



BOARD OF DIRECTORS MINUTES Meeting of June 9, 2010

MEMBERS PRESENT: Matt Ruben, President; Don Phillips, Vice-President; John Braxton, Treasurer;
Janet Finegar, Secretary; Rick Angeli; Fernando Benavides; Erika
Goldberg; Larry Freedman; Irene Lambrou; Ken Mitchell; Bill Russell;
Barbara Saverino; Ira Upin; Anne Waginger.

ABSENT: Micah Gold-Markel.

ALSO PRESENT: Corey Bell, Girard Coalition.

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

Motion: By Ira Upin, seconded by Don Phillips. "To approve the minutes of the May Board meeting as amended."

Passed 9-0-1

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

Matt reported to the Board that the Live Arts/Fringe Festival plans to use the 5th and Fairmount building for ticket sales and performances at least; other possible uses are still up in the air. Larry suggested a possible other building for the bar use.

Motion: By Janet Finegar, seconded by Anne Waginger. "To ratify any and all Board polls taken through e-mail during the past month."

Passed 10-0-0

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

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

Passed 11-0-0

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

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

Election Committee Report: Bill Russell.

A successful election was held. Matt asked the Election Committee to come up with a proposal to simplify the process of registering voters for NLNA and to consider whether there is a way to make early balloting or proxy voting possible.

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

Janet noted that the proposed agenda for the June meeting had been tabled because the meeting was dedicated to planning the Sabina Rose O'Donnell memorial on Thursday.

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

The proposal from Friends of Orianna Hill Park was discussed and referred to committee for discussion once the proposal is clarified in terms of whether a projector or t.v. is most appropriate.

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

A substantial discussion on the issue of 411 West Girard Avenue was held. Issues of safety, green space, commercial development and the nature of the Girard Avenue corridor, and traffic impact were discussed.

Motion: By Janet Finegar, seconded by Bill Russell: On the matter of 411 W. Girard Ave., we appreciate the need for a parking lot for St. Peter's church in this location, but feel that the best land use for the space must preserve the Girard Avenue frontage of the lot for future commercial development. This would contribute to the revitalization of the commercial corridor of Girard Avenue and improve safety on the street while allowing the majority of the space to be developed for the desired parking use.

Passed 12-0-0

Motion: By Ira Upin, seconded by John Braxton: "To approve the actions of the Zoning Committee in the matter of 944 N. 2nd St., i.e.: 'Continue provisos from prior motion, with following additions: Support the proposal for hot cooking on the premises, and increase in seating to 45 inside. Letter of support will be issued after we see approved permit for construction ventilation system, refusal.'"

Passed 12-0-0

Motion: By Don Phillips, seconded by Bill Russell: "To approve the actions of the Zoning Committee in the matter of 817-23 N. 4th St., i.e.: 'Please return to ZC and provide contextual drawings, front and back, to show impact on neighboring properties. Drawings should show elevation and other details of rear. Also show plans for pervious surfaces on driveway and extra "turnaround" space should be landscaped instead.'"

Passed 12-0-0

Motion: By Ira Upin, seconded by Don Phillips: "To approve the actions of the Zoning Committee in the matter of 1114, 28,30 & 42 N. Galloway St., i.e.: 'Please meet w/UDC regarding: 1) height (not to exceed 35' including parapet); and 2) materials and finishes. Also, research and secure city services (including trash/recycling plan) for this block and return to ZC w/final plans.'"

Passed 13-0-0

Note: the matter of 212 Brown Street (American Street lofts) was passed through board poll approving the actions of the Zoning Committee in order to meet a Zoning Board of Adjustments deadline.

Erika noted that a new proviso through the ZBA will require new construction to include a new street tree before each house and asked that the Zoning Committee ask applicants to show plans for trees in the future.

Old Business

Anne reported that she applied to continue our sales tax exemption and there is now a new number.

New Business

Bill mentioned that we should continue to encourage the Streets Department (and police department, and local businesses) to let us know when local streets are going to be closed.

Fernando suggested that the NLNA establish a permanent "Community Chest" fund for emergency needs from neighbors so that such a fund is already in place when needs arise. It was agreed that a discussion is needed to consider whether this is an appropriate large-scale part of our mission.

Ira suggested that the organization should publicly recognize and award the various city employees with whom we deal who actually do their jobs in a prompt and efficient manner, or those who have especially helped the NLNA with our mission. There was general acclaim that the Membership Committee should take this suggestion under advisement and Ira should help plan it.

