

Attachment: Treasurer's Report

Overbrook Farms Club

May 11, 2017 Minutes

Meeting called to order:

In attendance:

Stephanie Kindt, Ted Greenberg, Ethel Peterson, Denise Pettus, Christine Ottow, Thaddeus Squire, Carol Hammarberg, Cynthia Cronin-Kardon, John Taylor. Quorum in attendance.

- A. **Zoning Presentation:** 2011 63rd Street. Special Exception for a "Take-out Restaurant" named Uptown Burger. Owner managed, upscale burgers and milkshakes. Does not qualify for eat-in restaurant- not enough seating, non-disposable tableware would be a problem. Proposes a twenty seat, disposable tableware, with handicap accessible entrance and powder room. Will keep original windows and create new awning with restaurant name. Hours will be compatible with neighboring businesses. No late night. Modern bright interior. There will be no metal grates. 2 bedroom apartment has been renovated. Venting will be via the roof. Trash, etc can be accommodated via alley access which is confirmed in the deed.

Discussion. Jimmy from Overbrook Pizza was at the presentation and made comments later. He is afraid of additional competition on the strip saying that 7 out of 11 businesses serve food, including this proposal. He is worried it will cut into revenues of existing businesses. He also pointed out parking problems stating that there is not enough parking to accommodate existing traffic. The Board agreed that parking is an overarching issue for the commercial strip and will need discussion at a later date.

Ben Nicholson could not attend but did submit the following comments:

" I am in favor of a special exception for Uptown Burger; the concept appears to be similar to 5 Guys Burgers and Fries with the addition of milkshakes (I love that idea btw), but I also would like to add or make all aware that the plans for the restaurant don't appear to meet the definition for a takeout restaurant requiring a special exception; One could easily argue that this is a cafeteria style restaurant with takeout that is incidental to the primary use of the cafeteria style restaurant. The zoning code states that a sit down restaurant is a by-right use in a CMX-2.5 district (the zoning classification for the property).

The zoning code in 14-601.7(f), (.2) & (.3), defines Sit down vs Takeout restaurants in the following ways: (NOTE: The exception to .2(.b))

(.2) Take-Out Restaurant.

An eating and drinking establishment that has any one or more of the following characteristics:

(.a) a drive-through or walk-up window;

(.b) a service counter where all customers pay for their ordered items before consumption and all food and beverages are served on disposable ware for consumption, except that cafeterias primarily engaged in serving food and beverages for on-premise consumption are considered sit-down restaurants if take-out service is clearly incidental to the principal use;

(.c) no interior customer seating; or

(.d) no public restrooms.

(.3) Sit-Down Restaurant.

An eating and drinking establishment that does not meet the definition of a take-out restaurant (see § [14-601\(7\)\(f\)\(.2\)](#)) or prepared food shop (see § [14-601\(7\)\(f\)\(.1\)](#)), including establishments that primarily engage in cooking food on the premises and selling it to customers primarily for on-premise consumption.

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The plans show a cafeteria style fast casual restaurant with an ordering/pickup counter, customer seating, a bathroom for the use of the public. There is no drive-in or walk-up window, and one could say that ordering your meal "to-go" or for takeout, is incidental to the primary use of the restaurant. For example, Star Fusion doesn't have a special exception for a takeout restaurant, nor did its predecessor, yet I ordered takeout from them 95% of the time. For these reasons I have no objection to the planned-for use, and I believe that the use proposed is a "by-right" use and think that we don't have any grounds to comment or oppose.

Now- as for the façade, I do have a minor objection to the proposed altered storefront (thanks for pointing this out, Ted) and our commercial corridor overlay zoning district (as well as the Historic District controls) give the OFC grounds to oppose { NOTE (6).(a) }

This excerpt is from : chapter 14-504(6)

[http://library.amlegal.com/nxt/gateway.dll/Pennsylvania/philadelphia_pa/title14zoningandplanning/chapter14-500overlayzoningdistricts?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:philadelphia_pa\\$sanc=JD_14-504\(6\)](http://library.amlegal.com/nxt/gateway.dll/Pennsylvania/philadelphia_pa/title14zoningandplanning/chapter14-500overlayzoningdistricts?f=templates$fn=default.htm$3.0$vid=amlegal:philadelphia_pa$sanc=JD_14-504(6))

[Close](#)

(6) **Overbrook Farms.**

(d) **Design Standards.** ²⁷⁶

The Overbrook Farms design standards of this subsection apply to all properties within Overbrook Farms /NCA Overlay district except for those properties fronting on City Avenue between Drexel Road and Overbrook Avenue.

(.1) **Building Standards.**

(.a) Original materials, including storefronts, windows, walls, cornices, bays, and roofs of buildings, shall be repaired or replaced with materials or details similar to the original materials.

Our Overlay zoning district for the 63rd street corridor (which, btw, was the result of an earlier {~2007} neighborhood master planning session) echos the historic district controls. Removing the existing storefront and replacing it with a dissimilar, aluminum storefront could be opposed on the grounds that it violates the design standards for both our NCA overlay zoning and the Historic District. I think it would be an aesthetic downgrade and it only adds maybe 4 additional seats as it looks to me that tables/chairs could be within the existing storefront (as they are at Star Fusion) though I haven't measured the existing conditions for myself and I don't know what the condition of the interior of the storefront is."

Board Vote: We agreed that parking is a problem. That we need a neighborhood comprehensive plan. Reaction was mixed as we would like other types of commercial on the strip; there were concerns about the viability of another food spot.

