

CHCA BOARD OF DIRECTORS MINUTES

Thursday, February 24, 2022, at 6:00 p.m.

Via Zoom & in Person at SCHA Haber Room

Board members in attendance: In Person: Kathi Clayton, Lucie Daigle, Alex Burns Jeff Duncan, Gregory Lattanzi, Cathy Brzozowski, Shane Creamer, Laura Lucas, Susan Bray, Lynn Schroder, Larry McEwen.

Via Zoom: Camille Peluso, Susan Bray, Tim Breslin, Elizabeth Wright, Anne Standish, Karl Martin, Ross Pilling, Joyce Lenhardt, Cynthia Fillmore, Lindsey Toconita, Tony Banks.

In person guests: David Fineman, Monica Heimann, Sue Jacobson and Michael Goldman, Joe Pizzano, Joanne D'Angelo, Anne McNiff.

Zoom Guests: Joshua Horvitz, Heather Gray, Karen Pilling, John Landis, Ellen Kaplan, Celeste Hardester, Carl Primavera, Steve Gendler,

1. President's Welcome (Roll Call, Approval of January 27 minutes, Approval of Agenda

Kathi Clayton – Gaveled in. Moment of silence to reflect upon the Russian invasion of the Ukraine.

Correction to spelling to the name in January minutes. Susan Bray – Motion to approve minutes. Cathy Brzozowski - Seconded Recommendation. Minutes approved with correction

2. Approval of recommendation of Richard Stein for the CH Local's board of directors.

Laura Lucas approved. Larry seconded. Kathi called for vote. Unanimous approval.

3. Proposed revisions to conflict of interest policy and disclosure form – Laura Lucas

Over last five months Governance Committee worked to clarify the governance, best policies for practices and procedures for the CHCA. Advisory group members have assisted committee. Executive committee and standing committees of the CHCA have reviewed and given feedback to the Governance Committee.

Re-introduction to the Advisory Committee – Shane Cramer (in person), Ellen Kaplan, now retired chief integrity officer from City of Philadelphia, Gene Dilks (lawyer and lead scrivener) and Stephanie Tipton (current chief administrative officer for the City of Philadelphia. Governance committee members (Jeff Duncan, Tony Banks, Beth Wright, Joy Lenhardt, Laura Lucas, Rick Berkman (not in attendance) and Jean Hemphill. Expert panel with fresh set of eyes. Request that process and advisors are trusted.,

Two documents presented to board for approval: 1) conflict of interest policy / duty to disclose. 2) disclosure form.

New Duty to Disclose policy read aloud. Outlines process. How a conflict of interest would be determined, enforced and addressed.

A living breathing tool. Training and guidance are essential for CHCA and board members moving forward. Questions of ethics would fall under the Governance Committee's jurisdiction. Ellen Kaplan will stay as an advisor to the governance committee for counsel on ethical questions.

Setting up protocols and systems, to protect each board member's right to be an individual citizen, while also protecting and respecting the different committees' processes and the larger functioning of the CHCA as an institution.

Kathi Clayton stated that these two documents are the first step in a process. Upcoming will be the bylaws, by law revisions and greater clarification on procedures.

Laura Lucas – Motion to approve policy and form. Joyce Lenhardt first. Jeff Duncan second. Unanimously approved.

4. Social Division – Lynn Schroeder

Two March events. March Madness tournament – March 26. Brian Tilly will be looking for volunteers.

Read Across America. Chestnut Hill is a community of readers. Elementary age reading events at Hill Tops Book and Booked. Wednesday, March 2nd – 4:30 and 5:15. Read Across America Day. Looking for guest readers. Poems and excerpts from Children's books welcome.

Working to relaunch the Holiday House Tour fall 2022. Setting up a committee.

September 15 – Save the date. Chestnut Hill Cricket Club – Dinner party. Taking the place of the Black and White ball.

5. Community Partner Updates

Business Association – Phil Dawson is leaving the Executive Director position. Is there someone in our community who can take over? Applications still being accepted. The search is on.

Home and Garden festival is happening on May 1st – 25th Anniversary. Back in full force.

2nd Saturdays starting in April. Arts based activities. Opening weekend at Clover Market. April 9.

Garden State Tile is taking over the old McDonalds.

Green Space Initiative – Save the Date – April 29 – Arbor Day – Pastorious Park – Two large garden groups will be doing plantings and three arborists will be working on legacy trees.

Chestnut Hill Conservancy Event - April 6 – Olmstead Symposium – In person event.