Ira further suggested that we approach SugarHouse for funding to help expand the scope of the “Take Me To The River” project in recognition of the sizable percentage of casino traffic projected to use Spring Garden Street (25% or more). Matt noted that we should make this request through the Special Services District already established. Larry further noted that this raises the issue of what relationship the NLNA should have with SugarHouse, who will be a major player in our neighborhood in the future. It was agreed that there should be an effort to establish some kind of working relationship with them (as the NLNA does with Tower, Waterfront Square, and all other organizations with a significant impact on the community).

The meeting was adjourned by acclaim at roughly 9 p.m.

Addenda:

President’s Report, June 2010

1. Planning and POLICY-related Issues

- Mission – The Mission committee did not convene last month but hopefully will reconvene this month, to continue working on the neighborhood survey.
- Casinos – Foxwoods has asked the Gaming Board for an additional extension on its license. SugarHouse is under construction and is estimated to open in September or October.
- Central Delaware Plan – Despite having approved guidelines for the “Plan of Development” or POD process (which governs all large projects on the waterfront) last month, The Planning Commission (PCPC) is holding another public hearing on them, the day before our meeting (on June 8). After last month’s approval, Ira and I spoke to PCPC chair Alan Greenberger to express our concern about the lack of public input provisions in the regulations. After some discussion he verbally agreed to make sure the PCPC provides better advance notification of PODs to communities, and to send developers to community zoning meetings when appropriate. We are gratified by this, but remain puzzled that despite months of formal requests, these concessions never actually made it into the formal, written guidelines. We will continue to follow up on this.
- The Delaware River Waterfront Corp.’s (DRWC) planning consultant has begun a series of public engagement meetings (<http://www.delawareriverwaterfrontcorp.com/index.php?pageID=60&image=60a>).
- Zoning Code Commission – No updates.

2. Fundraising/Finances/ADMINISTRATION

- General Fundraising – See the Fundraising Committee report.
- Events – the Music Fest was a success, with approximately \$5,000 in net proceeds.
- Spring Garden Greenway Project – On May 21-22 we planted 57 trees on the I-95 right-of-way at Spring Garden; on June 5 we planted the final 7, for a total of 64. Next up – bidding out the Madison War Memorial Park renovation (which plan is complete); and moving forward with improvements to the highway/EI underpass (in cooperation with DIGSAU and Mural Arts we have selected the artist team).
- NLNA Budget and Finances – No update.

3. Development Issues and Developer Relations

- Tower Investments – We have received additional noise complaints about sound (mostly music related) emanating from the Piazza, westward through the neighborhood. No other updates.
- American Lofts – We continue to work on this; update in the Zoning Committee portion of our meeting.
- Fringe/Live Arts Festival – Neighbors continue to express concerns about the possible use of the 5th and Fairmount building for certain Fringe events. Update at our meeting.

4. Outreach/Events/General Meetings

- General Meetings – The May GM was fairly well. As you all know, we completed this year’s Board elections; and we had an update from PennDOT on I-95 work in the coming months and years. As always I am open to ideas for the June GM – our last of the summer, but also traditionally not very well attended because of the time of year.

5. Communication and Publicity

- Email – In the past month list grew from 1,202 to 1,235, or about 2.7%. This represents a larger-than-normal rate, in large part because of the Sabina Rose O'Donnell. case.
- Web Site – This has been updated regularly; Micah is working on replacing the back-end technology for the site.
- Other Internet – No updates
- Local Press – No updates.
- Other Outreach – No updates.

6. Other Items

- Crime and Safety – As you all know, the Sabina Rose O'Donnell case has dominated much of community life for the past week. Police are still investigating; Town Watch continues to patrol. We have teamed up with PYT and other local businesses and individuals to help raise funds for funeral expenses. We have also teamed with neighbor Chris Garber, who is offering free self-defense classes for area women every Wednesday evening in June.
- Online Board Polls – Ratification of any online board polls.

06/09/10 Profit and Loss Standard

Ordinary Income/Expense

Income

Rental Income 1,700.00
 Fundraising Events
 Plant Sale (Plant Sale) 5,181.50
 Total Fundraising Events 5,181.50
 Grants 9,000.00
 Total Income 15,881.50

Expense

Code Enforcement / Clean Up 2,555.26
 Expenses - Other 59.18
 Fundraising Expense
 Other 798.95
 Fundraising Expense - Other 283.64
 Total Fundraising Expense 1,082.59
 General Office 180.00
 Insurance
 Business 1,135.00
 Total Insurance 1,135.00
 Landscaping (L.L. work)
 General Maintenance 143.84
 Landscaping (L.L. work) - ... 333.57
 Total Landscaping (L.L. work) 477.41
 Maintenance Expenses 276.59
 Professional Services 1,000.00
 Utilities
 Gas & Electric 159.09
 Water 46.71
 Total Utilities 205.80
 Total Expense 6,971.83

Net Ordinary Income 8,909.67

Net Income 8,909.67

Clean and Green Committee

No official report – Basically all I have to say is that we've been planting and caring for a lot of trees. Application for Fall 2010 trees has been submitted. Application for Spring 2010 street trees is now available and closes in August. More to follow on this.

