



**BOARD OF DIRECTORS
MINUTES
Meeting of November 2, 2009**

PRESENT: Matt Ruben, President; Don Phillips, Vice-President; John Braxton, Treasurer;
Janet Finegar, Secretary; Larry Freedman; Erika Goldberg; Irene Lambrou; Bill
Russell; Barbara Saverino; Anne Waginger.

ABSENT: Fernando Benavides; Micah Gold-Markel; Ken Mitchell; Barbara Mulckhuyse;
Ira Upin

The meeting was called to order by the President at 6:03 p.m.

Motion: By John Braxton, seconded by Irene Lambrou.. "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.

Matt suggested Thursday, December 10 for a single "winter" general meeting to deal with the likely low attendance at meetings close to Thanksgiving or winter holidays.

Matt met with the Friends Neighborhood Guild; they are interested in holding an "energy fair" co-sponsored by our two organizations to bring information to the neighbors and try to better integrate the western edge of the neighborhood with the NLNA. December 12 is a possible date for this; Kearny School a possible location.

NLNA board members met with Frank DiCicco regarding several neighborhood issues, including the community center, about which he was cautiously optimistic, encouraging us to begin fundraising for phase II.

Matt informed the Board that the old ADI Distributors building at 5th and Fairmount was used for the Fringe Festival bar and created problems: he negotiated a meeting between the neighbors and the Fringe Festival to discuss those problems and try to alleviate further problems. Over Halloween weekend, another group was given a temporary LCB license for a party until 4 a.m. on Saturday night; the party was a major problem for the neighbors. Matt will pursue dealing with the issue on several fronts, including talking to L&I since there is probably not a valid city use permit for the building.

Motion: By Erika Goldberg, seconded by Barbara Saverino. "To officially ratify any and all Board polls taken during the past month."

Passed 8-0-1

FY2010 Budget Discussion

A final draft copy of the FY2010 budget was distributed to the Board through e-mail. Matt reviewed the comments he had also e-mailed about the decisions made by the Finance and Administration committee. Janet and Barbara noted that they had not yet had time to check the figures for the Liberty Lands and Fundraising sections and that they would like a day or two to do so; following discussion about the motion, it was agreed that they would review the budget and any typographical errors would be corrected and that the approved budget would be reviewed by the Board quarterly.

Motion: By John Braxton, seconded by Don Phillips. "To approve the proposed 2010 budget as presented."
Passed 9-0-0

Treasurer's Report: John Braxton; written report attached and reviewed.

Motion: By John Braxton, seconded by Don Phillips "To put \$25,000 from the General Fund into an investment at 3rd Federal with the most favorable rate available."
Passed 9-0-0

Motion: By Erika Goldberg, seconded by Barbara Saverino. "To approve the Treasurer's Report as presented."
Passed 9-0-0

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

Clean and Green Committee Report; written report attached.

Community Center Report: Larry Freedman.

Larry reported that he and Ira had bought several new lighting fixtures for the Center, both outdoor lights and some to replace faulty ones currently installed. Seth Donkochik and his father will be installing a holiday train display in the CC later in the month. Finally, the third floor tenants are vacating and the committee will be looking for a new tenant. Bill Russell mentioned that the CC should "opt out" of the possibility of PGW putting a lien on the building based on tenants' gas bills; John Braxton will look into doing that. John further suggested that there should be a realtor handling the building rather than having volunteers deal with the tenants. Matt turned the issue over to the CC Operations Committee to consider and report back.

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

The Board agreed that the r.f.p. for the movie series could be sent out as drafted. Specific choices for the bench recognizing Bart Blatstein's donation to the park were discussed.

