

CDAG Board Meeting Minutes – 2015

Central Delaware Advocacy Group (CDAG) December 10, 2015 Coral Arts House at 6:30 PM - Recorded Attendance Attached

I. Call to Order and Approval of Prior Meeting's Minutes

The call to order was made by Matt Ruben at 6:45 PM. The Secretary announced that there was not a quorum and therefore the November 13, 2015 minutes could not be approved. Also without a quorum nominations and election of CDAG Board Officers for 2016 had to be deferred to January meeting.

II. Presentation of the Proposed Cescaphe On the Waterfront at the Former PECO Plant by the Cescaphe Development Team - Joe Volpe, Ron Patterson & Jerry Roller

Matt introduced the principals and expressed that they have proposed to make an adaptive re-use for this historic building that is designated CMX3. The proposal as described, would require one variance and one special exception, under the two applicable zoning overlays. They will be meeting with the Fishtown Neighbors Association and they also agreed to come to us.

Ron: We are not planning to change the size or shape of the building. We will rehabilitate and make it habitable with all new windows, siding, parking and landscaping. A facilitating bill was introduced by Councilman Squilla but has since been held, and will one have to be re-introduced that since it wasn't put on the floor for a vote before the 2015 Council session ended.

The building consists of two floors. Offices will be on the first floor with a wide open space in the middle. An escalator and stairs will transport people to the second floor containing 2 wedding venues, two visitor accommodations, totaling 80 guest rooms to be open only when there is an event. Another larger banquet hall with a capacity to accommodate 1000 people and a public restaurant to be open every day of the week. Cescaphe will have their corporate offices on the first floor as they would there own florist company. The entrance will be at 290 Beach St where their guest's cars will be valet parked on a landscape parking area south of the building. They are including a 50ft. Setback along the river's edge that will be a continuation of the river recreational trail. On the property there is also a small pilot house on the waters edge that could be used for bridge pictures. Question was asked as to whether this on-site programming would close the trail on occasion and if so could create a problem.

They estimate that from start to completion the project would take 24 months. Joe Volpe also acknowledged that he is in a business partnership with Bart Blatstein. Sets of prints of the project were handed out to the delegates and where quite impressive.

III. CDAG Discussion of Cescaphe Presentation

The Board agreed there was a lot to like about the project. The adaptive reuse was well done as was the commercial uses accessible to the public. The setback and extension of the trail certainly was well accepted. However as the discussion continued two major concerns became apparent. The first was the process: do we want to have a situation where there is an ordinance that may circumvent the Central Delaware Overlay and open the door for further eroding the Overlay for ever? The answer was no suggesting we should always oppose the passing of any ordinance that would forever change an element of the codified Overlay. The issues concerning the possible closure of the trail during certain events and also the large swath of open space to accommodate the 430 car parking area without proper screening or proper entrance and exit lanes were problematic.

As a result of this discussion it was proposed that a CDAG letter be drafted by Joe circulated to the CDAG for comment and go to Matt for final edits. Then it will be forwarded to the CDAG Board list. After review Matt will send the final version to Councilman Squilla and to the developer stating that we have a major concern over any ordinance that will undermine the Overlay in any way and that there should truly be a public component included in this proposal. The motion was made and accepted by the board.

IV. Officers Reports

1. Chair's Report - Matt Ruben

The question is should we have an CDAG Awards Benefit this coming year. In 2014 we had the first and it cost us a sizable amount of money. In 2015 we did better and it cost us only \$100. Therefore we are getting closer to breaking even. But remember the ticket price was higher in 2015. So the question is: do we want to do it again in 2016 or do we want to wait for a year where we truly have people we wish to honor. Dianne stated It was not a fund raiser and didn't raise our visibility. So I would suggest we think about having an event every other year.

Matt: We have awarded four deserving people and we could wait and do the next one in 2017. This seemed to be the consensus of the group. One other item to report is that DRWC on Tuesday will be making an announcement on starting the work by PennDOT to take down the scissor ramps. There are four people including a retired judge who are opposed to the demolition of the ramps and they have hired an attorney asking for a hearing. DRWC is meeting with them and has asked Matt to attend that hearing. He will report back to us.

2. Treasurer's Report - Jim Moss

We presently have \$1083.29 in our account.

