

CHCA Board Meeting – October 28, 2021

5:00pm

Via Zoom

In Attendance: Tony Banks, Richard Bartholomew, Janel Baselice, Tim Breslin, Catherine Brzozowski, Alexander Burns, Camille Peluso, Kathi Clayton, Lucie Daigle, George Deming, Jeff Duncan, Cynthia Fillmore, Gregory Lattanzi, Joyce Lenhardt, Laura Lucas, Lawrence McEwen, Jennifer McHugh, Ross Pilling, Lindsey Toconita, Beth Wright

Guests: James Aleo, Tom Beck, Melissa Degenhardt, LeRoy Foulkrod, John Landis, Walter Maguire, Karen Pilling, Janet Potter, Michael Sokil,

Staff: Anne McNiff, Executive Director

1. President's Welcome (Roll Call, Approval of September minutes, Approval of Agenda)

Lindsay Toconita - Motion to approve minutes. Catherine Brzozowski – 2nd to Approve. Motion approved unanimously

Kathi Clayton shared regarding the death of Dottie Sheffield who recently passed away at 96. She was instrumental in founding the Bird in Hand Consignment shop that funded the CHCA for many years. She was essential in the creation of the Garden Fund.

2. Michael Sokil, Budget Analyst & District Rep. for Senator Art Haywood

Office Yard signs available to all. “Love your neighbor as yourself.” Promoting good neighborhood and civility. There will be a Nov. 10 – Community Event. 4 – 7pm at the Waterview Rec Center. Will provide access to Flu shots and Pfizer vaccination shots. Free assistance with preparing wills and notary. Free Notary public at office all the time. Help applying for LIEHEAP – Low-income housing heating subsidy available.

3. Physical Division – Joyce Lenhardt - Presentation on proposal for special exception overlay – John Landis - 10 Bethlehem Pike - 540 W Moreland Ave

a. Larry McEwen, has stepped aside from role on DRC and Executive Committee while making a project proposal, due to conflict of interest.

b. John Landis – Chestnut Hill Planning and Development Group – Advisory Group of Executive Directors and RCO related committee chairs. John explained that the group is workshopping a proposal for a Residential Special Exception Overlay District and wants to get feedback from stakeholder groups in Chestnut Hill. It would allow for an easier path to get a variance to putting in residential uses to first floors in commercial spaces. The area targeted is Germantown Avenue from Abington Avenue to Cresheim Valley Drive. “Lower Germantown.” Market is favoring housing over retail. The goal is to bolster the existing commercial district. Currently Commercial or CMX zoning in place along Germantown Avenue. A variance is necessary for any kind of residential use. The proposal will still require applicants who need a variance to go through the RCO process, but the ZBA will use different evaluation criteria. Exception would be the block Springfield to Willow Grove. Questions were asked about whether this could be used to mitigate density, how it would affect façade changes, what would

happen if the market shifted and how we can have input into the zoning remapping that is slated to take place sometime in early 2022. The group discussed that a plan was being developed to conduct informational sessions about the proposed rezoning was being developed and the community input would be a core part of the plan.

John asked that anyone concerned about issues of façade continuity and parking should reach out to John with any ideas. His email is jlans@design.upenn.edu.

c. 540 W. Moreland Ave – Subdivision approved by ZBA against community and council person recommendation. The neighbors, CHCA and the Conservancy met with Cindy Bass to get support on appeal.

d. East Mermaid Lane – Nothing scheduled with the Goldenberg Group.

e. 10 Bethlehem Pike – the appeal hearing was continued to a special session to review the appeal, November 30. 9:30am. The Neighbors are appealing the by-right zoning permit that had been issued.

f. Other projects in the pipeline:

Shawnee Street – Some agreements with the community yet to be finalized.

8612-14 Germantown Ave. – Outdoor seating area proposed.

30 W. Highland Ave. – Following up documentation to fulfill agreements.

8410 Prospect Ave. – Being reviewed by LUPZ and HDAC committees on November 4.

Bowman Properties is requesting variance to use commercial as multiple family home. 18 Hilltop. 8532 Germantown. 8137 Germantown. 105 Bethlehem Pike. See website for more information. 8624 Germantown for use as a restaurant.

8430 Ardleigh Street - Variance request for the creation of one dwelling unit in an existing detached garage and the creation of two open-air accessory parking spaces.

G. Joyce reported that the Chestnut Hill Tree Tenders on Nov. 20 – 9 am. Will be meeting at the Gravers Train Station. 18 residential trees being planted. They are looking for volunteers. Current Chairs are Jean McCoubrey and Monika Hammers. They are looking for new leaders.

