

Motion by IL; 2nd by JM: Please meet with neighbors regarding height of building, and return to ZC with revised plans that show reduction of height from front (4th Street) to back. Consider greening the wall. Also provide list of uses proposed for ground floor commercial, and alternative façade drawing without "box" design element. Passed: 9-0-0