

Minutes of
CRCA General Meeting
April 6 2023
Via Zoom 7:30 P.M.

Welcome & introduction from Mike Katra

Approval of previous meeting minutes from March

Presenter: Tabeen Hossain from Solarize Philly

Solarize Philly is an organization to help improve and grow the solar market in Philadelphia. They are working to support the ecosystem of clean energy and to provide living wage jobs. They connect homeowners with contractors who can install solar panels. The solar panels often make it so that the homeowner has a reduced, and often eliminated electric bill. More info is available here: <https://solarizephilly.org>

Questions from Aaron H

Q: What is the timeline from signing the contract to the final installation?

A: Roughly 3-6mo

Q: How do you manage the quality of service?

A: Work is done by a 3rd party and Solarize Philly tracks the progress throughout the process

Questions from Margaret Ann M

Q: Is the contract with the individual contractor or with SP?

A: Contract is with the individual contractor

Q: What happens if a solar panel fails?

A: Installer maintains and is responsible for the panels, while workmanship and defective parts are often handled differently

Question from Greg:

Q: Many people have twins in Philly. Is it true that roofs connected like in a twin home can become an issue?

A: All row homes work fine. The installation will just be on your one roof, not the other half of the twin.

Presenter: Speaker Courtney Weiss of the City Commissioner's Office

Discussion of voter registration and dates. Voting by mail and how to vote using dropbox locations. Electronic poll books will be introduced this year. Software running on tablet PCs will record the voter information. Courtney tells us about City Commissioner Seth Bluestein.

Important Dates:

May 1 is the last day to register to vote in the upcoming primary.

May 9 is the last day to apply for a mail-in ballot.

May 16 is Election Day – all ballots should be returned by this day.

If voting by mail, try to mail your ballot at least 7 days before the election. You can also drop it off at various places listed on the vote.pa.gov website. Apply for a ballot online at the dept of state website or by mail. More info is available at <https://vote.pa.gov>

Summary of 2023 offices on the ballot:

Justice of the Supreme Court

Judge of the Superior Court

Judge of the Commonwealth Court

Judge of the Court of Common Pleas

Judge of the Municipal Court

Mayor

City Commissioner

City Controller

Sheriff

Register of Wills

City Council At-Large

District Council

Discussion of 4136 Mitchell Presenter: Meredith Ferleger

Owner of 4136 Mitchell wants to make a variance request. Property had a mix of CMX, RM1 and I2 industrial zoning. Recently building was re-zoned as fully residential. The building has a very small commercial frontage, not on the entire 1st floor. This variance will allow commercial space to be used. Various ideas are offered by Meredith. The zoning board meeting is May 10.

Discussion about this variance among neighbors. Discussion of impact on parking and traffic. Consideration of past allowances for the mixed zoning.

Straw poll is held about support for variance

Results: 5 in support 7 opposed 1 neither

Discussion of upcoming park cleanup projects

More info <https://roxboroughmanayunkconservancy.org>

Open discussion: INTERAC building for sale on Ridge Ave

This property is designated as historic. It is also part of the Ridge Ave Historic District and Commercial Overlay District. There is discussion about various potential projects that could move to this location.

Open discussion: 360 Lyceum Ave likely to be for sale

Residential / single home zoning now. This property has an odd shaped lot.

Movement to adjourn meeting

Summary

35 registered attendees

17 still in attendance at 9:00 P.M.