



## **BOARD OF DIRECTORS MINUTES**

### **Meeting of March 1, 2010**

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

ABSENT: John Braxton, Treasurer; Barbara Mulckhuyse.

ALSO PRESENT: Sue Patterson

The meeting was called to order by the President at 7:07 p.m.

*Motion: By Don Phillips, seconded by Fernando Benavides. "To approve the minutes of the February Board meeting as presented"*  
*Passed 9-0-3*

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

*Motion: By Irene Lambrou, seconded by Barbara Saverino. "To accept the nomination of Sue Patterson to the Zoning Committee."*  
*Passed 12-0-0*

#### **Treasurer's Report: John Braxton; Profit/Loss statement attached and reviewed.**

*Motion: By Micah Gold-Markel, seconded by Don Phillips. "To table the treasurer's report until the next meeting."*  
*Passed 12-0-0*

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

#### **Clean and Green Committee Report: Erika Goldberg.**

The Water Department wants to come to a general meeting to update everyone on the Green Streets initiative. The blocks have been chosen. Bodine School's green initiative is continuing. Many tree planting events are coming up, including the big planting April 24<sup>th</sup>. April 10 is the Philly Spring clean up (as well as the Liberty Lands work day) and plans are being made for what will be done that day.

#### **Community Center Committee Report: Larry Freedman; written report attached and reviewed.**

#### **Education Committee Report: Micah Gold-Markel.**

Natalie Wieters was featured in an article in *The Notebook*, the school district's publication. There is another article in the Notebook about the fallacy of “school choice.”

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

The Winterfest netted more than \$3,050 and was a great party. A \$1,500 proposal to the Philadelphia Zoo was sent in. Still working on closing out the DCED grant.

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

A conversation about the problem of dog poop came to the conclusion that the best next step would be to do a small public-awareness campaign (through e-mail, web messages, the message board, the local papers), to be followed by messages to the apartment managers, etc. Irene noted that the relevant laws should be included in the letter. Don and the members of the soon to be reestablished Outreach Committee noted the suggestion that there should be public message boards around the neighborhood for fliers and other notices.

**Membership Committee Report: Anne Waginger.**

The committee is holding a meet-and-greet on Friday, March 12; 60-some neighbors have been invited and Anne encourages board members to attend. The committee will follow up the invitations with phone calls. Micah mentioned a service called One Call which will robo-call a list of people fed into the system and follow up with a text message.

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

*Motion: By Ken Mitchell, seconded by Bill Russell. “To approve the actions of the Zoning Committee in the matter of the 2nd & Poplar St. area; i.e.: 'To seek a City ordinance including all streets within borders of Northern Liberties (south side Girard; north side Spring Garden) as “prohibited streets” for purposes of this Business Compliance issue.’”*  
*Passed 11-0-1*

*Motion: By Irene Lambrou, seconded by Bill Russell. “To approve the actions of the Zoning Committee, with amendments, in the matter of 901-13 N. Front St.; i.e.: 'Thank you for your presentation. We give preliminary support for retail sales of architectural salvage material at this location as presented. As stated in your presentation, items will be processed off site and no items will be processed for sale at this location. Please meet with UDC to discuss site plan, parking plan, trash recycling plan, and renovation of building exterior. Letter of support to be issued after applicant provides signed and dated final plans and a copy of the refusal that is in agreement with tonight’s presentation.’”*  
*Passed 12-0-0*

*Motion: By Ira Upin, seconded by Barbara Saverino. “To accept the nomination of Chris Richette to the Zoning Committee.”*  
*Passed 12-0-0*

*Motion: By Erika Goldberg, seconded by Ira Upin. “To approve the actions of the Zoning Committee in the matter of 1115 N. Bodine St. (The Stables); i.e.: 'We liked the presentation and ask that you to return to ZC when you have more fully-developed plans, including additional information on exterior materials, American and Bodine facades, trash/recycling plans, outbuilding design/limitations, full schematic drawings with all dimensions including height. After completion of each phase, the developer will landscape all undeveloped areas .’”*  
*Passed 12-0-0*

**Old Business**

Matt updated the board about the old ADI warehouse at 5<sup>th</sup> and Fairmount: the NL Nuisance Task Force is aware of the cease operations order and Darryl Clarke's office was told by L&I that there is a sticker on the

building. Matt is continuing to investigate how to get a sticker on the building and will call the owner to make clear that he shouldn't rent the building for parties.

