

## **CHCA BOARD OF DIRECTORS MEETING**

Thursday, May 25, 2017 at 7:00 PM

Blossom Philadelphia  
102 E. Mermaid Avenue

### **Attendance**

**Present:** Jason Bissonette, Dan Compton, Haviva Goldman, Laura Lucas, Karl Martin, Larry McEwen, Jack McMeekin, Dan Pulka, Mike Chomentowski, Pat Cove, Andy Kite, Joyce Lenhardt, Drew Meschter

**Regrets:** Liz Bales, Bob Boyer, Will Detweiller, Jason Huber, Christopher Plant, Richard Snowden, Arianna Neromilliotis, Marilyn Paucker, Bob Rossman, Jean Wedgwood

**Others:** Ryan Rosenbaum-CHCA, Larry Hochberger & Brendan Sample-CH LOCAL, Over 2 dozen members of the community.

*Meeting began at 7:05p.m.*

### **I. PRESIDENTS REPORT**

- Laura informed the Board that the Community Social is Sunday, June 25 at Wissahickon Inn 3-5pm. Awards will be deferred till the Fall. This event will function as the last day to submit votes for the Board. In addition, it will offer the opportunity for the community to hear the State of the Association/ LOCAL/ Fund.
- Dan and Jack McMeekin will serving as Judge of Elections this year. Dan informed everyone that nomination forms and guidelines are in the paper.
- Ryan noted it is also on our Website.
- Laura personally informed Board Members with a 2017 term expiration that they will need to fill out a nomination again to continue serving.

### **II. Executive Director's Report**

- We had about 400 attendees at The Great House Tour, Sun., May 21
- Financials are still coming in but appears both organizations (CHCA and Conservancy) came close to reaching their goals.
- Mentioned painting and sprucing up of office, funded by CHCF.

### **III. Approval of LOCAL Board Member**

- Dan Introduced the bio for Terry Mutchler and motioned for her to be approved for the LOCAL Board.
- Jack McMeekin 2<sup>nd</sup> the motion
- Motion Passed

### **IV. TREASURERS REPORT - Karl Martin**

- Karl introduced 5 new members of the Budget and Finance Committee
- The Board approved these members
- Karl then took guided the Board through the general finances. Everyone received a handout.
- Larry McEwen asked about the money collected at concerts/movies and how it is counted. Karl said it is baked into the revenue numbers in the handout document.
- Karl discussed the overlay with The LOCAL. He proposed there would be more of shared costs with Bookkeeper and there will be no contribution to ED allotment. Additionally, the Local will continue to be responsible for an annual \$10,000 contribution to the CHCA.
- Karl indicated that the Budget and Finance Committee approved the LOCAL overlay costs.
- The Board approved the new fiscal year budget.

### **V. Membership Update**

- 1613 Members as of today. Andy said we dipped to 1498 earlier this year but have made a quick recovery. The positive trend is attributed to a Member Audit and new member events (including a new member reception at Woodmere) that helped pick up new members. A new member reception on East Evergreen is slated for early June.

### **VI. Community Announcements:**

- May 31<sup>st</sup> Preservation Conservation Study Presentation– Joyce indicated the event will be at Sugarloaf. The committee has a lot of maps and useful information to share with the community. Ryan took down names of Board members who are interested in coming.
- June 3 is the Pastorius Park stage build. Andy encouraged everyone to come and help build.

- June 14 – Andy indicated that the Concerts start on that date. Ryan secured sponsors for every night.

## **VII. New Business:**

- Laura opened the meeting to new business, specifically recognizing the neighbors who wanted to talk for and against the new Beer Garden at the Market at the Fareway.
- On behalf of his neighbors, Community Member Jan LeSeur, spoke about a new construction happening in their neighborhood at the Market at the Fareway and its new Microbrewery. Besides the construction, there is a large noisy refrigerator truck. Jan spoke to the owner Ron Pete. He feels as though the neighbors are really asked a lot of their patience (Between the Water Tower ball fields, the pickle ball, Market at the Fareway and the school). He feels they are being piled on.
- Jan said the neighbors went to CHCA's LUPZ Committee Meeting. They suggested neighbors talk to the CHCA Board. Jan wants the community to understand the depth of the problem. Jan asked that the community association help the owner abide with the covenant which they believe is now being violated.
- Neighbor Jay Overcash continued by saying that he has been a longtime neighbor and is the only living residents of those who structured the first covenant. He reminded the Board that 35 years ago there was a large community meeting at the Water Tower dealing with the covenant where 300 residents showed up. He felt at that time that one day something like this would happen with the hotel which is why the neighbors originally organized in 1981. Jay said that he likes the hotel and thinks the owner did a great job developing the area. His complaint is specifically with the Outdoor Beer Garden. He also believes the covenant has been violated. The deed says they can have 2 cooking arrangements and now they have 6.

