



## **BOARD OF DIRECTORS MINUTES**

### **Meeting of November 3, 2010**

**PRESENT:** Matt Ruben, President; Don Phillips, Vice-President; Janet Finegar, Secretary; Fernando Benavides; Larry Freedman; Erika Goldberg; Micah Gold-Markel; Irene Lambrou; Ken Mitchell; Barbara Saverino; Ira Upin; Anne Waginger.

**ABSENT:** John Braxton, Treasurer; Rick Angeli; Bill Russell.

**ALSO PRESENT:** Liz Reed

The meeting was called to order by the President at 7:03 p.m.

*Motion: By Erika Goldberg, seconded by Fernando Benavides. "To approve the minutes of the October Board meeting as presented."*

*Passed 7-0-1*

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

It was agreed that the November and December General Meetings should be combined to a single meeting on December 9<sup>th</sup>.

*Motion: By Irene Lambrou, seconded by Erika Goldberg. "To ratify any and all board polls taken during the previous month, specifically the poll regarding Wine-o's zoning variance application."*

*Passed 8-0-1*

#### **Treasurer's Report: Matt Ruben.**

A draft budget for the NLNA FY2011 was distributed and discussed in detail. Questions were raised relating to the NLNA's overall mission and priorities as these relate to the budget. The point was made that the work of refining the NLNA mission, begun this year, needs to be taken up again with rigor. The point was further made that the Board needs to really dedicate themselves to finding donations, particularly individual and corporate donations, to support NLNA activities. Finally, it was agreed that the budget needs to be reevaluated quarterly in response to funding and cost realities.

*Motion: By Don Phillips, seconded by Micah Gold-Markel. "To approve the Fiscal Year 2011 NLNA Budget as presented."*

*Passed 10-1-0*

*Motion: By Don Phillips, seconded by Barbara Saverino. "That the Treasurer's report, every three months, include a record of the organization's projected vs. actual budget performance (in addition to the monthly cash flow reports)."*

*Passed 11-0-0*

**Business Association Liaison, Casino, Crime Prevention, Education, Environment, Membership, Neighborhood Plan, Recycling, and Urban Design Committees: No reports.**

**Clean and Green Committee Report: Erika Goldberg; written report attached.**

**Fundraising Committee Report: Barbara Saverino.**

The committee is closing out grants and following up with Mural Arts regarding Take Me To The River. She welcomes comments on the annual appeal letter.

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

**Operations Committee Report: Anne Waginger; written report attached and reviewed.**

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

*Motion: By Janet Finegar, seconded by Barbara Saverino. "To approve the actions of the zoning committee on the matter of 219-221 Fairmount Ave., i.e.: 'Please meet with the UDC to discuss the following items, then return to the Zoning Committee with revised plans: 1) Hide utilities; 2) Include fewer stairs (two) at entry; 3) Façade design and materials; 4) Consider removing parapet wall along Fairmount Avenue; 5) Provide tree on Fairmount and tree on American; 6) American Street property fence and gate; 7) Basement plans; 8) All open space to be permeable'"*

*Passed 11-0-0*

*Motion: By Micah Gold-Markel, seconded by Erika Goldberg. "To approve the actions of the zoning committee on the matter of 433 Poplar St., i.e.: 'We support the legalization of the existing two residential units at this location.'"*

*Passed 11-0-0*

*Motion: By Ken Mitchell, seconded by Fernando Benavides. "To approve the actions of the zoning committee on the matter of 724 N. 3rd St., i.e.: 'We support subdivision of one property into two properties as presented. There are concerns about 3rd Street height. Please meet with the UDC to discuss details of the 3rd Street façade, including materials and height; describe in more detail the justification for 42' height.'"*

*Passed 10-1-0*

*Motion: By Ira Upin, seconded by Barbara Saverino. "To approve the actions of the zoning committee on the matter of 400 N. 5th St. (5th & Callowhill), i.e.: 'We support only if also supported by Old City. Our support is further contingent on the following provisos: Red on black only as presented, static messages to change no faster than every 12 seconds.'"*

*Passed 11-0-0*

N.B.: Larry reported that Old City Neighbors opposed the sign at 400 N. 5<sup>th</sup>.

### **New Business**

Matt suggested that our website should spotlight a different neighbor each month, posting a little information about that person and what s/he does for the neighborhood. The idea was generally approved.

Don updated the Board on the proposed swim club. Roughly 170 people are on the listserv for the project, fliers were distributed through the neighborhood, and the project leaders are planning further research into other swim clubs in the city and financing plans.

Barbara informed the Board about an Open House for Digsau, the designers for the Take Me to the River grant.

