



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held December 8, 2015, at the Watermark at Logan Square, 2 Franklinton Boulevard, Philadelphia, PA 19103.

The meeting was called to order by President Drew Murray at 7:04 p.m.

Present: Drew Murray (President), Jovida Hill (Vice President), Dennis Boylan (Secretary), Andy Toy (Treasurer), Bill & Lynn Armstead, Zac Arbitman, Wendy Blume, Edward Dougherty, Laura Foster/Aaron Goldblatt, Rich Leimbach, Sandra Owens, Edward Panek, Francine Pollock, Joe Sirbak, Anita & Dan Solis-Cohen, Tully Speaker, Pat Toy, Nancy & Don Weinberg, Linda Wong, Sven Schroeter (2200 Arch), Louise Quattrone (Kennedy House), Sean Kardon (The Arches) and David Searles (Ex Officio).

Not Present: Michael Hoffberg, Valeria Lagauskas, Kristen Maynes, Hassam Mirsaeed, Edward Novack, Gayle Ruggeri, Robert Sutton, Eileen Frierson (Park Towne Place), Sheryl Johnson (City View North), Pam Doggett (The Phoenix), Robert Funk (2201 Condominium), Brian Robbins (Penn Center House), Jim Ruddick (City View South), Jennifer Robinson (Watermark), Jim Fennell (Tivoli), Donna Ferrari (Beechwood Commons), Ruth Rump (Sterling), Mathew Cohen (River's Edge), Sean Kardon (The Arches).

President Murray welcomed all in attendance to this monthly meeting of the association; the Secretary reported that a quorum was present. President Murray thanked Jennifer Tappner of the Watermark at Logan Square for providing this evenings meeting space.

Secretary's Report: The minutes for the LSNA regularly scheduled Meetings held in October and November 2015, will be approved at the January 2016 meeting being that they were just distributed this afternoon.

Treasurer's Report: (see Attachment A - Consent Agenda)

*Motion to approve the Treasurer's report.
Seconded. Approved.*

II. Announcements

- a) The LSNA Holiday Party will be held Sunday, December 20 at the newly renovated Logan Hotel (previously the Four Seasons).
- b) Rodney Moore provided a a review of the City's recycling program.
- c) President Murray thanked all who participated in the Love Your Park clean up.
- d) Zac Arbitman discussed his program for reaching out and engage younger LSNA residents to participate in the Association's activities.

III. Committee Reports (see Attachment A - Consent Agenda)

IV. RCO Presentation

- a) RCO presentation: 209 N. 21st Street (formerly the Please Touch Museum). The presentation concerned the plan to develop and construct 8 single family homes on this site. Two near neighbor meetings have been conducted and this proposal is going before the ZBZ next week. A series of images of photos of the present site were shown. The proposed construction plans and elevations were shown, in particular height projections relating to the existing properties, the proposed landscaping, street frontage elevations, and parking entrances. A series of questions from the members were fielded: Q: had a traffic study been conducted? A: No, it is only 8 houses, a study is not needed. Q: How will trucks move in and out? A: Truck traffic will be infrequent, given there are only 8 houses. Q: Where will pedestrian access be? A: Off 21st Street. There will be a contractual agreement amongst the 8 houses owners to maintain the common elements, address snow and trash removal, this will be managed as a planned community. Developer has agreed to work on a NDA with LSNA. Questions were fielded: Q: had a traffic study been conducted? A: No, it is only 8 houses, a study is not needed. There will be a contractual agreement amongst the 8 houses owners to maintain the common elements, address snow and trash removal, this will be managed as a planned community. Developer has agreed to work on a NDA with LSNA. Does this RCO presentation need to go before the Planning Commission? A: No, too small. When Does construction begin? A: March 2016, will take 16-18 months. Developer is seeking a RSA5 variance.

V. Zoning Report (see Attachment A - Consent Agenda)

- a) Ed Panek (Chair) reviewed the RCO presentation for 208 N. 21st Street. He noted that two near neighbor meetings had been conducted and that the developer would work with LSNA on a NDA.

Motion to agree to issue a letter of non-opposition for this development subject to completion of a Neighborhood Development Agreement (NDA). Seconded. Approved.

- b) 119 N. 21st Street developer is still meeting with near neighbors and the completion of a NDA.
c) 1944 Hamilton Street went before the ZBZ and has now been postponed to February 2016 so that unforeseen issues could be worked out.

VI. Old Business

There was no old business.

VIII. New Business

- a) AirBNB issues on Lamber Street. There are several properties on Lamber Street being rented for AirBNB purposes whose operations have generated a number of issues for the homeowner residents: off hours noise and parking congestion. The resident home owners questioned the legality of using these properties for this purpose, if variances for operating as a transient rental property were regulated and what requirements such operations were obligated to fulfill, such as tax payment. These properties seem to be operating as unmanaged hotels. What can LSNA and or the City do about these concerns.

There being no further business, there was a motion to adjourn. Meeting ended at 8:21 p.m.

