



**BOARD OF DIRECTORS
MINUTES
Meeting of May 4, 2009**

PRESENT: Matt Ruben, President; Deborah King, Vice-President; Janet Finegar, Secretary; Oron Daskal; Larry Freedman; Micah Gold-Markel; Irene Lambrou; Ken Mitchell; Barbara Mulckhuyse; Sue Patterson; Ira Upin.

ABSENT: John Braxton, Treasurer; Erika Goldberg; Barbara Saverino; Anne Waginger.

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

*On motion by Micah Gold-Markel, seconded by Sue Patterson, the minutes of the April board meeting were approved.
Passed 10-0-0.*

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

Update on the Community Center seizure situation: we have a demolition permit for the garage space, which cures the Phase II situation, and hopefully helps with the Phase III situation. We also hope that Mayor Nutter was impressed by his tour of the space and that he will help.

Matt reviewed the proposed budget, with questions asked and answered. The largest specific change noted was that \$10,000 was added to the budget to pay Lara Kelly to work 10 hours/week in the NLNA office.

*Motion: By Micah Gold-Markel, seconded by Barb Mulckhuyse: "To hire Lara as specified in Matt's e-mail (for approximately 10 hours/week, with reductions to her Clean and Green hours as may be necessary to keep the total under 30 hours/week), and to approve the budget with the small changes (each under \$3,000) noted in Board discussion."
Passed 10-0-0.*

Treasurer's Report: John Braxton. No report.

*Motion: By Irene Lambrou, seconded by Micah Gold-Markel: "To table the Treasurer's report until the next Board meeting."
Passed 10-0-0.*

Business Association Liaison Report: Oron Daskal.

The NLBOA will be holding a festival on 2nd Street on June 20th, 2009. It will close the street from Germantown Avenue to Spring Garden Street for the day and include music, a stage, and vendors. The festival will be free and open to the public, although elements of it may charge for activities.

Casino Committee Report: Debbie King.

Matt reported that there was a meeting of neighborhood association representatives today; a few bills will be heard by City Council on May 7th regarding both Foxwoods and SugarHouse casinos.

*Motion by Larry Freedman, seconded by Barb Mulckhuysse: To remain a party to the lawsuit regarding the 537 appeal, but not to allocate any funds to the suit at this time.
Passed 10-0-0.*

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

Community Center Committee Report: Larry Freedman; written report attached.

Crime Prevention Committee Report. There is no current committee.

Education Committee Report: Micah Gold-Markel; written report attached.

Election Committee Report: Anne Waginger. No report.

Environment Committee Report: Debbie King.

Debbie and Lara are working on budget and scheduling. Two 18th-century maps have been purchased and they are continuing to build the collection of historic artifacts. They will be purchasing a scanner to scan and upload historic documents that neighbors bring in.

Fundraising Committee Report: Barbara Saverino. No report.

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

Membership Committee Report: Anne Waginger. No report.

Neighborhood Plan Committee Report: Irene Lambrou. No report.

Operations Committee Report: Anne Waginger. No report.

Recycling Committee Report: Ken Mitchell. No report.

Urban Design Committee Report: Sue Patterson; written report attached.

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

It was noted that there was a Board poll about the hotel Tower has proposed. Larry reviewed the process of the negotiations between Tower and the Board representatives and how the agreement was reached.

Motion: By Janet Finegar, seconded by Ira Upin: "To approve the actions of the Zoning Committee on the matter of 939-41 N. Front St., i.e.: 'We support the renewal of one year temporary variance for the property. We will consider a permanent or 4 year variance after this additional year period if: 1) Applicant resolves trash issues (loose bags outside dumpster, trash accessible to vagrants, dumpster in street, mixing of recyclables) are resolved, no bags outside a secure dumpster. Separate recyclables; 2) No outside promoters without Management representative present at all times; 3) No alcohol at any under 21 ("all ages") event; 4) No BYOB for any event; 5) Maintain good relations with neighbors (see original motion)'"
Passed 10-0-0

Motion: By Janet Finegar, seconded by Ken Mitchell: "To approve the actions of the Zoning Committee on the matter of 956 N. American St., i.e.: 'We cannot support this project without the required rear yard open space – excluding parking – and rear yard setback.'"
Passed 10-0-0

Motion: By Ira Upin, seconded by Micah Gold-Markel: "To approve the actions of the Zoning Committee on the matter of 607 N. Philip St., i.e.: 'We oppose the request to subdivide this consolidated lot because the proposal negatively impacts the rear yard open space of 606 & 608 N. 2nd Street.'"
Passed 10-0-0

Oron Daskal recused himself for the vote on the following action.