Erika alerted the Board about the proposed stormwater management plan for the street outside the Community Center and will meet with Ira and Larry regarding the plan.

Liz reported to the Board about the Night Out calendar sales she has been holding at bars around the neighborhood and encouraged Board members to show up at these as well as selling calendars themselves.

The meeting was adjourned by acclaim at 8:56 p.m.

## **Addenda:**

### **President's Report**

#### **1. PLANNING AND POLICY-RELATED ISSUES**

- Casinos – Harrah's has proposed taking over the Foxwoods project. No word yet from the PA Gaming Control Board. No updates on SugarHouse.
- Central Delaware Plan – A draft plan has emerged, and was vetted at a public meeting on Oct 19. We also got an abbreviated version of the presentation – but with an expanded version of the portion covering the Delaware & Spring Garden area in NL – at the October GM.
- Zoning Code Commission – See [www.zoningmatters.org](http://www.zoningmatters.org) for more information.

#### **2. FUNDRAISING/FINANCES/ADMINISTRATION**

- General Fundraising – See FR Committee report.
- Events – No updates.
- 2011 Calendar – The committee – Lara, Liz Reed, Karina Mansfield, Maureen Wellner, and Tom Lennon – have done a fantastic job with this. Projected net revenue from ad sales and individual donations is \$6,750, which will go a long way to maintaining our ability to keep running the Clean & Green initiative in FY2011.
- Spring Garden Greenway – Barbara will provide any updates in the FR committee report.
- NLNA Budget and Finances – The proposed final FY2011 budget has been emailed to the board. We will discuss and hopefully vote on it at the November board meeting.

#### **3. DEVELOPMENT ISSUES AND DEVELOPER RELATIONS**

- Tower Investments – Some questions linger about the 969 N. 2nd St renovation by Cescaphe. If we have any further info, Larry can provide it in the Zoning Committee report.
- Liquor Establishments – Wine-O continues to be an issue. Updates in the Zoning report.

#### **4. OUTREACH/EVENTS/GENERAL MEETINGS**

- General Meetings – October went very well, with the Del River Waterfront Corp discussing the Central Del Master Plan; unveiling of the 2011 calendar; and awards presented to William Reed and Paul Kimport. We need to decide if we're having Nov and Dec GMs or if we're going to consolidate into a single GM on, say Dec 9.
- The multi-civic candidates' night idea spurred by Queen Village Neighbors Association did not come to fruition; it fell through too late for us to organize our own candidates' night (for which there was little interest in the community, owing to the fact that the truly contested races affecting us are on a state or national level where it wouldn't be possible to get the candidates in).

#### **5. COMMUNICATION AND PUBLICITY**

- Email – In the past month list grew from 1,361 to 1,367, or about 0.4%. This is by far the lowest growth rate since we've been keeping track. We continue to add subscribers but this month we had an unusually high number of unsubscribes. We'll have to keep track of this. Overall, though, the list remains large and growing, and we continue to get positive feedback from neighbors new and old, involved and less involved, about the usefulness of the list.
- Web Site – No update, but Micah is still working to migrate the site to WordPress, which will enable easier updates, especially of committee pages.
- Other Internet – No update.
- Local Press – Kia Gregory of the Inquirer published a piece on the upcoming trial of Julio Jackson, who is on trial for numerous car break-ins in our area and Center City.
- Other Outreach – No update.

#### **6. OTHER ITEMS**

- Crime and Safety – At the request of ADA Vince Regan, we encouraged community members to write letters to the judge in the Julio Jackson case. He received dozens of letters from across the 6th and 9th police districts, and informed me that half of all the letters came from NL specifically. We'll do one more reminder/push before the Nov 9 and Dec 1 trial dates.
- The City's first DA's Community Action Center, in the Piazza, opened November 1.
- Online Board Polls – Ratification of any online board polls.

### **Clean and Green Report**

#### **SOON: Tree Plantings**

- Bodine HS Planting on Friday, November 19
  - Planting 10-20 trees along with additional plantings with NLNA volunteers, teachers and students
- TreeVitalize

- Planting 20 trees with about same number volunteers

#### Upcoming:

- Holiday Tree chipping plans underway
- Events planned for Spring:
  - E-Waste Collection
  - Worm Composting workshop
  - Tree planting

#### ONGOING

- Sales of green recycling bins has brought in \$200. to date.
- Tree Planting along Spring Garden and nearby 2nd St. sites postponed to spring.
- Promoting
  - Lara is working with Recycle Bank for NLNA to receive .25 for everyone we sign up.
  - Where does 1st Saturday recycling revenue stand? Let's talk about ways to maintain recycling levels at first Saturday Recycling, incl. other items to collect now that the markets are picking up, while still increasing recycling through this City incentive program.