### **New Business**

Micah informed the board that he would like to donate three computers to the NLNA to be used for computer classes (taught by Micah as a volunteer) at the C.C. He also hopes that we can establish some open computer times at the office. He has applied for a grant that will allow him to get more computers. Where to store the computers is an issue; possibly the basement. Computer tables are needed if anyone has one to donate.

Matt asked Fernando and Bill to form the 2010 Election Committee.

Bill suggested that a SEPTA representative be invited to a general meeting to discuss the condition of the Spring Garden El station.

Don informed the board that Wine-O has been advertising that they will begin live music in April. Matt reported that he has told the NL Nuisance Task Force about the existing complaints, the live music possibility, and the outdoor seating (neither of which seem to be permitted). Erika added that the business is using residential trash pickup and should not be allowed to. Matt will follow up with them and continue to pursue the problems.

The meeting was adjourned at roughly 8:55 p.m.

## **Addenda:**

### **President's Report, March 2010**

#### **1. Planning and Policy-related Issues**

- Mission – The Mission committee has begun formulating the neighborhood survey. It will meet again this month.
- Casinos – Las Vegas-based casino developer Steve Wynn is taking over the Foxwoods casino project in South Philadelphia. Given the change in investors, and an apparent change in the design of the casino (plan of development), it is likely this project will need to return to the PA Gaming Control Board for various new approvals.
- The Penn Treaty SSD is done, or mostly done, giving out grants from the \$175,000 it got from SugarHouse at last fall's groundbreaking. NLArts recently applied for \$10,000 and received \$5,000.
- Central Delaware Plan – Councilman DiCicco introduced, and City Council passed, an amendment to the interim Central Delaware Overlay District that removes all height controls except for parcels zoned residential and C-2 Commercial.
- Zoning Code Commission – The civic engagement process on issues of public input into zoning and development is done. We are awaiting next steps.

#### **2. Fundraising/Finances/Administration**

- General Fundraising – See the Fundraising Committee report.
- Events – The Holiday Party was a great success, and preliminary indications are that it raised more than \$2,000. Details in the Fundraising Committee report.
- Spring Garden Greenway Project – The RFQ/RFP postmark deadline for the I-95/EL underpass has arrived. We will see, probably next week, how many proposals come in, and a small group of reps from NLNA, DIGSAU, and Mural Arts will meet soon to review them.
- NLNA Budget and Finances – The software installation for getting QuickBooks for Nonprofits up and running is partially completed.

#### **3. Development Issues and Developer Relations**

- Tower Investments – The Schmidt's project groundbreaking was Feb. 16. Larry and Ira attended. The Pathmark supermarket is supposed to be completed and open by the end of this year.

#### **4. Outreach/Events/General Meetings**

- General Meetings – The Feb. GM was cancelled because of weather. For March we have a number of agenda items – PennDOT on I-95 and Mural Arts on the Bodine green project both left over from Feb; plus the Water

Dept. and a couple of other items. In April we will have Candidates' Night, for the State legislative primaries in May.

#### **5. Communication and Publicity**

- Email – In the past month list grew from 1,069 to 1,099, or about 2.8%. The list continues to grow modestly but steadily – we should do all we can to capture new addresses at events, and whenever we meet or provide assistance to individual neighbors.
- Web Site– Web site is still being updated frequently.
- Other Internet – We continue to gain followers on Twitter.
- Local Press – No updates.
- Other Outreach – No updates.

#### **6. Other Items**

- Crime and Safety – No updates.
- Online Board Polls – Ratification of any online board polls.

