

Greater Bustleton Civic League

September 27, 2022 – Monthly Membership Meeting

NEXT MEETING: Tuesday, **October 25**, 2022, 7 PM

Shana Tova! – Happy New Year

Thank you all for your interest and involvement
in your community.

AGENDA

1. Housekeeping / Bustleton Updates / Public Service Announcements
2. PRESENTATION – Phila. Dept. of Revenue – Vicki Riley
3. Visit by ex-city councilmember Allan Domb
4. UPS Warehouse on Red Lion Road update
5. Sense-of-Body Zoning PRESENTATION – 9800 Bustleton & Fulmer

Current Executive Board:

- President – Jack O’Hara
- Vice President – John McKeever
- Treasurer – Mike Herskovitz
- Corresponding Secretary – David Bauer
 - Recording Secretary – OPEN
- Chairperson Community Safety Committee - Ellen Dwyer
- Chairperson Zoning Committee – Carl Jadach

GBCL Housekeeping:

- NOTE: Tonight’s In-Person/Zoom hybrid format is expected to continue thanks to the generosity of **American Heritage Credit Union**.
- A GBCL welcome to our elected officials and their representatives in the audience.

GBCL Housekeeping continued:

- Treasurers Report – Mike Herskovitz, Treasurer
 - PayPal option is now available.
 - Please RENEW your Membership
 - Please consider a DONATION to the GBCL.

PRESENTATION – Phila. Dept. of Revenue – Vicki Riley

- City Council approved **homestead exemption increase to \$80,000.**
- Average assessments increased since 2020 by **31%** for residential properties.
- New property assessments delayed three years due to operating and pandemic issues.
- New **tax bills due March 31, 2023.** <https://property.phila.gov/>
- Property owners will now **have until Oct. 14 to file “first-level review” appeals** with the **Office of Property Assessment**, city department that sets assessment values.
- Owners can appeal property assessments to the **Board of Revision of Taxes, BRT**, an independent oversight body, **by Oct. 3.**
- **Homeowners never have to reapply for the exemption unless their deed changes.**

Neighborhood Updates:

- **7th Police District**
 - **Captain Steven O’Brian**
 1. Catalytic Converters
 2. Carjacking
 - Carjackings in Philadelphia nearly quadrupled last five years to more than 800 in 2021.
 - **Joe Staszak, Community Relations Officer**

- **PSA 2 Meetings are back.** (Police Service Area 2) Randi's Restaurant, Grant Plaza 7PM. An opportunity to speak directly with a representative of the 7th Police District.
 - Tuesday, OCT 4
 - Tuesday, NOV 1
 - Tuesday, DEC 6

- **Passing of GBCL member Joe Cooper** – Joe was a very spirited and active member of the GBCL for many years. He was involved with many neighborhood improvement initiatives while he lived in Bustleton. His civic passion and involvement is an example for all of us. He will truly be missed. <https://www.galzeranofh.com/obituary-detail.php?obitid=5641&obitnum=0/>

- **Philly Spring Cleanup – Fall Edition RESCHEDULED for Saturday, October 8.** Meet at Grant / Welsh train trestle 10 AM.
 - **LIGHTING** under the CSX bridge/overpass hopefully coming thanks to our Streets Dept.

- **PEC Fall Festival & Arts and Crafts Show**, October 1, 10:00am-4:30

- **Applefest at Fox Chase Farm**, October 15, 2022 10:00am-5:00pm

- **Bustleton Bengals Clothing Drive**: Saturday, October 15, 7AM to 3PM

- **Northeast Philadelphia History Network** – The Lenape and the Arrival of the Europeans. 7:00 PM, Wednesday, October 5, 2022, **Pennepack Baptist Meetinghouse**, 8732 Krewstown Rd
<https://www.facebook.com/Northeast-Philadelphia-History-Network-145815925488829/>

- **Jerry Blavat at Maternity BVM** – Friday, October 14, 7 to 11PM. “Geater with the Heater” dance party. <https://maternitybvm.net/jerry-blavat>

- **Water Department Projects in our future:**

PWD has identified the water mains below as those that need to be replaced in order to increase service reliability and reduce the chance of breakages. Neighbors will be informed of expected interruptions.

- **Haldeman Ave.** - From Red Lion Rd. To Sanford St.
- **Verree Rd.** - From Greymont St. to Bustleton Ave.

- **Welsh Road Lane Reduction COMPLETED - Pine to Alburger**, reduced to one lane is accomplishing a reduction in vehicle speeding.

- GBCL requested bike lanes to be included, as per Deputy Commissioner Richard Montanez instructions, which he stated needs to be approved by City Council. This request was confirmed received by Councilman O'Neill's office, but not incorporated into the project.