#### Fundraising and looking ahead:

- Clean and Green Web site pending: a web site to be a sustainability resource for NL community
- Movies that Matter: Environmental Education Films shown at CC or partnering restaurant.
- Make your own Rain Barrel workshop.
- Would like to find grants for rain barrel and composting workshops.
- Terracycle wrapper collection.

### Liberty Lands Report

#### Activities during October

- Fall workday – this was very successful, with 30-50 people showing up to prune, chip branches, pick up trash, plant spring bulbs, spread mulch, and weed tree pits.
- Fall festival – extremely successful! There were more than 100 kids, we think; some \$400 in profit from the bake sale (which more than covers the \$250 moon bounce cost). Thanks, as always, to 76 Carriage and Jeni Trachtman for organizing.
- Compost workshop – held on Oct. 30, mostly out-of-neighborhood participants but gave us some new ideas for dealing with our bulk organic matter.
- Lawn reseeding – happened on Oct. 12 and the new grass is sprouting nicely. We'll leave the fencing up for a while longer to let it get established before the winter.
- Miscellaneous activities:
  - Spare Time (North Bowl and Oron Daskal's family) donated \$2,000 to the park at the end of October. This was an unsolicited donation – support, Oron said, to help with the high cost of the lawn seeding.
  - On Oct. 24, one of the chains holding up a baby swing broke during normal use. We think the chain was damaged intentionally – the link and another on the other chain of the same swing have dents that appear to be made by a bolt cutter. The child was unhurt, the links are replaced by temporary links rated at 880 lbs., and new swings are on order.
  - Sid Macleod loaned us a small wood chipper and we've chewed down some of the CPH with it. May need to consider getting a larger machine of our own – like the lawn mower, this could be used in other parts of the community but would need to be stored. Thoughts?
  - We put a grant in with Philadelphia Green ("Green Machine") which will cover 6-8 workshops in the spring caring for the raingarden and, ideally, training some new core volunteers at the park.
  - Janet participated in a panel discussion about stormwater systems at the recent Design on the Delaware conference.
  - In the next week or so, PWD will install a device (a HOBO) in the cisterns which will provide minute-by-minute data on the water levels. This is part of ongoing monitoring of the cisterns to improve understanding of these systems and promote their more general use.

#### Upcoming Activities

- Liz and Janet will meet with PHS and PWD representatives to begin discussion of redoing the area between the gabion spreader and rain garden (north end) to increase water collection by the rain garden/cistern system.
- November 13 Love Your Park workday – cleanup and shutdown of cistern, etc. Bulb planting.

#### Issues for Board

- Questions or concerns about the increased budget needs of the park? (detailed budget proposal is included again)
- The LL committee is proposing creating a specific "Friends of Liberty Lands" fundraising campaign and would like opinions and feedback about this.

- Any objection to storing the lawn mower in the Community Center yard in some kind of a lean-to (non-permanent) structure?

## **OPERATIONS COMMITTEE**

### **INSURANCE**

When Tom Gannon was at the C.C. a few weeks ago he surveyed the indoor and outdoor space and had a couple of suggestions. First, he said the surface outside is an accident waiting to happen. We might want to consider restricting use of the outdoor space because of that. He also suggested that we ask for a certificate of insurance from all users of the C.C. listing NLNA as an additional insured on their insurance policies. While this might be doable with some groups – Monika has followed through on that – most individual users probably would be dissuaded from use because of that extra trouble and expense. Monika, not knowing who to list as the additional insured listed both NLAC and NLNA. That raises the question, which should be listed. In other words who “owns” the Community Center. When Liberty Lands is rented to someone from whom a certificate of insurance is requested, who is the additional insured there?

### **PECO UTILITY INCREASES**

We’ve been approached by Taylor Consulting & Contracting. They want to service our electric needs and promise reduced costs averaging 10-20% The state that, as a small commercial establishment, our estimated rate increase will be 28%. Doing a little on-line research I found the following and think our best route is to “wait and see” and not buy into any scare tactics. We can make a decision in a few months, when we’ve heard other offers.

### **ELECTRICITYWATCH.org**

Small and medium commercial customers in PECO will not know their exact price to compare rate until later in the year. It is estimated it will be between \$0.09 and \$0.095 per KWh in 2011. The number of electricity companies offering competitive rates to these customers will increase as 2011 approaches. Savings are expected to be between 8-15% off of the price to compare default rates.

