

Minutes for 05/06/2021 CRCA Meeting

Via Zoom 7:30pm

Welcome by Celeste Hardester, president, Central Roxborough Civic Association

AMEND BYLAWS

- Widening CRCA borders to include adjacent section of Wissahickon Park
- Change functional roles for District Reps, and Treasurer reporting requirements
- Clarified confusing wording
- Adding conflict of interest clause
- Re-registration as an RCO is due in June, and will need updated bylaws
- Amended bylaw vote taken (Members-only) 15-1 approve

DISCUSSION OF UPCOMING BY-RIGHT PROPERTY

5542 Ridge Ave (Rock Development)

- Discussed neighbor concerns
- Commercial zoning (CMX - 2)
- Currently storage units with store front building
- Eviction date June 1, 2021
- Want to put 50 apartment units on property
- 18 parking spots
- Want to close off Ridge ave access and have property access on Mitchell street.
- Josh Cohen (Councilman Jones) will follow up with developer

ZONING VARIANCE APPEAL PRESENTATION

5708 Ridge Ave – Signage variance and usage special exception for urgent care facility:

American Family Care, Matt Maiorino of Merion Partners (franchisee), Al Fuscaldo, counsel

- Physician led patient care, community involvement.
- Leasing 3/5's of new building under construction
- Signage and building façade was modified at the suggestions of CRCA Zoning committee
- RDC expressed concern that Ridge-facing windows not be covered
- Request was made to plant trees along north edge of property if possible; this would be decision of developer Eric Marshall
- No concerns expressed about usage
- August 4th ZBA hearing

COMMUNITY ANNOUNCEMENTS

Two On Tuesday - Group of people who take care of public spaces.

Cutting back foliage, planting trees and flowers, etc and then go out for pizza and beer afterwards. It's a good way to get to know people in your community.

- Email johnmcarpenter@msn.com if you would like to get involved.
- John Carpenter is also involved with the Roxborough Manayunk Conservancy, a group that is focused on preserving the open space in Roxborough and Manayunk.

GENERAL DISCUSSION

One member raised concern about over-development of multi-family housing and suggested seeking a moratorium through City Council;

- Concerns about too much traffic
- Concerns about impact on parking, and that apartment dwellers don't park in spaces provided by their building
- Views greatly affected
- Reasons for why people moved here over the years are being affected by influx of MFD
- Quality of life concerns

Celeste Hardester suggested that member draft a communication document as a starting point for communication with the City/Councilman Jones.

MEETING CONCLUSION

- Throughout the meeting, 43 people were in attendance, including presenters. People were able to raise their hands to speak, or use the Chat function.