"Agenda" for LL meeting June 8, 2010

- Sabina Rose memorial to be held Thursday 3-4 at the park. PLANNING.
- shed presentation to board? Ready to go?
- planning for gabion cap – take proposals?

- bodine street property meeting – Seth?
- Who can be a Go Festive liasion – especially on 6/22 (first one)
- other major projects I'm not thinking of?
- Music festival thoughts/problems/discussion? We made \$5,000 – yay Larry/Don/Ed
- No city harvest, except that there are new flowers.
- garden update – Jessica just sent out a work hours reminder to the gardeners; next workday is June 26. Projects? ; Jess has bought new hoses and one coil box for hoses as an experiment to see if it breaks immediately.
- tree watering – needs? Update?
- L&I – now that festival's over, I'll do another visit to them.
- planter update – I contacted Greenables, who could take them away but not pay us for them (I asked if they'd sell them on commission for us and give us part of the profit; haven't heard back yet)
- review vacation schedule : (fill in your trips!) Janet gone – June 22-June 26, July 1-5, July 7-August 6, August 16-24 (basically all summer); Liz gone – June 22-26; Jessica gone – June 21-23, July 12-13; Seth gone – June 11-15, July 17-20; Dennis gone?
- There was something of a kerfluffle about the NLAC's filing status with the IRS – more details than you guys want to know: the end result is a) it's all okay and b) I've made this yearly reminder calendar for stuff that we need to remember. Please look it over and add whatever I've forgotten. (Go over yearly reminder list and add missing items)
- Tim McDonald finished the City Harvest garden beds
- Tina from Tower met with Janet about the fence hole by the American St. houses. Not fixed yet?
- Discussion of fee rental structure – does this need to be re-addressed?
- Community garden, park as whole, and Janet's garden are (we think) entered in PHS's City Gardens contest.
- Lawn mower soon to arrive. Do we want to get a weed whacker?
- Cistern monitoring report – I'll send in hard copy. Basically, we need to add bleach.
- Signs and fliers – still not made. Janet's bad.

Jobs that still need doing:

- building trash corrals (Kait has a crew and will do it some time coming up); mulching tree pits; installing last two American Street rails. Hope to do on 6/26 gardener's workday; painting picnic tables. Janet and Liz may do on some school day, otherwise, on 6/26; getting rocks from Orkney St.

Various dedications/plaques in the works:

- dedication for Fred Applebaum – bench at the CC. Larry still talking with sister.; moving Eddie's plaque – Dennis?; dedicating a tree to Barbara – probably a replacement of the dead fringe tree on 3rd St. side; dogwood for Max is in and Kat is watering trees; rain garden for Joy Lawrence – planting June 11, ceremony on June 21; thank-you thing for Bart – no new word, but everything's presumably still okay with it

Upcoming dates:

June 9 – Sabina Rose memorial; June 11 – Joy garden planting; June 12 – NLNA home and garden tour
 June 19 – Party at Janet's house!; June 21 – stormwater project dedication; June 22 – movies start
 June 26 – gardener's workday; July 17 – POP festival; July 24 – Alex's Lemonade Stand
 August 1 – 2nd Street festival; August 7 – UHURU flea market; Sept. 11 – Fall music festival

Yearly Work Schedule Draft

Garden schedule? Equipment maintenance (lawn mowers, other)

January order new playground mulch every other year; February schedule workdates and other events
 March renew insurance, file 990, turn on cisterns, set up lawnmowing contract, start up Crumbley pickup
 April; May; June; July; August; September make yearly budget; October set up snowplowing contract, end Crumbley pickup, end lawnmowing contract, Hold annual NLAC meeting; November shut down cisterns, clean up hoses and other equipment, set up movie contract; December