- **Visit by Allan Domb** – The GBCL welcomed two-term at-large Council member and real estate magnate Allan Domb as he paid a visit to our September membership meeting. He resigned his City Council position August 15 and stated he is considering running for mayor next year but hasn't set a timeline for making a decision and will spend the next several weeks talking to residents and business owners. At our meeting he repeatedly stated that he felt reducing violence and improving public safety would be his number one priority. He also acknowledged he is well aware of the community's continued opposition to the massive UPS warehouse proposed for 1 Red Lion Road.

ZONING

- **Future October 25th Presentations**

1. **9981 Verree** - Beit Harambam Congregation – **ZBA Hearing 12/14/22, 3:30 PM**. Applicant seeks variance for 5' fence in front yard setback.
2. **9311 Voits Lane**, **ZBA Hearing 12/14/22, 9:30 AM** — Applicant seeks a variance for SIDE deck.

- **September 27 SOB Presentation (Sense-of-Body – NO VOTE)**
9800 Bustleton Ave Parcel B & Fulmer/Cobblestone Townhomes

Attorney: Jared N. Klein, BLANK ROME

- PERMIT FOR THE ERECTION OF A NEW TOWNHOME DEVELOPMENT INCLUDING **THIRTEEN (13) DETACHED STRUCTURES, WITH ONE-HUNDRED AND THIRTY (130) ACCESSORY PARKING SPACES AND TWENTY-FOUR (24) BICYCLE PARKING SPACES.** FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (SIXTY-FIVE (65) DWELLING UNITS).

The purpose of the SOB presentation was for the developers of the townhome project to leave the meeting with community feedback that could be incorporated in the final design plans. Attorney Klein speculated the proposed development would begin with private streets and a Home Owners Association, and hopefully convert to city streets. Neighbors appreciated the three acres of green space but were very concerned over the additional traffic flow exiting out on to narrow Fulmer Street.

Order of reviews after the initial 9/27/22 SOB presentation:

1. Civic Design Review Committee Presentation: Tuesday, Oct. 11, 1 PM – A member of the GBCL will be a member of the reviewing committee. If you want to attend and have a computer, tablet, or smartphone, you can join online at:
<https://us02web.zoom.us/j/86177162083?pwd=R3hIZU15aW9nNEVvcUJ2U1Z6cUh5dz09> Zoom may ask you to add an extension to your browser before you log in. Webinar ID: 861 7716 2083
Passcode: 530407
2. 2nd GBCL Presentation: Date TBD.
3. ZBA Hearing: January 11, 2023 at 2PM
 - What is a Civic Design Review? A required project review by a city appointed group of architects, developers and planners that offer nonbinding critiques of the proposed development.

- **UPS Warehouse proposed for 1 Red Lion Road**

After considerable examination over the past four years, the GBCL believes this proposed project to be the biggest threat our community has ever encountered in our 70-year existence.

The GBCL and Sandmeyer Lane businesses continue their appeals of the zoning and building permits granted for the project. Both groups are appealing a Philadelphia Common Pleas Court case denial with the PA Commonwealth Courts.

Most recently the GBCL filed a motion with the court that requested the L&I Review Board “reconsider” their issuance of building permits. The GBCL later requested a “continuance” or postponement of the October 4th hearing due to the availability of the GBCL’s traffic engineer.

You don’t need an Engineering Degree to determine this project was never a good fit for our community.

Read the UPS Project Plans and try to imagine:

- Over 4,600 additional vehicles on Red Lion Rd. PER DAY.
- Over 1,000 of the 4,600 vehicles will be large tractor-trailers.
- No roads are being added.
- No roads are being widened.
- The warehouse building would be a third-of-a-mile long.
- Multi-stories high
- 500 truck loading bays
- Operating 24 hours a day, 7 days a week

You don't need an Engineering Degree to see this project was never a good fit.



Community Position on the massive warehouse complex:

- Bustleton / Somerton / Lower Moreland residents and businesses
OPPOSE the **SIZE/SCALE** of the operation
- The community **SUPPORTS:**
 - JOBS – UNION & CONSTRUCTION JOBS, that will accompany any business that occupies the parcel
 - development of the parcel

What can you do to support the community opposition to the project?

1. Continue to spread the word of the project to neighbors & friends.
2. Submit “Letters to the Editor” to your favorite publications.
3. Contact your elected officials TODAY. Let them know your opinion.

UPS Warehouse – CALL YOUR ELECTED OFFICIALS NOW:

1. City Councilman **Brian O’Neill**: brian.oneill@phila.gov
215-686-3422, 215-685-6431, 215-685-0432, 215-437-9167
- **State Representative Kevin Boyle**: 215-331-2600, 215-695-1016,
kboyle@pahouse.net
 - **State Representative Martina White**: 215 330-3711
mwhite@pahousegop.com (717) 787-6740, (215) 330-3711, (215)
632-3237
 - **State Representative Nancy Guent**: 215-259-5962
RepGuent@pahouse.net
 - **State Senator Jim Dillon**: 215-281-2539, 717-787-9608,
info@dillonforpasenate.com

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