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

Motion: By John Braxton, seconded by Irene Lambrou. "To approve the actions of the Zoning Committee regarding 1134-36 N. Orianna St., i.e.: 'Thank you for your presentation. We cannot support the application as presented. There are too many houses on the lot and this design takes away too much existing on-street parking from Cambridge Street. Also, two units do not meet the minimum rear yard space. Any future presentations should include no more than one curb cut of 20 foot width with interior/hidden parking.'"
Passed 9-0-0

Motion: By Irene Lambrou, seconded by Barbara Saverino. "To approve the actions of the Zoning Committee regarding 217 W. George St., i.e.: 'We support the project as presented with the following provisos: 1) Trash/recycling to be removed daily through Bilco doors, no earlier than 8:00 a.m. and no later

than 10 p.m. and stored in basement until time of pick-up; 2) Hours of operation: 6:30 a.m. to 10 p.m., 7 days; 3) Live or recorded music/other noise not to escape premises; 4) Exhaust/ventilation system through 2nd floor roof, and operation shall not disturb the neighbors. Please provide ventilation plan to ZC chairman; 5) Maintain 5 foot clearance for any sidewalk tables; return indoors at night; and 6) **Signage as presented.**”
Passed 9-0-0

Motion: By John Braxton, seconded by Barbara Saverino. “To approve the actions of the Zoning Committee regarding 528 W. Girard Ave., i.e.: 'Thank you for your presentation. Please meet with UDC to discuss the following and return to ZC with more information. Provide: 1) More developed contextual plans to scale, with lot lines, adjacent buildings, ventilation plan/location of makeup air, alley/side lot configuration shown; if there are windows facing the alley on residential units above, makeup air must extend above them; 2) Daily commercial trash/recycling pick-up plan (not before 8 a.m., no later than 10 p.m.); 3) Photographs of building, alley, windows, etc.; 4) Outside seating plan; and 5) Interior seating plan not to exceed 50 seats.'”
Passed 9-0-0

Motion: By Janet Finegar, seconded by Barbara Saverino. “To approve the actions of the Zoning Committee regarding 520 N. Columbus Blvd., i.e.: 'Please return to address: 1) Parking plan (capacity) – parking lot at Front and Spring Garden Streets must provide incentivized parking for customers at both branded venues any time they are in operation. Lot must be supervised by applicant’s security team and all cars removed by 3 a.m. when lot must be locked; 2) Traffic expectation/management plan; 3) Security/management plan; 4) Queuing plan; 5) Trash/clean-up plan; 6) Real capacity of spaces; 7) Plans for exterior lighting, landscaping; 8) Size and location of smoking area; and 9) Willingness to take temporary approval.'”
Passed 9-0-0

Old Business

None.

New Business

Matt noted that the new Zoning Code policies being discussed by the City include a proposal to essentially cut neighborhood groups out of the zoning process. An ad-hoc coalition of neighborhood groups has drafted a response to the proposed code that covers the major issues the NLNA would have commented upon.

Motion: By Janet Finegar, seconded by John Braxton. “To have the NLNA join the emerging coalition of neighborhoods responding to the city Zoning Code proposal.”
Passed 9-0-0

Motion: By John Braxton, seconded by Don Phillips. “To adjourn the meeting.”
Passed 9-0-0

The meeting was adjourned at 7:24 p.m.

Addenda:

President's Report

1. PLANNING AND PLANNING-RELATED ISSUES

- Casinos – SugarHouse held a formal groundbreaking on October 8. No further updates.
- Central Delaware Plan – No updates.
- Zoning Code Commission – the Commission has produced Draft Recommendations for a New Zoning Code. These include many useful ideas, but also pose a potentially serious threat to substantive community input into the zoning and development process. The Commission has indicated it is going to have a special meeting with representatives from active civic associations

2. FUNDRAISING/FINANCES/ADMINISTRATION

- General Fundraising – See the Fundraising Committee report.
- Spring Garden Greenway Project – We are working towards getting the RFQ/RFP out for the I-95/EI underpass portion of the project. A new parking lot has appeared at Spring Garden and Hope Streets. We are pursuing that issue with L&I.
- NLNA Budget – Updates at the board meeting.

3. DEVELOPMENT ISSUES AND DEVELOPER RELATIONS

- Tower Investments – The 2nd and Germantown street light is operational. There was a shooting-related incident on 2nd St outside the Piazza after one of the Phillies playoff games (which was broadcast on the Piazza's outdoor screen). No further details available.
- Waterfront – See the "Central Delaware Plan" item in section 1 above.

4. OUTREACH/EVENTS/GENERAL MEETINGS

- General Meetings – The October GM was poorly attended. With winter and holidays coming up, I think we should consider Having only one more GM this year, the first or second Thursday of December. We might also begin thinking about our GM schedule in general.