OPERATIONS COMMITTEE

Since mid-January Friends of Orianna Park has been renting the C.C. for its orientations, paying \$25 per use. We've used various methods for projecting our orientation video in the past but would like to get something more permanent and reliable set up. One of the FOOHP board members, in consultation with an expert in all things video and audio, has researched some costs of TVs and wall mounting equipment. We've found a 47" LG on at Best Buy for \$780 (from \$999) that has USB/PC inputs. Consumer Reports recommends it and calls it a "Best Buy." Another, smaller, TV is a 42" Sanyo for \$550. It also has the USB/PC inputs and is recommended as a best buy, but unfortunately it's only available from Walmart. There's a 37" Panasonic for \$482 but it has no USB connection. And a 32" LG on sale for \$399 (it has USB/PC inputs). A tilting wall mount would cost an additional \$85. And a box from which to play videos would cost an approximate \$100. Because our orientations often take place during the day we'd like to see it mounted on the wall behind the refrigerator. The wall where the clock hangs receives too much glare during the day for effective viewing. The FOOHP board proposes that NLNA and FOOHP share the expense of the purchase of a flat screen TV and wall mounting equipment, and that NLNA be responsible for mounting it. As recompense for FOOHP's half of the purchase, we would like to be able to use the C.C. for our orientations, not more than 10-12 a year, at no additional charge.

If we go with the largest TV at \$780, add the wall mount and video box for \$85 and \$100 respectively, we have a total of \$965, just under \$1,000. We could get a projector for around this amount, but replacement bulbs cost a few hundred dollars. Also, the TV has potential for use for watching movies.

**NLNA Zoning Committee Meeting
Tuesday May 25, 2010, 6:30PM**

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

Absent: Barb Mulckhuysen, Tim McDonald, Chris Isaacson, Matthew Emerson

Also Present: David Fectau (CPC); representative of Lafayette Bistro stopped by to say hello

- Approval of April Minutes: Motion by JM; 2nd by IL. Passed: 7-0-0
- Update: re: liquor license at Transit. LF attended hearing; NLNA intervention questioned because not a "neighbor within 500 ft." Also, no specific complaint about license applicant himself. Some intervenor submission deadlines were not met. Outcome not yet known.

1) 944 N. 2nd St. – C2 - Dmitris Restaurant – Legalization for hot cooking, hood and vent as part of an existing restaurant use. Prior motion from 2004:

We support the plan for a cafe/boutique at 944 N. 2nd St with interior seating for 25 and outdoor seating for 25 as presented at the May 24, 2004 ZC meeting with the following provisos: 1) Hours from 7:00 AM to 11:00 PM, Fridays and Saturdays till midnight. 2). Trash maintenance plan: trash be stored in basement, pick-up hours limited to 8:00 AM to 11:00 AM. No hard dumpsters. 3). Noise/music be contained in the building . There is now a vent installed at the location, installed by reputable contractor Chef's Design that has placed the vents in his other locations. Meets all city codes, but waiting for permit which has been applied for. Makeup on Laurel street on 1st floor and exhaust is on roof above 3rd floor in center of roof. 6-8feet from edge of the property and vibration/noise should not be noticed and cannot be seen from the street. Also, now including 45 seats in dining room; want to include this in the request. 18 now being used outside (25 allowed). Hours 5:30 -10PM M-Thurs; 5:30- 11PM Fri-Sat. Wet/dry fire extinguisher system. Landlord is here and he has listened for noise, satisfied. Near neighbors/tenants? None here.

Motion by CA; 2nd by JS:

Continue provisos from prior motion, with following additions: Support the proposal for hot cooking on the premises, and increase in seating to 45 inside. Letter of support will be issued after we see approved permit for construction ventilation system, refusal.

Passed: 6-0-0

2) 212 Brown St. – C2 – Ben Sanchez - Return visit to look at approved parking plan for 40 spots which includes double decker "stackers" for 16 of the spots. Additional info since Board's motion to request 1:1: Applicant's previous presentation (which led to motion for 1:1 parking) did not include "approved plan" submitted with the building plan. City-approved plan does accommodate 40 spots, but 16 of those (typical spots) are created by using double decker stackers - $8 \times 2 = 16$ spots on the south side of the lot. The applicant alluded to the stackers but did not go into detail. need to discuss what stackers mean in regards to noise, appearance, etc. Near neighbors are here; applicant's rep is presenting the stackers plan and the building permit that was secured for it from L&I. 80 db noise in operation; equivalent to 50mph vehicle going by. Cost estimates \$30K per lift, plus foundation of neighbor's wall has to be shored up next to the subterranean vault. Credibility issues raised based on prior presentation. Susan Moore discussing aesthetics of stackers. Folks want to know if there are other options besides the stackers, or 32 spaces. Can some cars be parked in another parking lot in another location? Applicant offers, 2 car share spaces (=4 spaces or 8 cars). Bike shed (10 bike racks) would also provide 2 "parking spaces" according to Zoning Code. This plan or the stackers to get the 40:40. Spaces should be tied to lots. Question about the commercial use on 1st floor; convenience store? Applicant doesn't want it anyway. Neighbors would like taller trees, downlighting. Consultant to work with the neighbors about problems from prior construction? E.g., capping cinderblock walls.