LSNA TREASURER'S REPORT
November 1 – November 30, 2015

TD Bank Checking Balance as of October 31st, 2015 \$ 39,168.34

Cash & Check Receipts

November

• Dues and Contributions \$ 675.00

Total Receipts \$ 675.00

Payments

November

• Jennifer Hallgren \$ 277.52

• Marisa Piccarreto (Halloween Party) \$ 247.36

• Center City Residents Assn (School Fair printing) \$ 120.00

• Frog Commissary (Refreshments for LSNA Meeting, 11/10/15) \$ 600.00

• Harland Clarke (Check Order) \$ 25.75

Total Payments \$ 1,270.63

TD Bank Balance as of November 30th, 2015 \$ 38,572.71

Additional funds still in PayPal as of November 30th, 2015: \$ 1,263.28

TOTAL BALANCE as of November 31st, 2015 \$ 39,835.99

(Balance on December 9th, 2014: \$36,094.29)

LSNA MEMBERSHIP COMMITTEE REPORT

December 8, 2015 Board Meeting

FY15-16 Members - 283

Residential - 265 (220 Renewals; 45 NEW) 8 still due for Renewal

Commercial - 18 (13 Renewals; 5 NEW)

- 10 Bldg/Condo Associations (7 Renewal; - 1 NEW) 6 due for Renewal
- 8 Businesses or Institutes (6 Renewals; 2 NEW) 13 due for Renewal

FY15-16 Membership Income - Total \$9,790

Residential - \$7,740

Commercial - \$2,050

- Bldg/Condo Associations - \$1,450
- Businesses or Institutions - \$700

Submitted by Pat Toy
Co-Chair, Membership Committee

FY14-15 Membership Summary

Total Members - 309

Residential - 278

Commercial - 31

Total Income - **\$16,365**

Households/Individuals	\$9,445	
Residential Buildings		\$3,700
Commercial Members	\$3,220	

HEALTH & SAFETY COMMITTEE REPORT

December 8, 2015 Board Meeting

Fresh Christmas Tree Fire Safety Code

Lt. David Kearney from the Philadelphia Fire Department sent the following information as a reminder to all residents that live in high rise complexes in the LSNA community as well as individual home owners.

SECTION 806- DECORATIVE VEGETATION IN NEW AND EXISTING BUILDINGS

806.1 - Natural cut trees. Natural cut trees, where allowed by this section, shall have the trunk bottoms cut off at least 0.5 inch (12.7 mm) above the original cut and shall be placed in a support device complying with Section 806.1.2.

**F-806.1 - Restricted occupancies: Natural cut trees shall be prohibited in all buildings.
Exception: One- and two-family dwellings.**

806.1.2 Support devices. The support device that holds the tree in an upright position shall be of a type that is stable and that meets all of the following criteria: 1. Device shall hold the tree securely and be of adequate size to avoid tipping over of the tree. 2. The device shall be capable of containing a minimum two-day supply of water. 3. Water level, when full, shall cover the tree stem at least 2 inches (51 mm). The water level shall be maintained above the fresh cut and checked at least once daily.

Meeting Schedule

Our next committee meeting will be held on January 6, 2016 in the Wi-Fi Room – North Building at Park Towne. LSNA members and LSNA Board members are invited to attend

Respectfully submitted,
Eilene Frierson
Chair

ZONING COMMITTEE REPORT

1. 210 North 21st Street (Old Please Touch Museum) - The proposal is to build 8 townhouses of 38 feet each at this location. We have had two near neighbors meetings about this proposed project, the most recent of which was 12/03/15. The next presentation will be at our Board meeting on December 8, which will be the RCO. The project is acceptable to all the near neighbors although there are details which will have to be worked out between LSNA and the developer and included in a neighborhood development agreement (NDA) which will be recorded and will run with the land. The developer agrees to this.
2. 119 North 21st Street - We have had several near neighbor meetings about this project and we are awaiting a draft NDA from the developer to finalize this project. The requested variance has been granted by the ZBA.
3. Comcast Tower II - Complaints about noise and after hours work were forwarded to their attorney and appear to have been addressed and corrected.
4. Rodin Place - Complaints about noise first in the pm hours and then in the am hours have been called to the attention of counsel and their construction manager and appear to have been resolved.
5. Parke Towne Place - Issues regarding signage have been called to the attention of counsel who have agreed to meet with us.
6. 1944 Hamilton Street - The ZBA has postponed hearing on this matter until February on motion of the applicant while we work on an unforeseen issue.
7. The Granary - We have requested a meeting.
8. North 23rd Street - This appears to be totally resolved.
9. Museum Towers II - Construction work continues with no new problems.
10. Race Street (Van Pelt to N 21st Street) - We have requested a meeting with the developer.

Respectfully submitted
Ed Panek; Chair, LSNA Zoning Committee

PLANNING & DESIGN COMMITTEE REPORT

P&D Meeting: Dec. 2nd 2015 / Tivoli Community Rm.

Discussion Summary:

1. 210 North 21st Street / Former Please Touch Museum Site
The committee reviewed the updated proposal from US Construction Homes and JKRP Architects for the development of eight new single family townhouses at 210 North 21st Street, the former Please Touch Museum site. The committee discussed issues around site access, internal vehicle circulation, pedestrian access from 21st Street, and potential alternatives to building massing. Committee members felt that the architects might consider modifying the 21st Street façade to look more residential and less commercial in scale and detail. It was also suggested that any Neighborhood Development Agreement hold the developer to delivering the completed buildings with the same materials, finishes, and building cladding systems proposed in the presentation.
2. Next PDC Meeting
The next PDC meeting will be Wed. Jan. 6th at the Tivoli's community room.

Respectfully Submitted,
Sven Schroeter

LSNA BEAUTIFICATION COMMITTEE REPORT

Love Your Park Fall Edition took place on November 14, 2015. The Friends of Baldwin Park and The Friends of Coxe Park hosted cleanups.

LSNA will sponsor another Treecycling event at the former Boy Scout Building. Details on date and time will be communicated via LSNA e-mail distribution list.

Drew Murray; Chair, Beautification Committee

N.B: If a report from a specific committee is not listed above, there is no report this month.