4. CH Community Fund Update – Kathi Clayton – 10 - Proposed grant to the CH Local

Tony Banks, CH Fund VP reported that Ballard Spahr continues to offer a pro-bono attorney to work with the fund. The CHCF has reverted to a private foundation. The Fund has hired JW Kelley and associates to complete financial audit.

Kathi Clayton the Fund has made a grant award of \$30,000 to Chestnut Hill Local. This is a one-year grant for a new journalist position.

5. Governance Committee Report – Laura Lucas

The October meeting was the first fully seated meeting. Jeff Duncan and Joyce Lenhardt are new members. Began discussion of purpose. 1) Improve conflict of interest and procedures. 2) Clarifying inconsistencies in bylaws. When Local and CHCA were separated there were bylaws streamlined. Now

need to be clarified. 3) Recent elections cumbersome. Looking at election process. Will make recommendations. 4) Looking at overall picture of governance and interlocking directors. Will make recommendations.

6. Social Division – Lynn Schroeder

- a. Pumpkin Decorating contest allowed for continued community engagement.
- b. Canine costume parade will take place on October 30th.
- c. October 10th fundraising cocktail party was a great success. Over 135 people in attendance. This was a Fundraising event in the CHCA and Jenks Playground. Corrine, Jenk's new principal. Approximately \$4600 was raised for each organization. Chestnut Hill Improvement District made grant to cover our expenses.

Upcoming Holiday events: November 20, 5-6pm Circle of Trees and Drive by Santa event. Santa on Firetruck will drive through 4 parking lots. Volunteer "elves" will hand out goodie bags. We are looking for volunteers.

Holiday Parade: December 4 or 18. Need board members to march and carry CHCA sign.

No Holiday House Tour event due to COVID. There will be a Holiday Event, Twilight Toast to the Holidays on December 11, 4-6pm at Norwood Fontbonne. A tour through the historic "big house". There will be music, drinks, light hors d'oeuvres, and a raffle.

7. Membership Committee Report – Lindsey Toconita

Currently 1,331 active members. 250 new members this year. 182 brand new. 68 renewed lapsed members. 946 renewed. Fall for the Arts Festival very successful with membership.

Member only events - October 5. Apple Pie baking class at night kitchen. 72 attendees

October 6. Birding adventure. 21 attendees

8. Finance Report – Karl Martin

Karl Martin absent. Anne reports run rate on budget as projected. Deficit of \$50,000. Revenue does not include COVID funding.

Staff costs are going to go up due to a busy development review process.

Kathi – There has also been significant legal fees as we take on the real estate reviews and variances.

9. Executive Director Report – Anne McNiff

Report shared earlier.

10. Community Partner Update - 15 minutes

Chestnut Hill Hospital – Cathy Brzozowski reported that the hospital is financially healthy. Potential buyer for the hospital as Tower Health is in trouble. Staff is stressed. Labor shortages. Numbers of outpatients and in patients high. Positive outlook.

Business Association - Cynthia Fillmore reported that the CHBA partnered with Conservancy on Night of Lights event. Holidays on the Hill coming up. Traditional everything is back, carolers, Santa and Stag and Doe nights. Early holiday decorations.

Garden Gate Antiques closing. Turning into café. Santander Bank closed. Chill on the Hill sold. Green Street Consignment moving to Taste of Olive. Garden Estate tile is taking over Old McDonalds. Italian Restaurant coming to old Paris Bistro.

Parking Foundation – Free parking in the lots on Wednesday beginning November 10 through Christmas.

Rebate approved for security cameras in the lots.

As of September, uptick in revenue from the lots.

Jenks - Janel Baselice reported that the cocktail party was a great event for playground. Food truck fest on November 19 – 11:30am. Four food trucks for lunch. Potential parent event November 16, backyard bonfire event. The school is looking for crossing guards for easy part time jobs. Contact Friends of Jenks or Janel Baselice.

SCHA – Jennifer McHugh reported that Rec Center is being renovated. It was the 1880s original stable. It will be transformed into a state of the art performing arts center. 500 seats. Students are working on project to bring the Pink Lady Slipper Orchid back to the Wissahickon.

CH Conservancy – Richard Bartholomew reported that 717 Glengarry Road has been sold. New owners have started cleaning up the property. Want to put addition on the back of the building and a pool. Potentially a terrific asset to the community when finished.