Motion: By Janet Finegar, seconded by Micah Gold-Markel: "To approve the actions of the Zoning Committee on the matter of 866-68 N. 4th St., i.e.: 'Please continue to develop your plans for 3 residential units with parking for 3 vehicles and a 4th floor bedroom "pod" addition as presented tonight. At a later presentation, please show how the 4th Street fence/barrier will have a positive effect on 4th Street and not be a "blank wall". Also provide more detailed plans, elevations and renderings and be prepared to meet with UDC thereafter.'"
Passed 9-0-0

Old Business

There was some discussion of the Zoning Committee's process and the role of near neighbors' opinions in those recommendations.

Moved by Irene Lambrou, seconded by Barb Mulckhuyse: To ratify any and all Board polls approved through e-mail over the past month.
8-2-0

New Business

There was a discussion of Matt's testimony for NLNA regarding the casinos: it was generally agreed that while Matt should speak against the process of re-siting the Foxwoods casino, but not comment directly on the new site until a general meeting of the NLNA had voiced an opinion on the issue.

Matt expressed his appreciation of the Board members' service over the past year.

Moved by Ira Upin, seconded by Debbie King: "To adjourn the meeting."

The meeting was adjourned at 9:22 p.m.

President's Report, April 2009

- 1. Planning and Planning-related Issues
 - Casinos – The PA Gaming Board is holding a public hearing May 6 on the SugarHouse license extension request. NLNA will be testifying.
 - Central Delaware Plan – CDAG has been in dialogue with Councilman DiCicco on potential amendments to his proposed interim zoning overlay for the Central Delaware riverfront. CDAG has also been in dialogue with representatives of some riverfront property owners. NLNA also joined CDAG and many other CDAG member-groups testifying on behalf of the Civic Vision for the Central Delaware at the 4/21 City Planning Commission meeting. The PCPC voted to accept the Civic Vision as the framework for future riverfront planning.
- 2. Fundraising/Finances/ADMINISTRATION
 - General Fundraising – No update at this time.
 - Spring Garden Greenway Project – The Transport Workers Union Local 234 donation is in our General Fund Account. We have retained the firm of DIGSAU to be the design consultant and project coordinator. We are working on getting DIGSAU to sit down with the Mural Arts program to coordinate the mural piece, which is the most time-sensitive aspect of the project.
 - NLNA Budget – The proposed final FY09 budget has been submitted for the board's consideration.
- 3. Development Issues and Developer Relations
 - Tower Investments – the official grand opening for Hancock Square/Piazza is May 16. As you all know, we recently conducted a board poll on our letter to the ZBA re the 2nd and Poplar hotel proposal.
 - Waterfront – see the "Central Delaware Plan" item in section 1 above.
- 4. Outreach/Events/General Meetings
 - General Meetings – Turnout for the April GM was good, but again about 10-20% less than I'd ideally like to see. The May meeting is of course the board election meeting, and there's another community service award as well.
- 5. Communication and Publicity
 - Email – The list remains above 1,000. We continue to have a variety of nagging technical problems. It might be best if we moved the general email list to Constant Contact, which allows for nicely formatted "newsletter" style emails and is not susceptible to most of the issues we've had. The cost would be \$360/yr.
 - Web Site/Domains – We lost control of the nlna.info domain – not our primary domain (that's nlna.org), but one we use for our email lists. The domain is not entirely out of our control (it's not on the open market for anyone to buy), but it's current down and we are unable to renew it. The domain registration company has been unresponsive to Micah's inquiries.
 - Other Internet – Same as always – we really need to find a tech-savvy neighbor with time and willingness to volunteer.
 - Local Press – We could use a more proactive approach with the North Start and Spirit, i.e. resumption of the "Lampighter" or just some sort of update column. Right now the papers print items when they see them on the email updates – but if we could email them specially with calendar items each week, that would be better.
 - Other Outreach – No updates.
- 6. Other Items
 - Crime and Safety – No updates.
- Online Board Polls – Ratification of any online board polls (2nd-and-Poplar Hotel project; anything else).