5. COMMUNICATION AND PUBLICITY

- Email – The list has grown by 11 in the last month, to 1,159.
- Web Site/Domains – We're updating the Web site more regularly, though the back-end server is down and we've been unable to update it for the past several days.
- Other Internet – We continue to gain followers on Twitter. If anyone else would like to help me post updates on Twitter, please let me know.
- Local Press – The new "NLNA Press" Google Group still seems to be working, with more event and meeting listings showing up in the North Star.
- Other Outreach – I am slated to have a meeting with the Friends Neighborhood Guild about the possibility of co-sponsoring an event that would reach residents in NL and to our west.
- Crime and Safety – Theft-from-vehicle incidents continue, at a lesser rate than August but still a big higher than what I recall from previous years.
- Online Board Polls – Ratification of any online board polls (authorizing Janet Finegar to sign 3rd Federal mortgage agreement; anything else).

Profit and Loss Standard October 2009

Ordinary Income/Expense

Income

Rental Income		3,355.00
Fundraising Events		
Gum Ball Machine	494.52	
Fundraising Events – Other	3,912.00	
Total Fundraising Events		4,406.52
Total Income		7,761.52

Expense

Code Enforcement / Clean Up		1,580.00
Community Center Constr...		565.65
Fundraising Expense		332.62
General Office		
Postage	26.40	

General Office – Other	32.99	
Total General Office		59.39
Landscaping (L.L. work)		
General Maintenance	282.04	
Landscape Costs	148.50	
Landscaping (L.L. work)	467.20	
Total Landscaping (L.L. Work)		897.74
Miscellaneous Expense		1,387.40
Utilities		
Gas & Electric	137.84	
Water	41.93	
Total Utilities		179.77
Total Expense		5,002.57
Net Ordinary Income		2,758.95
Other Income/Expense		
Other Expense		
Temporary Expense	0.00	
Total Other Expense	0.00	
Net Other Income		0.00
Net Income		2,758.95

Clean and Green Board Report

Green Philadelphia's Urban Studio/ Design Philadelphia *Storm Water Systems for the Philly Row Home* exhibit at NLCC had a good turn out and they were very appreciative of the space.

Street Tree Planting:

- Approx. 40 "TreeVitalize" trees to be planted November 21st. (incl. 19 trees along Lib Lands 3rd and Wilkey Streets sidewalks.)
- Still hoping for funding to remove dead trees and open up tree pits for new trees.

Worm Compost Bin workshop: Good turnout.. Raised some funds to purchase some necessary tools for tree planting.

Philadelphia Water Department: Model Neighborhood: Plans continue with PWD for selected blocks to be models for storm water management.

Greening Bodine:

- Lara has been meeting with Bodine, arborist/landscape designer, and mural arts to beautify and green Bodine highschool.
- Bodine students will participate in Nov. 21st tree planting.

Web site for Clean and Green: Working on a web site to be a sustainability resource for NL community and include both useful info and announce C & G events.

Christmas Tree Chipping: Partnering with Greens Grow Farm and Recycle Bank this year. Still at OH dog park just lots more trees!

April 4th Rec Center Clean up/renovation: We want to focus on Cleaning and Greening the Rec Center this April 4th. They are in desperate need of windows, a completed kitchen, painting, and more! Can we work out a deal, if we provide labor for renovation, the pool is opened?

Fundraising and looking ahead:

- Movies that Matter: Environmental Education Films shown at CC or partnering restaurant.
- Want to do Hard-to-recycle/E-waste collection again but researching different company to work with.
- Make your own Rain Barrel workshop.
- Patagonia Grant for Rain Barrel and composting workshops.
- *Terracycle* wrapper collection.

Fundraising tiles at Pike Place Market in Seattle.

Liberty Lands Board Report

The October workday was originally planned for the installation of our irrigation system. We rained out the first date and before the second date realized that there were problems with the design of the system as it was planned. We agreed to put off installation until we had a better design – possibly from the irrigation company itself. The only deadline on this is that we have a \$1,500 grant from the Philadelphia Zoo for the system that must be spent by March, but the committee has discussed that if necessary, we can redirect those funds to some other tree-preserving use in the park. We want to make sure that the system works right before building it.

