

CDAG Board Meeting Minutes – 2012

Central Delaware Advocacy Group (CDAG) – November 8, 2012
Coral Arts House at 6:00PM - Recorded Attendance Attached

I. Approval of the Minutes

Minutes of CDAG Board meeting of October 11 approved

II. Chairman's Report - Matt Ruben

At a recent stakeholders meeting we clarified that river access streets should continue to the river at the same width as it intersects with Delaware Ave or Columbus Blvd. The Development Workshop did not want Berks St. to be a river access street. After discussions with the local civic associations Montgomery St was mentioned as a potential alternative but PennDot did not feel that was viable. So we were back to Berks as an alternative but the angle from the street to the water would be different. Berks Street is also supported by the DRWC. The issue that seemed to be of concern, to a degree, was that the angle may not be exactly the same trajectory. It's not supported as an access street by Councilman Squilla because it was not supported by the Streets Department and the people at target and Shoprite claimed they needed that space as a loading zone. He however would be very supportive of finding another way to get that done,

On the height issue you may recall there were waivers created on the 100 foot height limit. Both we and the Development Workshop have issues with that for different reasons. At a previous meeting it is accurate to say that primarily the Planning Commission and us proposed to have a bonus system to take this out of that fuzzy area of discretion and would now pre-define how much of a bonus you would need to give back for the public good.. The Planning Commission drafted some potential formulas for some bonuses and the Development Workshop need to take this back to their members.

There is probably going to be a fifty foot setback although the current overlay has called for a 100 foot setback. The city wide setback along the Delaware will require public access. The Development Workshop does not want a setback with public access. They want it to be private unless the city buys that land from them and is responsible for care, maintenance and any legal issues that may arise. This is where we are presently.

I'm trying to arrange one more meeting with Councilman Squilla. The setback is the remaining main issue. Councilman Squilla supports us in that you can't have a Master Plan with out a setback and with out it being reserved for public access. Sugar House has developed a setback along the water for public access. There is always the possibility that some developers would like the idea of a public

setback. If it's not delegated for public space developers can enclose a setback for use of their tenants only.

Stream buffers: In September Councilman Green, after some August working meetings, introduced legislation for waterfront setbacks throughout the city very similar to the original zoning code language. It would require a fifty foot setback from all waterways. The exceptions to that would be for industrial and dock projects. Several different sets of amendments have been proposed. And one of the main ones would allow that any property that had already had a structure in the setback that's less than fifty feet from the water plain would be allowed to stand to that line along their entire property. Another would remove the Commission's oversight over parts of the property that is by right. This caused a lot of push back to this non confirming structure. The main push back about things built within the fifty foot buffer. There was also push back to not increasing what is in the buffer by not more than 10%. The latest we are hearing is that they have some willingness to go to that 10%.but could expand to a non confirming use. It was decided by Councilman Hernon's office and others to recommend adjustments to the amendments. Uses that are being allowed at the riverfront are distribution and storage facilities. A self storage facility that is a primary activity along the river edge for an indefinite period of time would not be allowed. However if it were for a port use with on site storage for an indefinite period of time that would be allowed. In the north Delaware where there are some industrial users who feel they need to expand they would need to go to the ZBA for a variance if they could show they have a hardship.

II. Committee Reports

1. Treasurer's Report - Rene Goodwin

Current Balance of CDAG Bank Account	
\$1041.64	
Contribution from Old City Civic Association	250.00
Contribution from Richard Wolk in honor of Jeff Rush	<u>100.00</u>

New Balance
\$1391.64

CDAG's tax matter has been addressed and all that remains is to prepare a final report for the grant that had been received from the State.

An application for CDAG to be exempt from Sales Tax will also be submitted.

Thought should be given to how to raise additional revenues for CDAG.

2. Secretary's Report- Richard Wolk

I am putting into place a more concise method of informing a delegate organization, who has missed meetings, to remind it of what the by laws state as to the consequences of missing consecutive meetings. After missing two consecutive meetings I will make a personal call to the primary delegate of that civic association as well as sending the usual first warning letter so that there is no question as to whether they have been alerted. That will update their status and if they continue to miss meetings they will clearly know what the ramifications, as outlined in our by laws, would be.

Also Steve Weixler has stepped down as the primary delegate from Society Hill and Jim Moss is taking his place.

