

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of February 21, 2017

Members Present

Larry McEwen, Co-chair
 John Landis, Co-Chair
 Cynthia Brey, LUPZC
 John Haak, LUPZC
 Patricia Cove, HDAC

_____ Business Assn.
_____ TT&P
 Mark Keintz, Parking Foundation
 John Romano Streetscape Committee
 Bob Rossman, VP Physical
_____ Laura Lucas, CHCA President

Others Attending

Mike Cavanaugh, owner 603 W. Hartwell Lane
Carl Primavera, attorney for 603 W. Hartwell Lane
Lindsey D'Angelo, community resident and compactor neighbor
Celeste Hardester
Melissa Nash, recorder

The meeting opened at 7:34. It was noted that the refusal for the parking lot dumpster has not been received, so this item will not be considered at this meeting.

603 W Hartwell Lane

•Presentation: Carl Primavera introduced the project as a large property near the Cricket Club and St. Andrews. The refusals are expected to be for steep slope impact and the construction near bodies of water (even though these are man-made). It also involves the Wissahickon Watershed. There will be work on retaining walls, fences and a bridge. There cannot be a disturbance within 200' of a body of water. The bridge, used mainly for lawn care, spans one of the ponds. Storm water management will be improved. Letters have been sent out to neighbors; most have approved. No one has objected. Mike Cavanaugh, the owner, added that this is a special property and house. A small addition that did not need a variance is being added. Geothermal will also be installed. The pool is existing and will have a small addition to its terrace. There will be net loss of impervious coverage. The property has an open space of 94%, well above the required. The property is 172,000 sqft in area and has no easements. The planned pergola extends slightly into steep slope. There will be a seepage bed to enhance drainage. There is minimal slope disturbance. The new portion of the retaining wall will range from table height to 6'±.

•Committee Action: The project should be seen by the LUPZC at its next meeting on March 2. The fire station will start this special meeting at 7:30.

Other Committee Business

•Minutes Approval: The September minutes were reviewed. A motion was made to accept them as submitted. The motion was seconded and approved. The January minutes were then reviewed. It was moved and they be approved as presented. It was noted that on page 2, the reference should be corrected from "lead pain" to "lead paint". With this correction, the motion was approved.
•Hospital Parking Lot Update: There was a meeting with the hospital, attended by Lori Salganicoff, Joyce Lenhardt, Larry McEwen and Eileen Javers. They discussed moving forward to an eased parcel. The hospital indicated that it wants a permanent parking lot (or a long term temporary lot). More specific information, including a report from a traffic consultant, is needed to establish more

clearly how much time is needed. There will be another meeting at the CHHS, including near neighbors, to discuss the parking lot and a hospital-proposed connection between hospital roads and the parking lot. It was asked if the parking garage could be expanded by adding another floor. This is probably unlikely. The agreement to ease this property is a part of the master plan. The master plan does include the CHCA as participant in its approval.

- 210 E Evergreen Parking Space: It was reported that the hearing went well from the CHCA point of view. The court asked many questions about the hardship. It may take 2-3 months before a judgment is handed down. It was noted that it is very important for CHCA reps to be present at ZBA hearings.

- Jenks Wall: It was generally agreed that the wall was not done well. There is no real stone on the return. There is only stone on the 2'x2' piers. Stone is mis-matched; craftsmanship is embarrassingly poor. The SDP was asked to stop work but it has not responded. There is a lack of effort in the building. There is to be an invitation to bid to construct an alcove in the old driveway for the dumpsters. It was suggested that Cindy Bass's office be contacted to follow this effort. Celeste Hardester noted that there is a ballot item that would modify spending rules to allow awarding of contracts to not be by lowest bid. This is part of an effort to rebuild rec centers, libraries and smaller parks. This may point to underinvested areas, so there is a push/pull by various locations. Contact Cindy Bass's office.

- 8010 Winston Rd: J Haak suggested that the committee/CHCA thank the owners for their revision of the fence. It was also mentioned that the front yard appearances of the Ardleigh town houses has improved.

- Gravers Station: The station will undergo restoration work by SEPTA. SEPTA may offer an RFP for station use. Ken Weinstein has indicated that he has interest in responding.

- Germantown Avenue Guidelines: Patricia Cove noted that the guidelines are not being followed by shop owners. LED string lights are a current concern. The guidelines should be updated and re-distributed to shop owners. The distribution should be from the Business Association to the businesses.

- New Lighting for Germantown Avenue: The Business Association/BID has received a grant for new lighting on the Avenue. Questions about aesthetics and light quality were posed. It was suggested that Martha Sharkey be invited to the DRC and others to talk about plans for the lighting.

- Introduction: Lindsey D'Angelo, near neighbor to the proposed parking lot trash compactor, indicated that she is interested in volunteering in the community. Streetscape was suggested.

Adjournment

- The meeting was adjourned at 8:51pm.