## **NLNA Zoning Committee**

Present: Larry Freedman, Irene Lambrou, Ira Upin, Charlie Abdo, Jonathan Sher, Barb Mulckhuyse, Sue Patterson, Chris Richetti, Joe Mikuliak, Mike Simons, Tim McDonald, Chris Isaacson

Also Present: David Fectau

Absent: Marc Butakis, Matthew Emerson

1) 219-221 Fairmount Ave. – C2 – Alex Duller – A new proposal for two single family dwellings with one off-street parking space. (single family only not allowed in C2) After change in design and façade, brick all around, with cement fibreboard bays and some drivet stucco in rear. Two 3BR, bigger deck on 3rd floor (10'), in addition to roof deck (walkout fiberglass). Existing curbcut for parking space. Utility meters? One set in rear and other set under the stairs. A/C condensers on the roof, in middle. Property is already subdivided to 2 lots; did ZC No other houses in immediate area have these tall entry stairs. Too tall? Can ceiling heights be lowered on 2nd/3rd floors?

Motion by JM; 2nd by IU: Please meet w/UDC to discuss the following items, then return to ZC w/ revised plans: 1-Hide utilities; 2-Include fewer stairs (2) at entry; 3-Façade design and materials; 4-Consider removing parapet wall along Fairmount Avenue; 5-Provide tree on Fairmount and tree on American; 6-American Street property fence and gate; 7-Basement plans; 8-All open space to be permeable

Passed: 9-2-0

2) – 433 Poplar St. – R10A – Cleopatra Andersen-Wright – To discuss legalization for the existing use of a two unit duplex in a single family zone. First floor efficiency, LR, 1 BR, galley kitchen, bathroom, rear exit door into garden. Second floor enters from its own street door, stairs up to powder room, kitchen, door to 2nd floor deck, LR w/woodburning fireplace, 2BRs. Petition in support signed by 11 neighbors. 11/23 hearing date. No refusal yet.

Motion by BM; 2nd by IU: We support the legalization of existing two residential units at this location.

Passed: 10-0-0

3) - 724 N. 3rd St.– L4 – Josh Olivio – Return visit with a proposal for two residential units above ground floor commercial. Subdivide part of building and use for storage (L4 use). Each residential space; access to roof terrace. Glass bridge/inverted “doghouse” allowing light into units. 12’8” width. increase height of 3rd floor); screening above to 42’. Existing alleyway included. No refusal yet (no 3rd Street first floor façade. Can front screening be set back from 3rd Street?

Motion by TM; 2nd by JS: We support subdivision of one property into two properties as presented. There are concerns about 3rd Street height. Please meet w/UDC to discuss details of the 3rd Street façade, including materials and height; describe in more detail the justification for 42’ height.

Passed: 7-3-0

4) - 400 N. 5th St. (5th & Callowhill) – Ron Patterson - To discuss a new sign on south side of building – it is electronic and will be used to advertise building use (U Store It) – no outside advertising allowed. Red display on black, only. Lighted 24hours/day. Not flashing. Four messages alternate every 10 seconds. Static message (not streaming). No outside advertising (just U-Store It-accessory). Not a billboard (non-accessory). About 6' x 21'.  
Motion by MS; 2nd by IU: We support only if also supported by Old City. Our support is further contingent on the following provisos: Red on black only as presented, static messages to change no faster than every 12 seconds.  
Passed: 8-3-0

5) – 447 W. Poplar St. – C2 – John Nolano – Request for an LCB takeout license at WineO (malt bevs only); renewal every 2 years. New Café license presented. Tues-Sunday. 6-packs. Usually not drive-up service, mostly dine/drink-in customers take out. Not a large part of his business, about 20% of beer sales. Applicant says this is renewal, but hasn't provided original take-out license. Unclear whether this is a renewal or original application. Applicant says it's renewal; he's been selling takeout 6 packs for 3 years. Other problems – unaddressed noise issues, sidewalk, vestibule, live music -- with operation of business over the last 3 years, intransigence of applicant. NLBOA reps appear in support of applicant but near neighbors are against the take-out license, noise, traffic issues plus long, frustrating history with this operator. Limit on hours for takeout?  
Motion by MS; 2nd by JM: We oppose the request. We will discuss a takeout license at this location when all outstanding issues are resolved by the applicant, including but not limited to the following: 1) Illegal noise of exhaust; 2) Illegal occupation of sidewalk by vestibule; 3) Explanation of entertainment policy; is there illegal live entertainment, does applicant comply with all applicable laws regarding use and noise. 4) Present your current takeout license.  
Passed: 9-0-1