3. Membership - Laura Lanza

Nothing new to report at this time

4. Communication & Outreach - Dianne Mayer

This past month I gave a presentation to Queen Village Neighbors Association. Matt was there along with Jeff Hornstein, President of QVNA and Richard Wolk, QVNA's delegate. It went very well.

III. Development Issues - Matt Ruben & Joe Schiavo

There is nothing new concerning the North Delaware Avenue entertainment venue or the North Delaware Avenue night club as far as we know.

Other news is that Steve Wynn is proposing a casino and hotel on sixty acres near the Sugar House site. Also proposed is a casino site next to the Holiday Inn that is located near the stadiums. At the last meeting you heard a brief summary of the first phase of the project Samchick proposed for a 3000 seat and 1000 seat entertainment and bowling alley and also one or two restaurants with a distillery on the side and some small retail shops. He is going forward and has already had ZBA hearings. The proposal shows very little parking. Matt Karp went to the Planning Commission hearing and brought up the lack of parking. Samchick told the planning commission that he owns so much land around this project that he could have temporary surface parking but will eventually build a garage on Delaware Avenue, bordering National Liberties. Until then he will use some of his vacant lots for parking. Al Greenberger of the Commission told him, "That's good, come back next time and show us where." Samchick will also come back to Fishtown Civic Association with a proposal for a large hotel almost directly across from Penn Treaty Park. He also wants to place two digital 'accessory' billboards on his property. The section of the new zoning code that concerns billboards has been separated out for further discussion. They never anticipated the advent of digital billboards, therefore when you ask what percentage of the messaging has to be relevant to the use of the building it's on

can't be answered. It has to be clarified in the new code.

IV. By Laws/ Quorum Rules - Jim Moss

.Following last months by laws discussion, Jim Moss came back and presented his proposed clarification of certain by laws that as presently stated were ambiguous. One issue had to do with the quorum rule specifically as to who is eligible to vote. CDAG is composed of representatives of civic associations and those elected by the Board as officers some who may not represent an association. The question is do we count those officers in determining the number which constitutes a quorum?

The second issue has to do with permitting organizations to appoint a second-alternate. If we do approve two alternates, Jim recommends that you have a 1st and 2nd alternate-so that if both show up at a meeting you will know who has the vote.

Last item needing to be clarified is to allow a former chair to serve for two years as an Ex Officio member.

Jim presented copies of the changes he suggested in the context of the by laws with all new language in blue..

A motion was made and seconded to bring these changes to the floor. A discussion was heard. A vote was called and passed unanimously. The new sections of the by laws, as presented by Jim, are posted below:

ARTICLE IV

Constituent Organizations

A. Constituent Organizations. The Constituent Organizations of CDAG are certain civic associations and other not-for-profit organizations which supported the Civic Vision and mutually recognized each other as such at the founding of CDAG

B. Adding Organizations.

C. Removing Organizations.

ARTICLE V

Board of Directors

- A. Composition.** The Board of Directors (the “Board”) shall be composed of:
1. Each person appointed by a Constituent Organizations as its representative (See B and C following);
 2. Each elected officer who had not been appointed by a Constituent Organization (See Section VI(C); and
 3. Each former chairperson serving pursuant to Section V(H).
- B. Selection.** Each Constituent Organization shall appoint one person to the Board.
- C. Alternates and Replacements.** A Constituent Organization may appoint a First Alternate who shall act in the absence of that organization’s appointed representative, and a Second Alternate who shall act in the absence of both. From time to time, a Constituent Organization may replace its Board representative or any alternate(s).
- D. Conduct of CDAG business.**
- E. Annual Meeting.**
- F. Regular Meetings, Notices, Quorum, Official Action.** A quorum shall be more than 50% of the number of Directors (but an ex-officio Director serving pursuant to Section VI(C) or V (H) shall not be counted for such purpose).-Except where otherwise provided, an affirmative vote of a majority of those voting (excluding abstentions) shall constitute official action of the Board.
- G. Non-Voting Status of Certain Organizations.**

H. **Former Chairpersons.** Any person who has served at least one full year as Chairperson shall, [for a period of two years immediately following the termination of that service,](#) continue as [an ex-officio voting](#) member of the Board (but may not vote in such capacity at any time that he or she [may](#) also [vote as an officer](#) [or as the representative of a Constituent Organization.](#) –

ARTICLE VI

Officers

General Provisions

A. **Officers.** The officers of CDAG shall be a Chairperson, two Vice-Chairpersons, a Secretary, a Treasurer, and such other officers as the Board may hereafter specify.