Clean and Green Board Report – May 2009

- April 4th follow up:
 - Last C&G meeting was prep for April 4th Clean-up (no minutes)
 - C & G is drafting letter to MLK/365 re: no show.
 - Paid to have remaining flyers distributed. \$100.
 - We've distributed LOTS of recycling bins!
- Street Tree Planting:
 - 25 volunteers and 24 trees on a record hot day!
 - 25th tree planted during yesterday's monsoon. Rewarded with hot cup of Chai from Random Tea Room!
- Rain barrel workshop:
 - Wednesday, May 20.
 - Advance registration required.
 - Please send the info to your committees!
- Neighborhood Green Streets Project and Plan w/ Philadelphia Water Department:
 - Four neighborhoods targeted to receive support for responsible/sustainable storm water management street scaping: Rain barrels, pervious paving, green roofs, green strip installation.
 - We've id'd 4 blocks to be model blocks.
 - May 30: Tree walk in preparation for greening project.
 - PWD info table at Music Festival.
- Looking ahead:

- Blue Mountain (recycling) and PWD (Biowaste) tours
- Hard-to-recycle/ Household Hazardous waste collection in conjunction with other Philly communities.
- Indoor vermicomposting workshop.
- Other:
 - Raised ~\$80.00 to pay for plants to go into 3rd Street Playground. Kyle will weed and prep for NLArts planting.
 - Office employee?
 - Do we have a projector?
 - Merchant Fund grant in cooperation with Yards?
- Outreach Ideas:
 - Informative items home with kids from local schools: Kearney, Bodine, St. Peters
 - Contacting Bart Blatstein regarding a welcome pack for all his new residents

Community Center Committee Report

- We just received the booster pump, a Grundfos MQ3-35, at \$425 delivered, that will increase water pressure for our 3rd floor apt. Charle and I will install it soon.
- The auto entry door release for the apts. has been repaired and is working again.
- I found the problem with the 3rd floor apt. AC and got it working.
- We had a leak in the CC main AC line set. I met with our contractor and he resolved the problem.
- The office LG heat pump/AC unit is still not working. We have a call in for repair.
- I installed the second dehumidifier in the front basement. It currently has been running constantly and the basement is odor free and dry as a bone.
- Beth and Oscar from Arbol Cafe have generously donated the 24'x12' tent that we used at the plant sale. We need to officially thank them.

Education Committee Report

Tuesday, April 21, 2009, 7 p.m.

Attendees: Barette Vance, Michele Bohannon, Micah, Aisha

- Introduced Barette and Jade to the work of the committee
- Jade and Barette introduce themselves: Jade's Daughter attended Kearny a few years ago, Barette works with the PA ballet
- Barette talks about ballet the possibility of partnering with the ballet. Barette will research and return details to the committee
- Michele will contact Kearny
- Micah will contact Ludlow
- We will create a subcommittee mailing list of current meeting attendees for the purposes of coordinating PA ballet participation in programs with Ludlow and Kearny.
- Jade and partner Gravity will follow up with Bodine to see if they have interest in meeting with us

Liberty Lands Report

- Updates to Liberty Lands Committee Meeting Report from April 14, 2009
 - Ira will take a look at the existing electrical panel to see if it can be repaired instead of replaced (at significantly lower cost). We're going to hope that will work out.
 - The serious news: the current rain may well mean that the sod can't be laid on Thursday (because the sod company won't cut it in the rain), pushing everything back to next week and necessitating that we either push the music festival back to June 13th OR have it on a rented stage at the south end. We're waiting to hear from the sod company when they're willing to deliver the sod to make a final decision.
 - We're looking at planting a garden over the cisterns so that the mower will not have to drive over that area (better for everyone because it reduces mowing AND stress on the ground over the cisterns).
 - Park policies and neighbor letter distributed. Asked Micah to update online materials.
 - Continuing to look for lower bids to replace electrical panel on south wall
 - Grant request to Mike O'Brien underway
 - Stormwater project issues:
 - Tree planting by contractors begun on Friday. Sod laying will be a volunteer project on MAY 7th.
 - New electrical panel will be lockable
 - Alex (trash employee) has disappeared. We have hired Dennis Dougherty (a park volunteer for the past three years) instead.
 - Philadelphia Orchard project fundraiser will occur July 19.
 - Have not yet contacted 26th District about off-leash dogs.
- Liberty Lands Committee Meeting - April 14, 2009 - 8:00 p.m. - Present: Don Phillips, Barbara Saverino, Seth Donkochik, Janet Finegar, Liz Reed
 - Discussed park policies and neighbor letter – all approved

