

Neighborhood Club of Bala Cynwyd  
Board Meeting October 9, 2007  
Lower Merion Academy

Board Attendees: Casey O'Bannon, Dan Russoniello, Michael Taichman-Robins, Bob Zimmerman, Deedee Litvin, Jerry Skillings, Ellen Wertheimer, Eric Foster, Maxine Goldberg, Serge Nalbantian Anne Greenhalgh, Roger Moog, David Haas, John Grugan, Meredith Toole and Mark Kocent

Excused: Ilene McCaffrey, Judy Strazzella and Phyllis Faber Kelley, and Ann Cotton

Officials Attending: LMPD Officer Baitinger, Commissioner Bruce D. Reed, and Commissioner George Manos

Call to order:

President O'Bannon called the meeting to order at 7:37 pm.

Meeting Minutes: Jerry Skillings moved to approve the minutes from the June and September meetings, the motion was second by Mark Kocent and unanimously approved.

POLICE REPORT

Office Baitinger reported that a suspect has been apprehended in connection with two bank robberies at Sovereign Bank.

There was a burglary at a bed and breakfast located at 207 Bryn Mawr Avenue.

The car jacking investigation continues and it appears the incidents may be part of a large operation with the stolen cars ending up overseas.

A resident explained that he recently called 911 and was repeatedly forwarded to Philadelphia dispatch. Officer Baitinger offered that residents may call 610-649-1000 to reach LMPD dispatch directly.

PRESIDENT'S ANNOUNCEMENTS

The Annual Meeting will be held at the Cynwyd Club, on Trevor Lane, on November 13 starting at 7.

TREASURER'S ANNOUNCEMENTS

None

SOLICITOR'S ANNOUNCEMENTS

None

MEMBERSHIP ANNOUNCEMENTS

We have 769 members y-t-d.

COMMISSIONER'S ANNOUNCEMENTS

Commissioner Bruce D. Reed spoke about the status of redevelopment efforts in Ardmore. Five serious proposals were received in response to the RFP and they are currently being evaluated.

Merriam Estate – Toll Brothers has an option and has now expressed interest in condominiums with an offer of open space and a grant of the historic home to the Township. Upkeep of the home would be very expensive and a substantial endowment may be needed. There is also litigation pending over the potential development.

A tax increase of 5-6% may be coming, with similarly sized increases over the following 2 years. Township staff size is similar to what it was in the 1970s despite the increase in services.

SEPTA approved a lease for the Cynwyd Train station and the Cynwyd Trail.

City Avenue Special Services District – crime down 11% in the past year.

Rock Hill Road – 221 Rock Hill Road will be the first property developed by O’Neill. Mixed-use encouraged by the ordinance and amendment. The NCBC was responsible for this concept over a decade ago.

Commissioner Reed acknowledged the presence of Paul McElhaney, the Democratic candidate for Commissioner in Ward 3, which covers Belmont Hills, Penn Valley and College Park.

Commission Manos discussed the M district, which is an industrial district, and it is the area at the end of Righters Ferry Road – where the Aquatic Fitness Center is located. Two developers essentially own this entire area. The Township is developing M-district overlay ordinance to allow residential and retail uses.

Questions were raised about the legality of operating a B&B on Bryn Mawr Avenue and about the applicable zoning for the property. Commissioner Manos said he would investigate these issues and report back.

## COMMITTEE REPORTS

### Zoning

207 Conshohocken State Rd. Cross Country Development Company, Inc. representative Richard Natow presented the proposed development of 207 Conshohocken State Road to The NCBC during our September meeting. Concerned Neighbors and Mr. Natow returned tonight to indicate that the Concerned Neighbors are satisfied with the proposed development of the site. As a result, The NCBC will not take action to oppose the application.

### Publicity/Newsletter/Website

Newsletter will be out soon and it includes notice about the time and location of the Annual Meeting.

## Merion-Cynwyd Business District and Bala Avenue Business District

Serge Nalbantian met with Terry Foley on the City Avenue District plan, and Bala Avenue between City Avenue and Montgomery Avenue will be included. A high-level of community outreach is planned, and they are forming a steering committee.

President O'Bannon moved that Serge Nalbantian represent The NCBC on the Steering Committee.

## ROHO ORDINANCE COMMITTEE

Dan Russoniello reported that with respect to 221 Rock Hill Road (13,000 sq. ft office bldg), the building design is ok. There was some concern about the appearance of the parking below the building, which was addressed, and it was finally approved.

## Schools

Bids will be opened in late November for LMHS. Ground broke on construction at Harriton. LMSD will move to dismiss the lawsuit next week.

An emergency call system was tested (with Bala Elementary) and 16,000 calls were made in 2 minutes (6 numbers per student available).

School Board candidate debates will be held Tues October 16 from 7-10 pm at the Bala Middle School and on October 24 from 7-10 at Welsh Valley M.S.

## Independence Day Celebration Committee

John Grugan reported that an open meeting was held and it was productive. Some written statements were received. Another meeting will be held.

## FEDERATION OF CIVIC ASSOCIATIONS

Ellen Wertheimer attended the Federation meeting on behalf of Maxine Goldberg and reported on a recent meeting. President Grasso resigned.

### Transportation

Ridership is up on the R6, a parking issue is developing. Permits are \$360/year for the permitted parking spots behind Don Rosen. Commissioner Reed will investigate whether we can return to \$20 permits to encourage train riders.

Meryl Zucker, Kathy Manderino's assistant and Fairmont Association Council President, addressed what she believes to be a dangerous situation for pedestrians and drivers at the intersection of Conshohocken State Rd. and St. Asaph's. Ms. Zucker noted that it is very difficult for traffic coming out of the Fairmont to turn left onto St. Asaph's Road and, in addition, the pedestrians do not have an uninterrupted right of way to cross St. Asaph's (because cars on Conshohocken State Rd. have a green arrow to turn left onto St. Asaph's while pedestrians have the signal to cross St. Asaph's).

Roger Moog will investigate options. Commissioner Manos reported that PennDOT controls the timing of the light at St. Asaph's and Conshohocken State Road and to date PennDOT has not been inclined to adjust the timing to allow pedestrians to have sole right of way for a period. Serge suggested that the schools on St. Asaph's may be able to get together and request a flashing yellow school light.

### New Business

Serge Nalbantian reported that other civic associations that oppose casinos are looking to meet with The NCBC regarding the issue and he suggested they contact the Federation of Civic Associations.

ADJOURNMENT

President O'Bannon moved to adjourn at 9:21 p.m., the motion was seconded by Ellen Wertheimer and unanimously approved.

Tuesday, November 13, 2007 -- ANNUAL MEETING

Tuesday, December, 11, 2007 -- NCBC monthly meeting

Respectfully submitted,

Deedee Litvin  
Secretary