

CHCA BOARD OF DIRECTORS – January 2023 Meeting Minutes

Thursday, January 26, 2023, at 7:00pm

In Person at SCHA, 500 W. Willow Grove Ave. – Haber Room & Via Zoom

In person: David Caulk, Lynn Schroeder, Beth Wright, Ross Pilling, Jennifer McHugh, Laura Lucas, Lindsey Toconita, Janel Baselice, Richard Bartholomew, Lawrence McEwen, Greg Lattanzi, Matt Rutt, Cathy Brozozowski, Jeff Duncan, Kathi Clayton, Alexander Burns

On zoom: Joyce Lenhardt, Karen Pilling, Tim Breslin, Cynthia Fillmore, George Deming, Camille Peluso, Tony Banks.

Guests: Anne McNiff, Patricia Cove, Lucie Daigle, Kimberly Dukes, Matt Millan, John Romano, Jane Hughes

1. President's Welcome. Happy New Year! November minutes will be sent out.

2. Physical Division

a. 5 E. Chestnut Hill Ave. Vote on support for variance request. Presentation by Larry McEwen.

Written proposal submitted to board. Kimberly Dukes in attendance virtually. Committed to community and residing in it. A legacy project.

Motion: **Recommendation from the Development Review Committee to the CHCA Board of Directors**

Request for variances for the following:

5 E. Chestnut Hill Avenue - Variance for detached single family dwelling with 3 interior and 3 exterior parking spaces on RSD-3 lot with existing house; Sideyard setback to be 5'4", where 7' is required.

The Development Review Committee recommends that the Chestnut Hill Community Association Board of Directors support the application for variances for 5 East Chestnut Hill Avenue with the following provisos: A deed restriction or other permanent method of conserving the open space is put in place. That the support is based on the drawings presented at this meeting on January 17, 2023. After approval of the project by the ZBA, the number of units in the house will be decreased from 3 to 2.

Support for variance approved. In Person (17) / Online (6). Abstain: Online: (1)

b. 10 Bethlehem Pike update – discussion moved to Executive Session at the end of the meeting.

3. Vote on nomination of Jane Hughes to the CH Local Board

Resume presented to board. Jane moved back to Chestnut Hill community after several years away.

Larry McEwen made a motion to vote. Beth Wright seconded the motion. All in favor (17). Online (4).

4. Annual Appeal - Kathi Clayton and Anne McNiff

We need to be very excited. Immediate assignment for board members. Please write your name on the annual appeal envelope to show that a board member has sent it. Write a short message on the post it notes which will be placed on the appeal letter.

\$45,000 raised to date from 155 donors. Last year at this time \$33,000 from 163 donors. Total 2021 - 2022 Annual Appeal raised close to \$80,000 (had added impetus from the Summit Street neighbors and their lawsuit.)

Testimonials in Chestnut Hill Local, on website and social media (good initial response on most recent Facebook post.)

Lawn signs will be distributed through the area. Heart with “Stronger Together” for February “Love Month.” Potential banner across front page of the local. Still looking for leadership donors.

Asking each board member to consider five to ten new names to add to the appeal.

5. Social Division

a. Holiday Parade – A great success. Beth, Camille and Kathi were excellent banner holders. Matt Rutt and family were excellent hot chocolate and cookies distributors. Special thanks to Brian Tilley.

b. Hoops Madness – March 11. Event Chair is Brien Tilley . Board volunteers needed to run the refreshment stand. Sponsors are important. Sponsor sheet available which includes many benefits. Ages 5 and up. A great community event and also a bit of a fundraiser for CHCA.

Wissahickon Skating Event – April 22 - Party room – Members are free, small charge for non-members. 12:15 – 2pm. Will be encouraging new members

Holiday House Tour returning in 2023. A major CHCA fundraiser. 500 people in 2019. Great way to show off community. Saturday December 2nd or 9th. Will need lots of help and will be setting up a committee. Looking for houses.

6. Commercial Corridor Working Group update – Matt Rutt, Ross Pilling, Greg Lattanzi, Camille Peluso

Update included with board materials. Meeting since fall. Varying degrees of experience and knowledge re: zoning. Dialogue with Philadelphia Commission has been slow going. Finally diving into the details of recommendations. Looking to make Germantown overlay more robust, to better match what the community desires and needs.

Parking requirements and new construction are a large part of the conversation. Currently no institutional zone. Group currently looking at Mermaid Lane to Chestnut Hill Avenue, and down Bethlehem Pike.

6B. Kathi Clayton Update - Executive directors and board chairpersons of community organizations in area are meeting to question the number of organizations, their functions, overlapping activities or services, and the efficiency of the current RCOs in the area. Money set aside to bring in an outside facilitator to assist – but challenging to find someone with the expertise and community knowledge necessary. Plan to start in spring.

7. Membership – Lindsey Toconita

End of 2022 – 1,207 paid memberships (1,119 in 2021). 1,006 were renewals. 201 new members.

Graph presented demonstrating membership growth. Trending in the right direction.

8. Executive Director Report – Anne

a. Holiday Winter Clothing Drive - Thank you for participating. Collected an impressive amount of clothing. Four large wardrobe boxes. In partnership with the Water Tower. Clothes distributed by Penn Hospital program for the homeless.

b. RCO Reporting Requirements - Board presented with a summary of the new reporting requirements for RCOs. Additional reporting required for any agreement that was made with a developer or development team that benefited community in any way. Includes new rules re: solicitation with individuals currently involved in the variance process. Solicitations can continue but must be reported. Community Benefit agreements are something the CHCA takes advantage of. Different than provisos. Includes gifts in kind. Still lots of questions about new rules that Anne and Celeste are trying to get answered.

c. New staff - New Administrative and Membership Coordinator: Will Standish. Will has great experience with customer service, events and is a great photographer.

9. Questions on Institutional Board Member reports

Governance committee working.

Chestnut Hill Hospital and merger with Temple Health completed on January 1, 2023.

10. Community Input

Water Tower – Light the Tower project is going well. \$82,000. Goal now \$130,000. New e-gaming room. Gyms booked and permitted through the end of March. Back to full capacity – services roughly 300 families each day. Working to set up a Parks on Tap event.

Chestnut Hill Library remains closed through February. Friends of the library looking to raise \$70,000 to cover the cost of the ceiling/roof repair. Historic building with no attention paid to it. Our libraries need funding. Look into Keystone Historic Preservation Grant.

11. Executive Session. 10 Bethlehem Pike update