#### **February 2010 Profit/Loss Standard**

##### **Ordinary Income/Expense**

##### **Income**

Rental Income	1,614.78
Donations	500.00
Fundraising Events	250.00
Total Income	2,364.78

##### **Expense**

Code Enforcement / Clea...	1,200.00
Fundraising Expense	107.08
General Office	
Office Supplies	125.99
General Office - Other	192.50
Total General Office	318.49
Maintenance Expenses	1,015.58
Miscellaneous Expense	50.00
Professional Services	850.00
Tax	
Property	619.08
Total Tax	619.08
Telephone	-8.71
Utilities	
Gas & Electric	288.55
Total Utilities	288.55
Total Expense	4,440.07
Net Ordinary Income	-2,075.29
Net Income	-2,075.29

#### **Community Center Report**

Going for the Photo-op moment to publicly announce the start of the Final Phase - as recommended by Councilman DiCicco - here's what the spinning dishes look like:

1. After meeting with Comcast Governmental Affairs division, they expressed interest and asked for a letter of support from DiCicco. Time passes and I badger. Finally we receive a message that we will be meeting soon and that Comcast had contacted the Councilman directly. More badgering to follow.
2. At the Schmidt's groundbreaking and after some nice words for the neighborhood and "eye-contact" from the Mayor, Ira caught up with Nutter and expressed our frustration regarding moving our project forward. The Mayor suggested getting him some info - We have contacted his assistant, Jordan Schwartz, and have sent in a package with a Mary Issacson recommendation.
3. Bart has offered to also go to bat for us with the Mayor along with our package.

#### **Liberty Lands February/March 2010 Board Report**

- we're starting to plan for the plant sale, which will be May 1.

- The previous schedule for the spring/summer stands, with the change of the spring music festival moved up to May 22 and the rain date for the fall music festival moved back to Sept. 25. We were hoping to do some tree pruning in February but got snowed out (amazing, no?), so our next scheduled workday is March 20.
- Barbara put in an application for another Zoo grant (thank you, Barbara!) and is working on an application to Penn Treaty Special Services district (the casino money).
- PHS may be getting us some crabapples to replace the trees that have fireblight. We are also getting replacements for the four trees from the stormwater project that died.
- We are still figuring out the best plan for aerating and reseeded the lawn, which we think should happen this spring.
- Donations in honor of Fred Applebaum are going to Liberty Lands; we plan to do a small thankyou in his honor at the April 10 workday. It was also decided that the third bench at the community center (which apparently Bart doesn't want) should be dedicated in Fred's honor. We also need to move the plaque dedicating Eddie's bench to the newer bench on the mural wall.
- The attached message was drafted to be sent to the managers of apartments in Northern Liberties, hoping to spread awareness to more tenants about the rule and ethos of our parks. We need to discuss as a board what kind of steps we can or should take to try to deal more with the dog poop/off leash dog/general park (and sidewalk) misuse problems.
- Our next meeting is Tuesday, March 9 at 8 p.m.
- Draft letter to apartment managers:

As a property owner and/or manager in Northern Liberties, I'm sure you can appreciate what an asset to the community our neighborhood owned parks –Liberty Lands and Orianna Hill Park – are. We're constantly trying to improve our communication with all our neighborhood's residents about how they can responsibly use the parks and contribute to their well being. We hope that you can help us improve that communication by distributing the message below to your tenants, both present and future.

Northern Liberties is unique in Philadelphia in that our two neighborhood parks – Liberty Lands on 3rd Street between Poplar and Wilkey, and Orianna Hill Park on Orianna Street at Poplar – are both community owned and maintained. They are NOT part of the Philadelphia parks system, nor are they funded by the City. Instead, they are owned and operated by private non-profits administered within the Northern Liberties community, by your neighbors. You are welcome and encouraged to become part of these organizing groups – information about how to do so is below.

Liberty Lands is primarily a recreational space for human beings. It has a playground, more than 100 trees, public gardens, an open playing field, and community garden plots. It's publicly available for casual use during daylight hours, and can be rented for organized events. We discourage use of the park after dark for safety reasons. All dogs must be leashed at all times at Liberty Lands, and all dog waste must be picked up in all areas of the park, without exception. If you are interested in holding an organized event at Liberty Lands, signing up for a community garden plot, or attending our monthly organizational meetings, you can find more information at [www.nlha.org](http://www.nlha.org).