Neighbors Dan & Mary Lau, both architects, shared a Powerpoint Presentation that they put together to outline concerns of the neighbors.

- The presentation showed the agreement from April, 1981. The new deed was signed in May, 2010 by Ron Pete.
- The presentation showed violations of the Deed (Including property opened

after 9pm and the Trellis construction). It also demonstrated Zoning/ permit violations, including inadequate number of bathrooms. There is also concern with the permitted blueprint. No gable on blueprint but one exists. Also questions about the footing were raised. Hours of operation were a concern. Noisy refrigeration truck was key sticking point and seemed to be a key tipping point. They noted that they opened issues on City's 311 and issues were closed same day without being addressed. Two remaining ticket however are still open.

- The presentation said that in 2014 parking was modified...no permits were found. Neighbors felt Liquor License was inadequately posted. Hard for neighbors to see thus did not have enough time to voice their concerns by the posted deadline.
- Neighbor Ann Hartsell noted that lack of bathrooms was an issue for residents and with 5 liquor establishments on that block, that residents have had to endure people peeing on their streets when leaving the bars. She noted that liquor license states 12 midnight but deed restriction calls for 9 p.m.
- Neighbor, Kate, says she lives on Hartwell and has two children. She used to live in Center City and loves the area. Says she generally enjoys the marketplace. Spoke in favor of The Hotel and Market. Thinks it's really lovely place.
- Neighbor, Lawrence, said its very family friendly. Thinks health codes should be addressed but believes Chestnut Hill is a great place for small businesses. - -  
- He supports it as a business. It's a low-key beer pub and outdoor place to enjoy food from the Market.

#### BOARD OPINIONS/SUGGESTIONS

- Joyce and Larry stated it was true that in unit blocks it's very sensitive because neighbors and businesses intersect. They stated that the CHCA does have an official role but we get involved if a variance is required.
- Larry stated the presentation was well done and stated neighbors are well organized. Inquired if L & I was contacted by mail about building height/ structure. Neighbor Jay said a letter has been drafted but not sent. Neighbors stated they've reached out to Councilwoman Bass office. Waiting for next steps.

- Larry explained how our DRC/ LUPZ committees operate, which is how the CHCA gets involved. In the past, no zoning variance requests have come up with this property. Thus the improvements, while maybe requiring of a variance, have not come before us.
- Joyce reminded everyone that we are not lawyers and this is legal matter.
- Laura encouraged Board members who live near the Firehouse and could share their experiences in mobilizing with these neighbors.
- Karl thanked the neighbors for coming. Indicated that he got involved with the CHCA because of development with the fire department. What made the firehouse project successful was to have neighbors working together and prioritizing. Then you can galvanize around it. Karl noted that it sounded as if Noise, Operating Hours, Existing Parking Problems and Lack of Adequate Toilets appear to be the top concerns.
- Laura stated that we are working with the Parking Foundation to have a long-term parking plan. Wants to sit down and map out parking challenges. The Business District would drive this work, but the CHCA would provide resident input through seating several residents in key problem parking areas.
- Pat Cove asked if we should get involved if it's a CHCA agreement. Laura clarified that WE ARE NOT on the agreement. It's a private agreement. That's an important distinction.
- Laura suggested the CHCA acts as a mediator to help both parties before legal action is taken. Need to make sure a variety of viewpoints need to be discussed. The neighbors were agreeable to this and Laura offered to reach out to Ron Pete to see if he would be agreeable. Laura stated she'd like to set up a mediation meeting in 2-3 weeks.
- Mike Chomentowski noted his experience as a resident across from the Firehouse and suggested there was once a café (Cafette) and the neighborhood endured that business. The neighbors felt the noises were less from the café. One neighbor adjacent to the old Cafette noted his

support of that restaurant and the tradeoffs he willing accepted for supporting this establishment.

Meeting Adjourned at 8:48pm