The (rainy) workday instead was used to build a new planter, destroy the crumbling blue planter at 3rd Street, install some new “leash your dog” signs, and pick up a donated picnic table (now at the CC). There was a very light turnout.

Greta Alexander arranged for Sony Pictures to donate three large stone urn planters and two small stone benches to the park. They are at the park, waiting to be assembled, hopefully soon.

A draft of the movie proposal was sent to all board members and comments incorporated. Does the committee need a board motion to send it out?????

November 21st will be the neighborhood wide tree planting date, including 19 new street trees at Liberty Lands. Volunteers are needed for the day!

The Fall Fest was a lovely success, with many people attending and much fun had by all. We made back the cost of the moonbounce (\$250) and may have earned a little more than that through the bake sale and donations.

NLNA Zoning Committee Meeting

Tuesday October 27, 2009, 6:30PM

Present: Larry Freedman, Irene Lambrou, Matthew Emerson, Charlie Abdo, Joe Mikuliak, Ira Upin, Tim McDonald, Jonathan Sher, Barb Mulckhuysen, Mike Simons

Absent: Chris Isaacson, John McCarroll, Harvey Bell

Also Present: David Fecteau (CCP)

September Minutes Approved, with addition of Harvey Bell as absent:

Motion by JM; 2nd by BM. Passed: 9-0-0

1) 1134-36 N. Orianna St. – G2 – David Markowski (architect) – Preliminary proposal for a multi-unit residential development with parking. Seeking feedback on possible design and plan. Proposal to subdivide into 7 lots, 14x36 homes, plus parking for each home at north of lot, open to pervious paving. Frontage on street, 3 stories height, just under the 70% lot coverage for each unit. Open space: 5 units have backyard, and last 2 have side yard/back yard. 3 BR. Bumpout bay in front to maximize the space. 14' width requires variance (interior space about 13' wide), slightly less open space than required. 8-10' feet from warehouse property line behind the proposed houses. Built in Fishtown, Grad. Hosp. and Art Museum areas. Façade materials are flexible. Space between neighboring lots is about 8-10' but these owners have no easement. Depth of 2 “short” backyards is 4-5' only. Request about lighting on Cambridge due to car break-ins. Curbcut length of all cars for parking, currently no curbcut and is only side of Cambridge used for parking. Concerns about pushing more cars to Orianna Street. Question about financing and ability to finish project. Staging of construction from rear requested. Timeline? 5-6 months before breaking ground. Consider non-rowhome development? No. Landscaping? Trees/other streetscaping are expected for privacy. Roofdecks are not expected; maybe 3rd floor decks. Any green/sustainable features? Not planned to be certified but will use some green features. Property not yet under agreement. Willing to meet with UDC? Yes. How about less dense and more expensive? Would rather build in \$299,000 market. Proposing 1500sf total per unit. Shouldn't they hold the corner and place parking lot within the project? Then you just have one curbcut entry into hidden parking lot. Residential use opposed? No.

Motion by JM; 2nd by IL: Thank you for your presentation. We cannot support the application as presented. There are too many houses on the lot and this design takes away too much existing on-street parking from Cambridge Street. Also, two units do not meet the minimum rear yard space. Any future presentations should include no more than one curbcut of 20ft. width with interior/hidden parking.

Passed: 8-0-1

2) 217 W. George St. – Brett Feldman – One Shot Coffee – Proposal for a café with no alcohol or live music on 1st and 2nd floors with a third floor office.

Take-out restaurant is currently not allowed; variance required. Owners purchased the property (was a bar). Prepared salads added to menu, oatmeal, granola. Cooking on premises? Yes, primarily prep, exhaust exists through to east side of 2nd floor roof, griddle, hood, charbroiler exist/new hood proposed. Open kitchen. Some retail mixed in—Second floor more seating, lounge seating. Library feature wrapping rooms and coffee bar on first floor. 2nd floor should have some garden space. Single bathroom on first floor, 2 bathrooms on 2nd floor. Salvaged material for bar cladding, etc. Have refusal; December 2, 2009 hearing date. No outdoor tables currently on application. Hours of operation: 6:30AM to 10PM, 7days. Trash/recycling plan? Storage in basement, bilco doors to street. Commercial trash pick-up, not before 8AM. Live music should not escape the premises.