- Action item for Janet: copy and send out neighbor letters.
- Have rental policy posted on line.
- Discussed electrical panel replacement – one bid for about \$1000
 - Action item for Janet: ask Larry about electrician for music festival and Doug about his friend Brian – look for lower bids to replace.
 - Include cost in proposal to O'Brien
- Discussed grant request to Mike O'Brien
 - Want to include putting in gate at American Street side.
 - Action item for Liz: get bid from Michelle and forward to Barbara
 - Discussed replacing 3rd Street chains with collapsable bollards. Decided to remove the chain that's currently down, leave the one that's currently up, and see if we have problems with cars entering the park if we don't do anything more.
 - Proposal will be: American St. gate; new electrical panel; balance for mowing/trash. \$5,000 request in all.
- Stormwater project issues:
 - Discussed tree and sod scheduling for stormwater project. There will be a meeting at the park tomorrow at 3, Janet and Liz will both try to attend
 - discussed check to JIG and problems with it. Liz has a request in to John to expedite, but if it doesn't work, Janet will float a loan to pay JIG since they already held the bill for two weeks for us.
 - Action item – ask JIG to remove dead tree as a favor
 - Action item – confirm that the electrical panel they put in will be lockable
- need to get more trash cans to fill recycling corralls
 - Action item for Janet/Jess – buy 7 new short cans, label for recycling.
- sand/stain tables and fix post/rail fences didn't happen on 4/4
 - Liz will take care of on May 16 small workday. Seth has a belt sander to lend if we buy belts for it.
- New brick path didn't happen on 4/4; Janet will work on it gradually
- dogwood and grapevine donations offered
 - Seth will take dogwood, coordinate pickup with Erin Owen
 - Don't want grapevine because there's no arbor/trellis for it.
- Gardenburger grant not discussed.
- Pruning pawlonias not discussed.
- Got zoo irrigation grant. Yay Erika. Do we need to do anything more right now? Waiting to hear.
- Discussion of proposed “small music festival” by Philadelphia Orchard project
 - Action item for Janet – tell them they can do the event in July or early August, ask for \$100 plus security deposit, be clear that this isn't a guarantee that they can do it again next year.
- Reviewed PHS's tree list for fall street tree planting.
- Discussed two upcoming conferences
 - Janet or Liz will try to attend the “Greening the Urban City” conference
 - someone else from NLNA should attend the Preservation Alliance conference
- Discussion of off-leash dogs at the park and recent confrontation/letter
 - Action item for Janet – contact 26th District about problem, ask for advice about how to enforce our rules (make sure they know the rules, also)
- Discussion of tension between Liberty Lands and NLNA board
 - Action item – ask Patrick to come to a Board meeting to do a short presentation about the cisterns (how they work, what maintenance they'll need)
 - Action item – start keeping minutes at LL meetings and forwarding to Board
 - Action item – have LL committee members other than Janet give LL reports at Board meetings, be Board liasons
 - Additional attached materials not included.

Urban Design Committee Meeting

21 April 2009, Present: Joe Mikuliak, Sue Patterson, Ted Singer, Matthew Emerson, Peter Steliga

543-47 North 3rd Street, Joe Hand, Sr.

Thank you for your presentation. Plans for the exterior modifications including signage, glass front doors, and windows were presented. We see them as a significant improvement to what currently exists. We could not assess the interior layout since no plan was provided. Trash and recycling was described as being held inside until trash day, but space for this should be reflected in the interior layout. Lighting as described should also be shown on the agreed upon exterior plan.

There were a few discrepancies between what was discussed and/or agreed upon with the zoning committee and what was presented to the UDC. The project was described as having three boxing rings not two. Closing time was described as 10 pm not 7 pm, and we discussed the potential of the glass doors to draw a crowd of spectators from

Finnigan's at such hours to an extent that might block the sidewalk. Third, the 3-story brick row house adjacent to this property was described as not being a part of this project and was therefore not discussed.

While we feel there are many positive aspects to this project, we need to follow our standard procedure out of fairness to all projects in the neighborhood. Please schedule for another meeting and bring an extra copy any plans being used that can be left at the NLNA office as a record of what we have approved. The zoning committee will need to see a copy of the refusal before a letter of support is issued.

