

## CDAG Board Meeting Minutes – 2014

Central Delaware Advocacy Group (CDAG) Feb 20, 2014 at NLNA  
Community room at 8:00 AM - Recorded Attendance Attached

### I. Approval of the Minutes

Jan 9, 2014 minutes were not approved due to a lack of a quorum.

### II. Chair's report - Matt Ruben

DRWC is now ready to show some initial renderings of the Spring Garden Connector. Consisting of a lighting and an installation under the underpass of I-95 Work will begin this summer and hopefully finished by the end of the year.

DRWC is having a neighbors night on Feb. 22<sup>nd</sup> at the Blue Cross river Rink at Penn's Landing. Admission is free. DRWC staff will be there.

DRWC wants to meet with representatives of CDAG on March 12<sup>th</sup> to to have a discussion about Penn's Landing but doesn't want to have a large meeting. I envision one or two members from the Executive board and delegates representing the central area there. They will be invited to meet with CDAG at a later date.

Eric Bloomfield is trying to buy the Sheet Metal Workings Building located on the River side of Columbus Blvd south of Washington Avenue and would build a mixed use development. He has not bought the property or have the financing yet so idea is at a very preliminary state.

### III. Committee Reports

#### 1. Treasurer's Report - Jim Moss

Got a report from Rene that the balance in our checking account is currently \$1294.37. With the deposit of a check from the Pa. Environmental Council in the amount of \$250.00 the our total will be \$1544.37.

#### 2. Secretary's Report - Richard Wolk

The Fund Raiser is scheduled for April 9<sup>th</sup> at the Society Hill Playhouse's Red Room that seats 99 people. Rene was able to get this location for free.

#### 3. Outreach- Dianne Mayer

I am sending a blast out to our CDAG list email list and I will ask them to send it out to their commity groups. A also gave a presentation to the Center City

Resident's Association. 50 people attended.

#### **IV. CDAG Retreat- Joe Schiavo**

The retreat is scheduled for March 13<sup>th</sup> and will replace our regular March evening meeting. It will be at the Society Hill Towers community Room. Parking will be available. If you don't have a parking pass Marsha will get you one. We will start with a light dinner at 5:30 PM and a meeting will go from 6-8. We are fortunate to have Michael Greenlee, formally of Penn Praxis, be our meeting coordinator. A meeting schedule will be developed and meeting is open to all Primary delegates and their alternates.

#### **V. Auto Dealerships on the Delaware - Matt Ruben**

Three proposed automobile dealerships have come to our attention. Each one is different in terms of what it is supposed to be and in how far long they are with there proposal.

1) Southwest corner of Delaware Ave. and Fairmont Avenue. Between Delaware Ave. and Spring Garden there is a little gas station. To the north of that gas station and on the south side of Fairmont Ave. there is a city owned structure that is a former Warehouse. Legislation introduced by Councilman Squilla is pending for that property to be acquired from the city by DeSimone. The hearing should be soon. They held up the hearing to give the applicant time to meet with the community, NLNA, where in the property resides. They met last month and approved of their plan First of all, it meets the criteria of the Central Delaware Overlay. It's a mixed use plan. The car showroom is on the second floor. It will have a café and restaurant use on the first floor and 6 floors of residential apartments above. Does not have a parking lot or an extensive collection of their vehicles. They have already gotten an approval for a repair and car storage place off of Spring Garden to the west outside of the Central Delaware area. The total height is eight stories and seemingly under 100 feet. All in line with Overlay. There will be a 1:2 parking ratio for the residents on the grand floor.

It is important for CDAG to be on record that the project confirms to the Overlay and therefore is supported by CDAG.

2) The next one is just north of that and is the farthest of the 3 from happening. It's on Delaware Ave. and on the north side of Fairmont Ave. where the Gray Hound Bus facility is and just south of where the Penn Treaty Condos is. This approximately 2 acre space was purchased by Piazza Leasing the company that holds the car dealerships. They purchased it with the intention of being a conventional dealership. I spoke to their real estate buyer and communicated with Ron Paterson their zoning attorney. What I learned from Ron was their read of the Overlay was the way that they can do this is by the way they place the various elements of the project. So I contacted the Planning Commission: Alan

Greenberger and others and they came back with very definitive answer that there is no need to clarify the language that accessory parking means only parking for customers. They would have to get a variance to do this. So right now there is nothing happening there.

