

CDAG Board Meeting Minutes – 2014

Central Delaware Advocacy Group (CDAG) July 10, 2014 at Society Hill Towers Community Room at 6:00 PM - Recorded Attendance Attached

I. Approval of the Minutes

The June 13, 2014 minutes were approved by acclamation.

II. 400 N. Christopher Columbus Blvd.- Hercules Grigos/ William Alesker

This plan of Development was approved last November by the Planning Commission and received a letter of approval by CDAG. They submitted their zoning application and as a step prior to permitting being issued they had an above ground garage and as per the old CDO had a special exception for an "above ground" garage. They now have a zoning hearing for July 23rd. They are required to meet with the RCO, in this case NLA. So they are here to show the non-impact of a change made. They were able to add 96 parking spaces by digging down 5 feet and that gave them 246 spaces more than is required. For this discussion it's important to show that the entire parking area is wrapped by retail space and not seen from the street. The actual physical structure in Phase one is exactly as it was before. Six feet of wasted space became parking space. Parking and loading space is fronted by retail space.

CDAG will report that our position is still in favor of the project.

III. 343 N. Front St.- David Orphanides

This is a residential project in River's Edge on Front St. between Vine St and Callowhill St. It requires a zoning variance. the variance was granted and appealed. There was a dialog between the community and there now seems to be a meeting of the minds between the developer and the community. So that there is now a new submission. CDAG is the coordinating RCO. All the structures on this block are multi-family homes that run from Front St. through to N. Water St. There is a substantial grade change from Front St. to Water St. of about 8 feet. The proposal is four stories at Front St. and five stories at water St. They originally went to the Zoning Board for 343 N. Front St. and secured a zoning variance for 100% lot coverage, like all the other buildings, lack of open air, like all the other buildings and for a height variance of 45'7" to the top of of the slope. That variance was approved by neighbor John Scorsone living in 341. What they were doing is matching the overall size and mass of existing buildings on that block. So it was approved 100% with pilot houses and roof decks. 345 has 2 car garage and will take that out instead have a 2 car garage at 343N. Front.

Andy Stacksteda from River's Edge appealed not because of the size of the buildings but the original density within the buildings. Now that that has been changed the neighbors have no problem with the proposal. All the buildings' frontage is on Front St. The nearest neighbors and the community is finally satisfied with the proposal. CDAG will support the community and will craft a letter as voted by acclamation by the board.

IV. Committee Reports

1. Treasurer's Report - Jim Moss

We have no change from last month. However I have a check from Olde Swedes Court which is the first check I have received from the letter I sent out to all our member organizations inviting them to make their contribution. NLA informed the treasurer that their check went out a few days ago.

2. Secretary's Report - Richard Wolk

I was glad to see that at least 4 people read the minutes and offered their comments. The changes were made and the sarcasm was taken out.

3. Outreach - Dianne Mayer

I just wanted to report about the web site page. i have been in contact with Laura Lanza and I am also working on putting a "donate now"button.

V. One Water Street - Joe Schiavo

This proposed project needed the support of the Civic Design Review board. There are no changes to the design. CDAG had supported this application. However over the first two CDR meetings there was a discussion in getting a collaboration of the City and developer to repave, with Belgium blocks,Water St. and therefore preserving the historic nature of the street. The developer had made an offer to the City to help in that effort. There was also an interested party that would match the developers commitment. It didn't seem that there was a positive reaction from the City. This information was put in a letter to L&I.

Also, one member of CDR was challenging the nature of the bonus points given to increase the height of the building. He said it was not not enough to just have an open space for the public but it most include amenities for the public. You can't fault the developer but they were pressing L&I to move forward with amenities for the public in the open space. We may want to look forward to see how we can get a developer to a higher standard of

open space in return for height increases. These bonuses shouldn't be given a ways. They should be earned. We should communicate to the Planning Commission what qualifies as public open space in return for height increases.

VI. Condo Associations as CDAG Members - Matt Ruben

Waterfront Square Condo Association asked if they could become a voting CDAG member. Abbott Square is a condo association but they are not on the waterfront and therefore are welcome to participate but would not qualify as a voting member. Waterfront Square is wholly on the waterfront and within the CDO. They are qualified to have membership. But going forward we should have this discussion because, in the near future there may be several condos that spring up along the water and are in the CDO and like Waterfront Square are also within the boundaries of a Civic Association that they alternately could be a part of. Obviously appointing one of the owners to be a delegate of the Civic association is an easy and eloquent way of fixing the problem. There was a variety of opinions expressed so this is something we feel needs to be discussed further by the Board and ideally come up with a decision by September.