B. **Additional Powers.**

C. **Election.** The officers shall be elected at the annual meeting of the Board. A person need not be a representative of a Constituent Organization in order to be elected as an officer. If a person elected as an officer is not already a representative [of a Constituent Organization](#), that person shall thereafter be an ex-officio [voting](#) member of the Board. Once elected, an officer shall continue in office during such term even if replaced by a Constituent Organization as its representative.

D. **Term.**

E. **Limitation on Successive Terms.**

F. **Vacancy.**

V. **Old Business**

Rene reported that Washington Avenue Green friends group gave a most extraordinary event for Halloween. They conducted a scare crow contest that was superb. Had lots of activities and was truly noteworthy. We should support them and Race St. Pier who are looking to increase their friend's group. Lastly ages ago she announced that she wanted to do something that would honor our community organizations and would like to send out a questionnaire to each of the different constituents and one by one every two months or so meet with that organization or staff person just to get information to do a feature on each of the organizations. It would be worthwhile to honor our organizations and she would be willing to take this task on.

It was also noted that an email was sent out announcing a charette for phase two of Washington Avenue Green on November 15th.

VI. New Business

Question was asked as to where we stand on naming the piers by the name of the street that connects to it. It was felt that when the legislation is complete that would be the opportune time to take that up with the Streets Department though the office of Councilman Squilla.

Meeting called for adjournment at 7:10 PM

Next regularly scheduled CDAG Board meeting is scheduled for
Dec. 13, 2012
NLNA at 8:00 AM

CDAG Board Member Attendance Record - Nov. 8, 2012

W h e n i s o u r b i l l	CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Prese nt (X)	Quorum Count

c o m i n g t h r u ?				
N / V	Delaware River City Corp.	Tom Branigan (P)	N/V	N/V
1	Dickinson Narrows Civic Assoc.	Alan Sabel (P)		
	Dickinson Narrows Civic Assoc.	Jane Winkel (A)		1 1
2	Fishtown Neighbors Assoc.	HHHHHHHHhHans onHanson (P)		
	Fishtown Neighbors Assoc.	Matt Karp (P)	X	1
N / V	Franklin Bridge N. Neighbors	(P)	N/V	N/V
3	Neighbors Allied Best Waterfront	Mary Stumpf (P)	X	2
	Neighbors Allied Best Riverfront	Dianne Mayer (A)	X	
4	New Kensington Development Corp.	Sandy Salzman (P)	X	3
	New Kensington Development Corp.	Carla Castillo (A)	X	
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	4
	Northern Liberties Neighbors Assoc	Ira Upin		
6	Old City Civic Association	Joe Schiavo (P)	X	5
	Old City Civic Association	Rob Kettell (A)		
7	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)	X	6
	Old Swedes Court Homeowners Assoc.	(A)		
8	Olde Richmond Ciivic Association	Phil Stolfus (P)	X	7
	Olde Richmond Civic Association	Travis Hanmer (A)		

9	Pennsport Civic Association	Tom Otto (P)		
	Pennsport Civic Association	Jim Moylan		
10	Penn Future	(P)	N/V	
	Penn Future	Christine Knapp (A)	N/V	
11	Pennsylvania Environmental Council	Patrick Starr (P)	X	8
	Pennsylvania Environmental Council	Chuck Knolls (A)		
12	Pennsylvania Horticultural Society	Jennifer Mahar (P)		
	Pennsylvania Horticultural Society	Tammy Leigh Dement		
13	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)	X	9
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
14	Queen Village Neighbors Association	Richard Wolk (P)	X	10
	Queen Village Neighbors Association	Jeff Hornstein (A)		
15	River's Edge Community Association	John Scorsone (P)		
	River's Edge Community Association	Rich Stange (A)		
16	Society Hill Civic Association	Jim Moss (P)	X	11
	Society Hill Civic Association	Steve Weixler		
17	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	12
	Society Hill Towers Homeowners Assoc.	(A)		
18	South St. Head House Business District	Krystal Souvanlasy (A)		
	South St. Head House Business District	Mike Harris (P)		
19	Whitman Council	Rich Lazar (P)		
	Whitman Council	Mark Kapzcynski (A)		

Rene Goodwin, Treasurer *Ex Officio Voting Member

(* 9 voting Board members required for a meeting quorum) **Total: 12 Voting**

Guests and friends of CDAG: Kellie Patrick Gates, PlanPhilly

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