3) 1601 S. Columbus Blvd. and Tasker St. on the eastern side of the Blvd. This is a matter of zoning and an over the counter permit was submitted in June of last year for an auto repair center but not granted until January of this year one day before the Central Delaware Overlay became law. We contacted Councilman Squilla and L&I and they said they were looking into it and asking it to be revoked. Pennsport Civic Association also wrote a letter asking it to be repealed. CDAG's position, drafted by Joe, I believe is correct CDAG's letter states:

"At the time the application was first submitted to the Dept. of L&I, section 14-1638 of Philadelphia's Zoning Code required a Plan of Development( POD) process for any such commercial uses proposed to be located east of Christopher Columbus Blvd./Delaware Ave. The POD process and plan approval By the PCPC were, at the time of the application, requirements prior to issuance of a zoning permit. No such POD process, nor PCPC approval, occurred. Therefore, it appears that the permit was issued erroneously."

"If the application had been amended in any substantive way, or resubmitted by the applicant after the effective date of the current Central Delaware Overlay (CDO) of Philadelphia's new zoning Code, the proposed use would be prohibited under the standing regulations. The applicant would have the right of appeal and public hearing before the ZBA, but no such appeal or hearing process has taken place therefore, it appears that the permit was issued erroneously."

We have not challenged the use but are challenging the process.

**VI. Old Business**

None

**VII. New Business**

None

**Meeting Adjourned at 8:10 AM**

**Next regularly scheduled CDAG Board meeting is April 10, 2014 at the**

**NLNA Community Room at 8:00 AM**

**CDAG Board Member Attendance Record - Feb. 20, 2014**

CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Present  (X)	Quorum Count
Abbotts Square Homeowners Assoc.	Sean Sullivan (P)		NV
N / V Delaware River City Corp.	Tom Branigan (P)		NV N/V
1 Dickinson Square West.	Alan Sable (P)		
Dickinson Square West	Ted Savage (1A)		
Dickenson Square West	Jane Winkel (2A)		
2 Fishtown Neighbors Assoc.	Matt Karp (P) <del>HHHHHHHHH</del> HansonHanson (P)		
Fishtown Neighbors Assoc	David Quadrini (1A)		
Fishtown Neighbors Assoc.	Tim Potens (2A)		
N / V Franklin Bridge Neighbors Assoc.	Gary Vernick (P)		N/V
Franklin Bridge Neighbors Assoc. aAAaaaAAssociation	Ricky Camitta (A)		N/V
3 Neighbors Allied Best Riverfront	Mary Stumpf (P)		
Neighbors Allied Best Riverfront	Dianne Mayer (1A)	X	1
Neighbors Allied Best Riverfront	Kathy De Angelis (2A)		
4 New Kensington Development Corp.	Sandy Salzman (P)		
New Kensington Development Corp.	Carla Castillo (1A)		
New Kensington Development Corp	Ariel Diliberto (2A)		
5 Northern Liberties Neighbors Assoc	Matt Ruben (P)	X Xx xX XX 5X	2
6 Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)	X	N/V
Old Swedes Court Homeowners			N/V

	Assoc.	(A)		
7 7 7	Olde Richmond Civic Association	Phil Stolzfus (P)		
	Olde Richmond Civic Association	Julio Nieves (A2)		
	Olde Richmond Civic Association	Tom Potts (A1)		
8	Pennsport Civic Association	Tom Otto (P)	X	3
	Pennsport Civic Association	Jim Moylan (A1) (A1)		
	Pennsport Civic Association	Rene Goodwin (A2)		
	Penn Future	(P)	N V	NV
	Penn Future	Christine Knapp (A)	N V	NV
9 1 1 1 1 1	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Samantha Driscoll (A1) (A)		
	Pennsylvania Environmental Council	Tony Spagnoli (A2)		
0	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P) (P)		
	Pennsylvania Horticultural Society	Claire Baker (A)		
N 1	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		NV
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
1 1	Queen Village Neighbors Association	Richard Wolk (P)	X	4
	Queen Village Neighbors Association	Jeff Hornstein (A)		
2	River's Edge Community Association	John Scorsone (P)		
	River's Edge Community Association	Rich Stange (A)		
3	Society Hill Civic Association	Jim Moss (P)	X	5
	Society Hill Civic Association	Lorna Katz-Lawson (A)		
4 7	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	6

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	Society Hill Towers Homeowners Assoc.	(A)	
5 8	South St. Head House Business District	Krystal Souvanlasy (A)	
	South St. Head House Business District	Mike Harris (P)	
6 9	Whitman Council	Rich Lazar (P)	
	Whitman Council	Mark Kaczynski (A)	

Joe Schiavo Vice Chair \*Ex- Officio voting member

(8 voting Board members required for a meeting quorum) 6 present

**Guests and friends of CDAG:**

Kellie Patrick Gates, Plan Philly