Board voted to write a **letter of support** for this Special Exception

- B. Commercial Corridor Development Committee.** Thaddeus Squire and Ted Greenberg met with Ann Turner who is organizing a 501 C3 for the 63rd St Commercial Strip. This extends beyond the boundaries of OF. She is interested in increasing security with cameras and street level patrols, funded by the businesses? She will also apply for grants as a non-profit. There is another organization for Lancaster Ave. Jabari Jones heads an umbrella organization, West Phila. Corridor Collaborative which appears to be a for profit enterprise but the email is westphillycc.org. Thaddeus and Ted will keep us updated.

No action required by the Board.

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- C. **5901 Woodbine.** Cynthia Kardon was approached by a potential developer for this property wanting to construct a 3 story senior living facility. It became apparent that no one on the board knows if the Charter School is closing, but it only rents the property. Property is owned by someone not living in the community. It was clear the Board has no opinion or directive on reuse for this site. It requires additional research.

Board Action: invite developer to a meeting to discuss his plans.

D. **Other Property reports**

6300 City Ave. Making additional improvements to signage and access to trash pick-up.

New concerns: 5870 Overbrook Ave. Ethel Peterson brought up this property, which is not being maintained (owned by a bank?) and becoming an eyesore. [6440 City Avenue is the Carr estate. It is not a foreclosure. It is listed for sale. There have been several offers on it but they were all turned down.](#)

It is occupied by owner, but has no electricity.

No updates on other properties.

Board discussed certain programs that could help to alleviate some of the derelict properties in the neighborhood. Thaddeus Squire is acquainted with people from U3 Advisors which could have some ideas on this. Thaddeus pointed out that many successful redevelopment efforts occur when one developer owns many properties and can "control" the redesign and repurpose. in John Taylor expressed concern about any programs that might evict individuals living in these properties. Properties that came to mind were 5900 Woodbine and 2048 Upland Way.

Board Action: Board agreed an email should be sent to Josh Cohen at the Councilman's office with a list of properties the Board is concerned about. Cynthia Kardon will send this to Josh. Denise Pettus will provide Cynthia with 2 additional properties that should be added to the list. New properties listed above, including 5901 Woodbine, will be included. Thaddeus will follow-up with U3 on possible meeting with the Board.

E. **Open House Tour: May 7,2017**

Christine Ottow, co-chair of this event, reported. We sold 101 tickets which is good. We had 70-80 volunteers. Total cost and funds raised are not yet finalized.

Christine and Paige McFarland are ready to pass chairmanship of this event to someone(s) else. The event will take place every other year as it is so much work, it is hard to get houses, and to round up volunteers.

- F. **Website/Listserv.** Simplelist will be the new provider. Cynthia will contact Ted about setting up the billing account.

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Cynthia Kardon commented that she has been unable to keep up the website; Christine Ottow has offered to help. We did agree to a website update at our previous meeting so it seems that we should not try to change the site at this time, but keep it updated with community events. Cynthia will provide Christine with a password.

Board Action: Board approved committing to the annual \$100 unlimited account.

G. **Farmers Market.** Ethel Peterson reported that the Farmers Market will open on May 20. She is working with Lankenau Hospital regarding a program they operate with Farmers Markets for health awareness.

H. **Nominating Committee.** Noted: Lisa Coleman resigned from the Board. We need four new board members. Stephanie, Adoja, and two others are at the end of their terms. We will need a new president as Steph is cycling off. Cynthia agreed to be Secretary.

Board Action: submit recommendations to Stephanie.

I. **Marketing:** See House Tour Above.

J. **Treasurer's Report.** Ted Greenberg distributed attached Treasurer's Report. This will be updated to reflect new House Tour expenditures and revenues.

Board Action: Approved

K. No other Committee reports.

L. **Upcoming Events.** There are several events coming up.

May 20 8am – 12 pm. 6400 Block Morris Rd. clean up. All invited.

June 8 Board Meeting: cancelled

June 15 Annual Meeting. All invited. Overbrook Presbyterian Church. Speaker from the Education Law Center. Board will meet before meeting.

June 24 OFC Planning Meeting. Open to public. Include new board.

Board Action: Approved sending postcards to all neighbors announcing Annual Meeting and OFC Planning Meeting. Christine Ottow will handle this and include a dues reminder.

M. **New Business.** The new pastor for OPC introduced himself: Bruce and Carolyn Gillette

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302-52801796 pastors@overbrookpres.org. They want the church to be a resource to the community. Contact him with any concerns. Always happy to assist.

Respectfully Submitted:

Cynthia L. Cronin-Kardon, OFC Board Member.

Any edits? Email me at croninkc@wharton.upenn.edu

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Overbrook Farms Club YTD Treasurer's Report

Prepared by Ted Greenberg, Treasurer

Dates Covered	7/1/16	5/11/17	
Beginning Balance:			
Wells Fargo Checking	\$10,990.32		
TOTAL	\$10,990.32	\$10,990.32	
Income:			
Dues	\$1,570.00		
Book sales	\$45.00		
Events	\$0.00		
Bank correction	\$50.00		
House Tour	\$2,357.64		
book ads	\$840.00		
raffle	\$360.00		
Total Income	\$5,222.64		
Expenses:			
Beutification	\$130.00		
Crosstown coalition	\$0.00		
Insurance	\$1,010.00		
Listserve	\$150.00		
Meeting Expense	\$98.96		
Newsletter Distribution	\$50.00		
Open House	\$0.00		
Postage	\$266.90		
Printing	\$394.54		
publicity	\$434.94		
Square fees	\$73.11		
Telephone	\$93.23		
Website	\$286.20		
Total Expenses	\$2,987.88		
Net Income or (loss)		\$ 2,234.76	
Ending Balance per books			\$13,225.08
Wells fargo Checking	5/11/17	\$ 13,225.08	<u>\$13,225.08</u>