Zoning Committee Meeting

700 N. 3rd St. NLNA Office, Monday 4/27/09

PRESENT: Larry Freedman, Irene Lambrou, Joe Mikuliak, Jonathan Sher, Ira Upin, Barbara Mulckhuyse, Marc Butakis, Charlie Abdo, Chris Isaacson, Matthew Emerson, Mike Simons

ABSENT: John McCarroll, Harvey Bell, Tim McDonald

- Approval of Minutes: Motion by JM; 2nd by BM: January 26 minutes approved as typed; February 23 minutes should be corrected to specify that the "NLNA Board should re-appoint the current ZC members." Passed: 8-0-0
- 1. Doug Sakman – 939-41 N. Front St. – Temporary one year variance is ending – to review and discuss updating variance. 941 Theater. In since May 24, 2007. Cleaned up, got security cameras, got owner of next door property to demo, clean up lot. Would like permanent variance, or at least 4 years to end of their lease. Building layout is same as presented, handicapped accessible with ramp/buzzer and rest room. Seated 130; Standing 225. Seats come out for art shows, etc. Weekend use only so far (6 months up and running). No police issues or neighbor complaints. Did have BYOB policy for all events; now adjusted to have all ages show (under 21) with no BYOB (distribution by management only); over-21 only shows remain BYOB. Some trash issues, working on separating the recycling so trash-pickers don't strew it all over. Would they consider getting trash picked up on Front Street? Yes. Will they consider physically separating under and over-age patrons on all-ages events? Yes. Motion by JM; 2nd by JS: We support the renewal of one year temporary variance for the property. We will consider a permanent or 4 year variance after this additional year period if: 1. Applicant resolves trash issues (loose bags outside dumpster, trash accessible to vagrants, dumpster in street, mixing of recyclables) are resolved; no bags outside a secure dumpster. Separate recyclables. 2. No outside promoters without Management representative present at all times. 3. No alcohol at any under 21 ("all ages") event. 4. No BYOB for any event. 5. Maintain good relations with neighbors (see original motion). Passed: 9-1-0
- 2. Sam Weiner – 219-21 Fairmount Ave. – C2 – Preliminary proposal and drawings for 2 buildings to house 4 residential units – current plan for 2 parking spaces. Applicant wishes to get neighbor feedback to proceed. CANCELLED
- 3. Oron Daskal – 866-68 N. 4th St. – R10 – Preliminary proposal and drawings for 3 residential units with parking and a fourth floor master suite. Applicant wishes to get neighbor feedback to proceed. 1200sf per floor, 1500sf yard. Plan to build "green," want to salvage whatever they can from the existing structure. Not building through to 4th Street, so no curbcut there. Entry from Lawrence to Parrish and Leithgow. Provides parking for 2 vehicles at side of structure and 1 vehicle in garage. Existing building is 15'10" wide. Open social gathering patio in front and landscaped garden. Considering solar power/photovoltaic power. "Living wall" with vines on south side of building. Shadow studies shown. 4th Street frontage will have some kind of fence. 2 lots deeded as one lot. Lower level has 8+ foot high ceilings (partially below grade). Discussion about applicant's desire to 1) change from single family to 3 units; 2) add height of "pod" on top. No opposition expressed. Motion by IL; 2nd by BM: Please continue to develop your plans for 3 residential units with parking for 3 vehicles and a 4th floor bedroom "pod" addition as presented tonight. At a later presentation, please show how the 4th Street fence/barrier will have a positive effect on 4th Street and not be a "blank wall." Also provide more detailed plans, elevations and renderings and be prepared to meet with UDC thereafter. Passed: 10-0-0
- 4. Anthony Travia – 956 N. American St. – R10 – Proposal for single family dwelling with rear parking. Refused for rear yard depth and parking space. Building itself has no refusals; parking on Bodine side was added and then they had problems with zoning. 20' wide lot; 1500sf per floor. 70' deep. Stairwell for basement inhibits size of rear yard. But property abuts LL park—does he need yard? Present plan is to park vehicle in the rear yard space. Permeable pavers in rear yard space. No official curbcut to access the yard. Drainage issues in that location militate in favor of bigger (permeable) yard space. Plus, it's a really huge house—shouldn't he make a bigger yard? Motion by IU; 2nd by ME: We cannot support this project without the required rear yard open space—excluding parking—and rear yard setback. Passed: 10-0-0
- 5. Kevin Harzell/Alex Duller – 607 N. Philip St. – C2 – Preliminary proposal for single family dwelling. Hearing on May 20, 2009 on refusal for subdivision (3 lots are now consolidated—applicant wants it changed back to separate lots). Subdivided lot size is under the required 1440, hence refusal—shortage of rear space (14%). 18x40 foot lot. Four-story home, permeable metal decks in rear. 45' height (too tall by 10'). 2BR. Brick/metal siding. Also, additional zoning issues with all residential in C2. Ground floor units—commercial or live/work. Motion by JS; 2nd by BM : We oppose the request to subdivide this consolidated lot because the proposal negatively impacts the rear yard open space of 606 & 608 N. 2nd Street. Passed: 9-0-0