

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 2, 2017

Members Present

<input checked="" type="checkbox"/> John Haak, Chair	<input checked="" type="checkbox"/> Jean McCoubrey
<input checked="" type="checkbox"/> Cynthia Brey, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input checked="" type="checkbox"/> Brad Flamm	<input type="checkbox"/> Ned Mitinger
<input checked="" type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Andrew Moroz
<input type="checkbox"/> Larry Goldfarb	<input type="checkbox"/> Aga Vinson
<input checked="" type="checkbox"/> John Landis	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input checked="" type="checkbox"/> Joyce Lenhardt	<input checked="" type="checkbox"/> Bob Rossman, VP Physical

Others Attending:

Lori Salganicoff
John Romano
Patricia Cove
Mark Keintz
Shirley Hansen
Peter Saylor
Matt Millan
Others
Celeste Hardester
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:10pm. This meeting was a continuation of the Joint meeting of the HDAC and LUPZC.

Hospital Parking Lot on Norwood Avenue

•Discussion: Patricia Cove provided a brief history of the parking lot, which was supposed to be temporary (6 months) and is now moving toward permanent as the hospital says it is needed for at least 5 years. Lori Salganicoff distributed a letter of memorandum that presented the structure of proposed easements for the property on Norwood Avenue between the CHHS and the hospital. The easement for the land behind the garage was never finalized. Shirley Hansen explained the rationale behind the easements along Norwood, including the houses. It was suggested that the hospital has been cited by L&I for creating the parking lot without permission. (This has not been verified.) The hospital claims that the garage repairs, which triggered the creation of the parking lot, are more extensive and that the parking lot is long term but not permanent. Peter Saylor noted that the hospital tore down the small house that was on that parcel and was supposed to landscape along Norwood.

•Committee Action: there is a meeting scheduled with the hospital for Tuesday 8 AM with Joyce Lenhardt, Patricia Cove and Larry McEwen. It was suggested that an acceptable interim solution is to allow the hospital to use the parking lot as needed and then to grant the easement. It was also suggested that the meeting should not happen. J Lenhardt suggested a goal that the property be eased as planned acknowledging, that the hospital had need of it. It was then suggested that the meeting be held as scheduled and that others were invited to attend.

East Gravers Street Paving

- Discussion: Ryan Rosenbaum reported that E Gravers is on the paving list and is scheduled to be worked on in March or April. It would be milled and paved. Water projects need to be completed. Neighbors report that their houses shake when heavy vehicles go by. Pieces of the road are thrown up in their yards. J Haak suggested that Streets be contacted to tie down the paving date as well as the scope of the work. Neighbors feel the street needs more than milling and scraping.

Gravers Station

- Discussion: It was reported that an application to the CDC by the Conservancy. A letter from SEPTA is needed by the CC. SPETA has refused to the CDC but will continue to work with the local ad hoc committee. Ken Weinstein and partners have shown interest in leasing the station for a café on the first floor and an apartment on the second. SEPTA will do repairs on the outside and basement and will remove lead, asbestos and debris. Developers can submit RFP to SEPTA. SEPTA is permitting a site visit from the CDC next week for a walk through. There is no timeline. It was suggested be asked about its time schedule for progress. The station is on the Philadelphia register.

Adjournment

- The meeting was adjourned at 9:20PM