Orianna Hill Park includes a community garden, a play and picnic green, and a fenced off-leash dog run. The dog run is for use by registered members only for the safety of dogs and humans alike. You can register for membership by contacting [www.oriannahill.org](http://www.oriannahill.org), where you can also find information about use restrictions, signing up for a community garden plot, and becoming a park volunteer.

The operating restrictions of Northern Liberties' parks are determined by the volunteers who take care of these parks. Please respect your neighbors and your neighborhood by observing the rules – and please consider becoming one of the volunteers who help make our parks and our community great! Welcome to Northern Liberties.

OR

The restrictions in each park were determined after long reflection and much discussion and are meant to ensure that users of both parks can have the safest and most enjoyable park experience possible. Both parks rely on neighborhood participation to keep them running smoothly. Please consider becoming a volunteer. Welcome to Northern Liberties.

- Additional material about dog waste:

More than 389,000 dogs live in Philadelphia according to a formula used by the American Veterinary Medical Association, and while most owners pick up after their pets, not all of them do. That is why the Philadelphia Water Department, together with the Partnership for the Delaware Estuary, is challenging students in grades six through 12 to create 30-second videos showing how to keep pet waste from "poo-luting" local waters.

In addition, students in kindergarten through grade 12 are invited to submit drawings depicting ways to prevent other forms of stormwater runoff pollution to compete in the "Protect Philadelphia's Hidden Streams" Art Contest. The deadline for entries is March 5 and participants, as well as their teachers, are eligible to win cash prizes up to \$100 in value. Winning drawings will also serve to educate others when they appear in a SEPTA advertising campaign this spring and an exhibit inside Philadelphia International Airport's Youth Art Gallery next winter. Last year more than 1,500 students at 25 schools entered the "Protect Philadelphia's Hidden Streams" Art Contest, and millions more saw their art in advertisements. To see art created by those who won, please click [here](#).

Most of Philadelphia's natural streams were buried approximately 200 years ago to carry wastewater and contain floods. By burying them, the natural streams were changed into hidden streams, but these can still be sources of pollution affecting people and wildlife downstream in the Delaware Estuary.

Please call Cheryl Jackson at (800) 445-4935, extension 112, to learn more about water pollution and the "Protect Philadelphia's Hidden Streams" Art Contest. Entry forms and additional details can be found at [www.DelawareEstuary.org](http://www.DelawareEstuary.org), the online home of the Partnership for the Delaware Estuary.

The Partnership for the Delaware Estuary is a non-profit organization established in 1996 to take a leadership role in protecting and enhancing the Delaware Estuary, where fresh water from the Delaware River mixes with salt water from the Atlantic Ocean. It is one of 28 Congressionally designated National Estuary Programs throughout the coastal United States working to improve the environmental health of the nation's estuaries. Its staff works with partners in three states to increase awareness, understanding, and scientific knowledge about the Delaware Estuary, the region's most important cultural, economic, and recreational resource.

## **NLNA Zoning Committee Meeting**

Monday February 22, 2010  
7:00PM

Present: Larry Freedman, Irene Lambrou, Ira Upin, Jonathan Sher, Chris Isaacson, Joe Mikuliak, Tim McDonald, Marc Butakis

Absent: Charlie Abdo, Mike Simons, Barb Mulckhuysen, Matthew Emerson, Harvey Bell

Also Present: David Fecteau

Minutes/Updates: *Motion to approve January minutes by JS; 2nd by IL-- Passed: 6-0-0*

1) Location in the 2nd & Poplar St. area – no zoning required – Seth Russell – Proposal to set up a food cart on the sidewalk. This is not a Zoning issue, it is not a Streets issue - it is L&I Business Compliance. There is no regulation to stop sidewalk vendors as long as there is a 6' walkway access and they are 30' apart. Process would include discussion with councilman DiCicco about ordinance to add to the prohibited streets list whatever streets ZC/NLNA Board would deem necessary. Hot Dog cart—"Dapper Dog." Required commissary/garage is located at 33rd & Reed. Operate 6PM to 2AM (when bars close). Breakfast and hot dogs for "late night crowd." Trash can would be provided; recycling collection too. Plan to park towing vehicle in one of the owners' apt. lot at 5th & Brown. Propane burner; no big noisy generator. Some emailed opposition to project (Arbol Café, Foodery, Poplar Estates). Possible alternative locations for street vendors in the neighborhood? Spring Garden/Girard as not prohibited? Within borders of neighborhood, prohibited streets?