Motion by TM ; 2nd by JS: We support the project as presented with the following provisos:

- 1) Trash/recycling to be removed daily through Bilco doors, no earlier than 8:00am and no later than 10PM and stored in basement until time of pick-up.*
- 2) Hours of operation: 6:30 AM to 10PM, 7 days.*
- 3) Live or recorded music/other noise not to escape premises.*
- 4) Exhaust/ventilation system through 2nd floor roof; operation shall not disturb the neighbors. Please provide ventilation plan to ZC chairman.*
- 5) Maintain 5 foot clearance for any sidewalk tables; return indoors at night.*
- 6) Signage as presented.*

Passed:9-0-0

3) 528 W. Girard Ave. – Michelle Wilson – C2 – Proposal for a restaurant “The Kitchen”

Applicant currently works at Las Cazuelas. Next door to Curtis Thomas’s office. Soul food, homemade dishes. Patio for outside seating on Girard Avenue. Open galley kitchen. Trash/recycling to be kept in rubber containers stored in side lot; city pickup expected. Exhaust/ventilation through roof. 850sf, 45 seat max capacity. Hours 12noon-10PM--MWTFS/12-9 on Sundays, closed Tuesdays. Currently vacant house, needs work. Restaurant experience? Small takeout places in family. Side yard for exhaust makeup along wall. Residential is above adjoining building (Curtis Thomas/residential above). Requesting takeout, byob. Affordable (under \$15). Probably not delivery. Awning as shown in drawing presented. Basement access from within restaurant space for freezer/storage; could also store recyclables. Residential space above, inhabited (one unit).

Motion by JM; 2nd by BM: Thanks for your presentation. Please meet with UDC to discuss the following and return to ZC with more information. Provide:

- More developed contextual plans to scale, with lot lines, adjacent buildings, ventilation plan/location of makeup air, alley/side lot configuration shown; if there are windows facing the alley on residential units above, makeup air must extend above them.*
- Daily commercial trash/recycling pick-up plan (not before 8am no later than 10PM)*
- Photographs of building, alley, windows, etc.*
- Outside seating plan*
- Interior seating plan not to exceed 50 seats.*

Passed:9-0-0

4) 520 N. Columbus Blvd. (Ex Solo space) – Joe Beckham - LCB transfer, no Zoning needed – Proposal for new nightclub – no underage parties

Experienced applicant wishes to change some conditions on the liquor license, i.e., frequency of live music performances (currently limited to 10 per year). On Walnut Street for 5 years, Alfa, with restaurant and late night menu, lounge for dancing/DJ upstairs (Walnut Room). Seeking to open a safe, clean business that brings activity to dead corner, with effective, well-trained management, security. Propose to use two spaces (13000 sf and 2300 sf) as 2 separate “brands,” so they can fill the smaller space on weeknights. Entire capacity is 2500 people, but no capacity listed yet for this breakdown. In smaller space estimating 150-175 capacity. No underage events at all in either space. Parking for 150 cars in U.S. Realty lot on Spring Garden Street (previous valet tenant lost). Operating hours in big space 9PM to 2AM; small space might be earlier opening time. Rent for private events? If so, supervised by management. Are there plans to

increase restroom facilities or is the space in compliance with requirements? Rear exits (four). Would applicants cooperate with Spring Garden Greenway project with regard to street trees? Yes. Management always on premises. No signage planned.

Motion by JM; 2nd by IL: Please return to address:

- *Parking plan (capacity)--parking lot at Front and Spring Garden Streets must provide incentivized parking for customers at both branded venues any time they are in operation. Lot must be supervised by applicant's security team and all cars removed by 3AM when lot must be locked.*
- *Traffic expectation/management plan*
- *Security/management plan*
- *Queuing plan*
- *Trash/clean-up plan*
- *Real capacity of spaces*
- *Plans for exterior lighting, landscaping*
- *Size and location of smoking area*
- *Willingness to take temporary approval*

Passed: 9-0-0

Old Business

New Business