VI. Old Business - Richard Wolk/ Matt Rubin

Richard: In order for our first yearly CDAG Fund Raiser/Award event to be successful we need volunteers to join me in making this a success. This will not be an easy task. We will need to develop an invite list and an announcement to go out to the public. An electronic Envite needs to be set up and a PayPal system. We will solicit neighborhood restaurants and business to get gifts for our 50/50 drawings, The awards need to be purchased and staff is needed for the night of the event to name only a few of the the many other tasks needed to make this a success. I hope you will join me to make this a success for CDAG. We will have a September date shortly from the Society Hill Playhouse.

Matt: Reaction to the letter sent about the vandalization going on on the southern part of the trail resulted in a commitment by DRWC to beef up security along the trail. Rene informed us of a meeting Pennsport had and discussed bringing together all parties that should be involved since some of the property was owned by Walmart and not DRWC.

VII. New Business - Tammy Leigh DeMent

Tammy Leigh shared with us that ILMAC is responsible for taking care of shrubbery and grass maintenance along and under I95, but since a turnover in management it has not been done. Andy Stacksteda who is now on the ILMC Board brought us up to date as to the difficulties getting the new Board up to speed and the signing of new contracts that are now in

affect and is getting the work done.

Meeting Adjourned at 7:20 PM

**Next regularly scheduled CDAG Board meeting is August 14,2014
at the Society Hills Towers Community Room at 6:00PM**

CDAG Board Member Attendance Record - July 2014

CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Present	Quoru Count
Abbotts Square Homeowners Assoc.	Sean Sullivan (P)	X	NV
Delaware River City Corp.	Tom Branigan (P)		NV
1 Dickinson Square West.	Alan Sable (P)	X	1
Dickinson Square West	Ted Savage (1A)		
2 Fishtown Neighbors Assoc.	Matt Karp (P)	X	2
Fishtown Neighbors Assoc	David Quadrini (!A)		
Fishtown Neighbors Assoc.	Tim Potens (2A)		
Franklin Bridge Neighbors Assoc.	Gary Vernick (P)		N/V
Franklin Bridge Neighbors Assoc.	Ricky Camitta (A)		N/V
3 Neighbors Allied Best Riverfront	Mary Stumpf (P)		
Neighbors Allied Best Riverfront	Dianne Mayer (1A)	X	3
Neighbors Allied Best Riverfront	Kathy De Angelis (2A)	X	
4 New Kensington Development Corp.	Sandy Salzman (P)		
New Kensington Development Corp.	Andrew Goodman (1A)	X	4
5 Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	5
Northern Liberties Neighbors			
6 Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)	X	6
Old Swedes Court Homeowners Assoc.	Kerry Durst (A)		
7 Olde Richmond Civic Association	Phil Stoltzfus (P)		

	Olde Richmond Civic Association	Julio Nieves (A2)		
	Olde Richmond Civic Association	Tom Potts (A1)		
8	Pennsport Civic Association	Tom Otto (P)		
	Pennsport Civic Association	Jim Moylan (A1) (A1)		
	Pennsport Civic Association	Rene Goodwin (A2)	X	7
	Penn Future	(P)		NV
	Penn Future	Christine Knapp (A)		NV
	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Tony Spagnoli (A)		
0	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)	X	8
	Pennsylvania Horticultural Society			
N 1	Port Richmond on Patrol & Civic Asso	Laura Lanza (P)		NV
	Port Richmond on Patrol & Civic Asso	Jeremy LaCompte (A)		
11	Queen Village Neighbors Association	Richard Wolk (P)	X	9
	Queen Village Neighbors Association	Jeff Hornstein (A)		
2	River's Edge Community Association	John Scorsone (P)	X	10
	River's Edge Community Association	Rich Stange (A)		
3	Society Hill Civic Association	Jim Moss (P)		
	Society Hill Civic Association	Lorna Katz-Lawson (A)		
47	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	11
	Society Hill Towers Homeowners Assoc.	Herman Baron (A)		
58	South St. Head House Business District	Krystal Souvanlasy (A)		
	South St. Head House Business District	Mike Harris (P)		

69 Whitman Council	Rich Lazer (P)		
Whitman Council	Mark Kaczynski (A)		

Joe Schiavo Vice Chair *Ex- Officio voting member

(8 voting Board members required for a meeting quorum) 12 present

Guests and friends of CDAG:

Patrick Gates, PlanPhilly
 Kathy Mc Mullen, Rivers Edge
 Andy Stacksteda, Rivers Edge
 Joan Kleinbard, Society Hill Civic Association

400 N. Christopher Columbus Blvd.

Hercules Grigos, Attorney
 David Farabaugh, Architect, Aleska & Dundon Architects
 William Aleska, President, Alesker & Dundon Architects

343 N. front St

David Orphnidas
 Ryan O'Malley