Springside CH Academy - Save the date – May 12 – Virtual event with Scott Galaway - Head of Stern School of Business. To celebrate 10th anniversary of entrepreneurial center.

Woodmere - Anne Standish – Saturday – “Don't Eat the Art.” Art with animals. Family exhibition. Through May 8. Check out new podcast called Diving Board, all about putting together an art exhibition.

6. Annual Appeal Report – Kathi Clayton

Appeal until March 31st. \$62,000 in donations to date. Goal to reach \$80,000. Please reach out to the community for donations. Donations made out to CHCA.

7. Membership Committee Report – Lindsey Toconita Member comments/questions

Working lunch with Therese on her last day. Lots of exciting ideas for how to increase membership.

February 2022 – 122 members joined or renewed. 24 new members. Last February 144 renewals. Currently 1,317 active members. A membership is a household. Team is interviewing to replace Therese, the part time members coordinator. Valentine's Day – Night Kitchen Event brought over 76 people. Please join the membership committee.

8. Physical Division – Joyce Lenhardt

Upcoming projects before: March 3rd LUPZ meeting. March 15 for DRC.

- Addition at 14 Laughlin Lane
 - 83 Millman – Auxiliary house.
 - 11 commercial properties are being presented by Bowman properties to allow for residential occupancy on the ground floor. Uncertain if this maintains first floor retail in front.
 - Presentation of Woodmere's plans for St. Michael's Hall.
- 8410 Prospect Ave. – DRC recommendation on variance request for subdivision to build house in rear of lot: variance for 50' lot-width

Presentation by Lawrence Pressman. Multiple slides show the three-story home that could be constructed by right along the street. Preferred plan is to build the two-story home along the back of the property. 100 existing trees. No heritage trees would be removed. 10 other trees would be removed and then replaced. Storm water management plan included.

Mr. and Mrs. Joseph Pizzano – property owners since 1980. House constructed in 1855. As of right scheme. Largest property on the street. Building a smaller house for themselves while selling the larger house. Coming before board with approval of the LUPZ and DRC for board approval.

Code zoning variance is concerning flag lots. New code requires 75' frontage, but this comes within 12' of the existing house, and code requires 15'. Requesting 50' frontage for flag lot. Matching flag lot next door at 8420 Prospect Avenue.

Unable to make an agreement with the Conservancy, re: historical easements on the original house. Unwilling to set up LOI to set up expectations and goals.

David Fineman – Lawyer who represents the neighbors spoke about the reasons why the neighbors were not in favor and that the variance request did not demonstrate a hardship. His closing statement: This variance proposal is not "de minimis."

Monica Heimann – Neighbor at 319 East Gravers Lane, opposed to the variance request. Reported that HDAC did not approve the development. She believes that it is CHCA's responsible for protecting the community from this type of development and subdivision.

Sue Jacobson and Michael Goldman – Neighbors directly impacted and will be looking onto roof of a new garage. Opposition to subdivision and serious development. New house has nothing to do with architectural integrity of neighborhood nor historic house. Large amount of paving. Almost every single

immediate neighbor in opposition. CHCA board in important position to support preservation of community.

Carl Primavera, attorney for the property owner reported that with division, 8410 Prospect Ave will still be the two largest lots on the block. Average lot size 1,000 feet. Not 30,000. Therefore, a reasonable request.

Joyce Lenhardt was requested, as standing VP of physical division, to express her rationale to approve the variance. She reported that the LUPZ believes this property is subdividable. The "by right" plan would crowd the historic house and substantially alter the street. The LUPZC recommended that the neighbors and applicants talk. Wish that the neighbors had asked for concessions. Believe that the City will approve this variance regardless of CHCA decision.

Neighbors met with the Pizzano's yesterday (February 23, 2022.) Conservancy has reached out to offer mediation between property owners and neighbors. Neighbors have offered to purchase the back lot. Property owners are not interested in selling.

Joyce Lenhardt – Move that CHCA supports application for subdivision.

Yes – 9

Lindsey Toconita

Joyce Lenhardt

Alex Burns

Kathi Clayton

Lynn Schroeder

Laura Lucas

Cathy Brzozowski

Tony Banks

Lucie Daigle

No – 6

Beth Wright

Tim Breslin

Camille Peluso

Greg Lattanzi

Jeff Duncan

Susan Bray

Abstention – 1

Cynthia Fillmore

(One vote in chat not included.)

Motion to approve carries.

End of CHCA Meeting 8:11pm.