Motion by JM; 2nd by IU:

Before we can provide a letter of support, applicant's representatives will meet with neighbors and resolve the following issues at applicant's expense: 1) prior construction problems, including capping of cinderblock perimeter wall, and certain other construction-related issues specific to 210 Brown Street; 2) improvements to landscaping and lighting, 3) dumpster to be located in protected, aesthetically pleasing manner, etc. Assuming these issues are resolved, applicant must agree not to have a commercial use on 1st floor, provide 30 deeded parking spaces (each tied to a particular unit), 2 car share parking spaces, and a 10-bike shed as presented tonight as the alternative to prior 40:40 plan with stackers.

Passed: 8-0-0

3) 817-23 N. 4th St. – R10A?? – Nino Cutrufello – Proposal to build four single family dwellings with off-street parking. Intersection of 4th & Reno; across from City Planter. Lots are 20ft wide; 60-70ft deep (1200-1430sf lots). Garages with common access off Reno, 17ft wide driveway. 4 story (45'); 2 car garage; 100sf deck; 3 BRs with rooftop deck (170sf). Variance needed for height; deck set back to avoid sightline from street, and also for the driveway. Brick, metal cladding, stucco. Outdoor space is driveway (asphalt), decks. Any landscaping/trees? Not shown on plans but not opposed. As

presented, no pervious surface on the lots. Plan to sell \$600-700K. Fee simple townhomes. Should these be smaller and skip the parking?

Motion by CA; 2nd by MS:

Please return to ZC and provide contextual drawings, front and back, to show impact on neighboring properties. Drawings should show elevation and other details of rear. Also show plans for pervious surfaces on driveway and extra "turnaround" space should be landscaped instead. Passed: 6-1-0

4) 1114, 28,30 & 42 N. Galloway St. – R10A - Paul Drzal – Return visit with a proposal for 3 single family dwellings and two parking spaces. Additional info: ZRC met with Steve Kravets re: refusals which did not refuse on the basis of lot size but rear yard open space and side yard. Field trip to the site to look at each lot; given refusal and field trip, ZRC suggested northern-most lot could handle a single family, the middle two lots could be combined for one single family with a car port and the southern-most lot couldn't handle a home but could work for a two spot parking pad. Concerns about parking in the middle of Galloway Street, and parking on lots there (illegal). Also, no city trash collection on Galloway Street. 1200sf units, 3 BRs. Brick, stucco; terrace on 3rd floor, no roof deck. 35' height. \$300K price point.

Motion by JM; 2nd by MS:

Please meet w/UDC regarding: 1) height (not to exceed 35' including parapet); and 2) materials and finishes. Also, research and secure city services (including trash/recycling plan) for this block and return to ZC w/ final plans.

Passed: 7-0-0

5) 411 W. Girard Ave. – R10A – no presenter – A proposal for a private parking lot at this location. Recently reviewed by Kensington South, some NL neighbors have asked to be represented regarding this application. Plan for private parking (35 spaces and lots of extra space for buses, landscaping) for the Redemptorist Order/St. John Neumann (5th & Girard). Neighbor from Quince (Nicole) on north side of Girard spoke about trying to get a business association together and they want to be able to use space for fairs/other commercial/public space--would the Order be willing to donate the space for such occasional use? (Order does not respond.) Nicole presented letter with Girard Avenue business signatures asking ZBA to withhold approval of the variance until an agreement about the use can be made. Kensington South, Old Kensington/KSNAC and Rainbow organization supported the applicant's parking lot proposal. Church has allowed folks to use their parking lots, provide services to the neighborhood, etc. Would they be willing to make agreement to allow commercial uses at the parking lot, which is quite large? What about a portion of the lot fronting Girard Ave being rented by the businesses? Bought by the businesses? Girard Coalition representative (businesses) raises example of Piazza public/private use.

Motion by JM; 2nd by CR:

To take no position. Motion not passed.

Motion by JS; 2nd by IL:

Kick to NLNA Board. Passed: 5-2-0