3. Secretary's Report- Richard Wolk

It has been an honor to have been this organization's Secretary for the last three years. But three years is long enough and it is time for someone else to do this job. I would hope to still represent Queen Village but today is the last minutes that I shall have written. To all of you who have taken the time to correct or enhance what I have written I thank you for improving my work.

V. Old Business

Andrew Goodman: Last meeting was fun to have taken place in a public environment. I would like to make a suggestion that CDAG quarterly or bi-annually locates it meetings in more open Communities.

Richard: As good as that might be, previously we went from alternating evening and morning meetings at various locations and found that we had more meetings without a quorum. But since we have had evening meetings at Society Hill Towers with, a central location and with parking available, we have consistently had quorums at all the meetings since. As represented by tonight's agenda which included the election of Executive Board candidates it was very important to have had a quorum and yet we do not. Besides, all our meetings are open to the public wherever we meet.

Matt suggested that if we have an agenda item that is in a certain community's interest we can consider have the meeting that night in that community.

VI. New Business

None

Meeting Adjourned at 8:10 PM

Next regularly scheduled CDAG Board meeting is January 13 2015 at

Society Hill Towers Community Room at 6:00 PM

CDAG Board Member Attendance Record - Dec. 10, 2015

CDAG Board Member (N/V = non-voting members)	Representatives Primary & Alternate	Pre sen	Quor- um	
Abbott Sq. Homeowners assoc.	Sean Sullivan (P)		NV	
Delaware River City Corp.	Tom Branigan (P)		NV	

1	Dickinson Square West.	Samantha Safara (P)			
	Dickinson Square West	Jane Winkel (1A)			
2	Fishtown Neighbors Assoc.	Matt Karp (P)	X	1	
	Fishtown Neighbors Assoc	Arthur Meckler (1A)			
	Fishtown Neighbors Assoc.	Kevin O'Neill (2A))	X		
	Franklin Bridge neighbors Ass.	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	2	
	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	3	
5	Northern Liberties Neighbors Association	Matt Ruben (P)	X	4	
6	Waterfront Square Condo Association	Nina Zimmer (P)	X	5	
	Waterfront Square Condo Association	Mike Futryk (1A)			
	Waterfront Square Condo Association	Fred Santilli (2A)	X		
7	Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)			
	Old Swedes Court Homeowners Assoc.	Kerry Durst (A)			
8	Olde Richmond Civic Association	Phil Stolzfus (P)			

	Olde Richmond Civic Association	Julio Nieves (A2)			
	Olde Richmond Civic Association	Tom Potts (A1)			
	Pennsport Civic Association	Tom Otto (P)		NV	
	Pennsport Civic Association	Jim Moylan (1A)		NV	
	Pennsport Civic Association	Rene Goodwin (A2)		NV	
	Penn Future	(P)		NV	
	Penn Future	Christine Knapp (A)		NV	
9	Pennsylvania Environmental	Patrick Starr (P)			
	Pennsylvania Environment	Samantha Driscoll (A1)			
	Pennsylvania Environmental Council	Tony Spagnoli (A2)			
10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P (P))	X		
	Pennsylvania Horticultural Society	Claire Baker (A)			
n v	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		NV	
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)			
11	Queen Village Neighbors Association	Richard Wolk (P)	X	6	
	Queen Village Neighbors Association	Jeff Hornstein (A)			
12	River's Edge Community Association	John Scorsone (P)			
	River's Edge Community Association	Rich Stange (A)			
13	Society Hill Civic Association	Jim Moss (P)	X	7	

	Society Hill Civic Association	Lorna Katz-Lawson (A)			
1 4	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)			
	Society Hill Towers Homeowners Assoc.	Herman Baron (A)			
	South St. Head House Business District	Krystal Souvanlasy (A)			NV
	SouthSt. Business District	Mike Harris (P)			
1 5	Whitman Council	Rich Lazar (P)			
	Whitman Council	Mark Kaczynski (A)			

Joe Schiavo Vice Chair *Ex- Officio voting member - present

(8 voting Board members required for a meeting quorum) 7 present

Guests of CDAG:

Jerry Roller. AIA, LEED AP Managing Principal jroller@jkparchitects.com

Ron Patterson, rpatterson@klehr.com

Joe Volpe, joe@cescaphe.com