*Motion by IU; 2nd TM: To seek City ordinance including all streets within borders of Northern Liberties (south side Girard; North side Spring Garden) as "prohibited streets" for purposes of this Business Compliance issue. Passed: 5-1-1*

2) 901-13 N. Front St. – R10B1 (was G/Industrial)– Scott Lash (Provenance Architectural) – Actual entrance is at the NW corner of Poplar and Canal Sts. – Proposal for architectural salvage materials for sale to the homeowner, builder, designer, etc. Currently have retail location at 1610 Fairmount but need more space. Also have another facility at 6th and Sedgley where they clean and prep the materials. No processing of the materials proposed for this location. Just retail sales/design center here. 15K sf interior; 7K sf in outside lot. Parking to be in adjacent cab company space instead of in this front lot, which will be landscaped and "greened" instead. Hours 10-7 Tues-Sunday. Exterior improvements planned, lighting, fencing, windows, painting, plantings/planters. Waiting for refusal; will send.

*Motion by JM; 2nd by IL: Thank you for your presentation. We give preliminary support for retail sales of architectural salvage material at this location as presented. Please meet with UDC to discuss site plan, parking plan and renovation of building exterior and parking plan. Letter of support to be issued after applicant provides signed and dated final plans and a copy of the refusal that is in agreement with tonight's presentation. Passed: 7-0-0*

3) 1115 N. Bodine St. (The Stables) – Plumbob Architects – Proposal for a residential development consisting of 27 town homes – defined as a "Zero Energy Community" with details and definition at the presentation. (Previously approved for a five story structure with 70 units and 110 parking spaces in 2007). South-facing to take best advantage of sunlight year-round. Green space in front of units with ability to house various kinds of "outbuildings" such as greenhouses, shed, playhouses, sauna, studio/workshop, etc. 12-foot wide drive aisle between 3 rows of houses, with garage on first level. Living space begins on 2nd level (best access to year-round sunlight). Houses 16' wide, 40' deep. Pervious surfaces, green roofs over majority of area. Passive solar power for electricity and hot water. PV panels flat on the roof for summer exposure and vertical on walls for winter exposure. LEED expectation but with even more focus on "energy and atmosphere" in global climate change context. International efforts taken into account; goal is to have buildings produce energy instead of consuming it ("passive house"). Entry from American; exit from Bodine (2 way). 26% open space/45% green space. 1:1 parking. 49' height. Units 2360 sf each. Modular structures. Can these be wider and fewer—maybe too many neighbors too close together? Distance between back/front of house rows=32'. Bodine and American are 40' wide including sidewalks. Questions about phasing of construction. No basements (no plans for cisterns because the green roofs are the stormwater management piece). Approx. \$650,000 sale price. Much less dense than what we approved last time around. Some concern about turning radius into the driveway, garages; would have to comply with Code. Trash pick-up plan? Height question—how does it get to 49'? 10 feet to ceiling on each floor? Need more details on height breakdown (schematic/dimensions).

*Motion by JM; 2nd by IL:*

*We liked the presentation and ask that you to return to ZC when you have more fully-developed plans, including additional information on exterior materials, American and Bodine facades, trash/recycling plans, outbuilding design/limitations, full schematic drawings with all dimensions including height.*

*Passed: 6-0-0 [Tim McDonald recused]*

4) Sue Patterson and Chris Richetti are applicants for membership on ZC, have to attend NLNA Board meeting for approval. ZC nominates:

- Chris: resident 900 block N. Front Street. Nurse anesthetist.
- Sue: resident 900 block N. 5th Street. City Water Department employee.