

Greater Bustleton Civic League
January 23, 2024 Membership Meeting

Thank you for your continued involvement.

NEXT MEETING: Tuesday, February 27, 2024

Please sign-in at the welcoming table,
and pick up your 50/50 tickets.

Please Note: Meeting cancellations because of weather will
be announced by 2:00 PM, the day of the meeting.

Tonight's Agenda

- Housekeeping – Treasurers Report
- Community Updates and PSA's
- UPS warehouse developer lawsuit against GBCL
- Zoning PRESENTATION - 248 Geiger Road – Legalize existing personal services use in industrial district.
- Zoning PRESENTATION – 9504 Rising Sun Ave. – Request for Personnel Home Care use in residential district.

The **Greater Bustleton Civic League** is an all-volunteer, non-political, neighborhood organization that works to keep residents and businesses of Bustleton / 19115 informed of issues affecting our neighborhood. No offices, no salaries, no benefits; we are all Bustleton volunteers. We have existed in Bustleton for over 70 years.

Current Executive Board:

- President – Jack O’Hara
- Vice President – John McKeever
- Treasurer – Mike Herskovitz
- Chairperson Community Safety Committee - Ellen Dwyer
- Chairperson Zoning Committee – Carl Jadach

From Phila.gov:

- **“Registered Community Organizations (RCOs)** are community groups that are *concerned with the physical development of their community.*”

- “Organize and conduct public meetings where community members can comment on planned developments in their neighborhood”.

GBCL has limited resources. Volunteers are always needed:

- Membership Meetings
- Membership Drive
- Website

Please consider donating some of your free time to help operate the GBCL.

Housekeeping:

- GBCL welcomes our elected officials or their representatives attending tonight.
- The GBCL is very grateful to the **American Heritage Credit Union** and its staff for continuing to provide a safe and comfortable meeting space for our meetings.
- Treasurers Report – Mike Herskovitz, Treasurer
 - PayPal option is now available.
 - Please RENEW your Membership for 2024.
 - Please consider a DONATION to the GBCL.

Community Updates & PSA's

- **7th Police District:**
 - **Captain Steven O'Brian**
 - **Joe Staszak, Community Relations Officer**

FREE Steering Wheel Locks for any year **HYUNDA** or **KIA** owner. Saturday, February 24 at 10 AM, 7th District, 1701 Bowler St. Car registration required.
- **Northeast Philadelphia History Network**. Wednesday, February 7, 2024 at 7 PM at Pennepack Baptist Church, 8732 Krewstown Rd. and via Zoom. "Black History in the Philadelphia Landscape" by Amy Jane Cohen.

- **Pennypack Environmental Center**, 8600 Verree Rd. [Upcoming Events](#). [Facebook](#). A true Bustleton jewel.
- **City of Philadelphia Real Estate Tax Credit Program.** Have you paid your Philadelphia real estate tax bill? Apply to the Program by 1/31 before paying your real estate tax bill! The Program provides a one-time **\$500** credit to eligible Philadelphia homeowners with increasing real estate taxes. To be eligible, you must:
 - Live within the City of Philadelphia.
 - Be the legal owner of the property.
 - Property tax bill has increased by 50% or more between the 2022 and 2023 tax assessments; and
 - Household income must be at or below 80% Area Median Income (AMI).
 - **Apply by 1/31/24** at gofwd.link/PATaxRelief
- **Pennsylvania 2023 Property Tax/Rent Rebate** - 888-222-9190. Applications for 2023 Rebates are **due by June 30, 2024**. The program is one of five programs supported by the Pennsylvania Lottery. Based on your income, this program provides a rebate ranging from **\$380 to \$1,000** to eligible older adults and people with disabilities age 18 and older. Since the program's inception, qualified recipients have received more than \$7.6 billion in tax and rent relief. [LINK](#) to apply.

Eligibility:

- 65 and older
- Widows and widowers 50 and older
- People with disabilities 18 and older
- Household income must be \$45,000 or less annually.
- [VIDEO](#) on how to apply.
- **“If your community has a neighborhood board, do you know who’s on it?” 1/18/24 Inquirer [ARTICLE](#)** (subscription required). Article questions an apparent conflict-of-interest that exists with an RCO Board that is made up of a local real estate developer, and his employees. Please Note: The GBCL Board does not have any political or developer conflicts-of-interest.
- [Zoning Code Quick Guide](#) September 2022 link.
- **Helpful city Zoning links** for your home projects:
 - **SHEDs:** https://www.phila.gov/media/20200904104416/PG_011-FAQ_Shed.pdf
 - **DECKs:** <https://business.phila.gov/media/EZ-Deck-Permit1.pdf>
 - **FENCES:** <https://www.phila.gov/services/permits-violations-licenses/apply-for-a-permit/building-and-repair/get-a-fence-permit/>

- **Bustleton Bengals** [https://www.bustletonbengals.org/Engraved Bricks](https://www.bustletonbengals.org/Engraved%20Bricks) - Purchase a fundraising brick that will be placed outside the gym and remembered forever.
- **Philadelphia Health Department is providing virtual information sessions.** To attend you need to sign-in with a short **Zoom** registration here: [REGISTER](#)
 1. January 30 - COVID-19 and Respiratory Viruses
 2. February 27 - Intimate Partner Violence
 3. March 26 - Traffic Safety & Injury Prevention
 4. April 16 - Maternal, Child, and Family Health

Truck Tractors - It is illegal for trailers or truck tractors to park on any residential street.

CODE 12-1135

170.1 Added, Bill No. 230208 (approved July 12, 2023).

§ 12-1135. Prohibited Parking or Maintaining of Semitrailers and Truck Tractors at Residential Properties.

(1) Definitions. The terms Semitrailer and Truck Tractor have the meanings as defined in the Vehicle Code at 75 Pa. C.S. § 102.

(2) No person shall park or maintain a semitrailer or truck tractor on a driveway or other part of a property utilized or zoned for residential purposes that is visible from a location outside of such property.

(3) Penalties. The penalty for a violation of this Section shall be a fine of five hundred dollars (\$500) for each offense for each day the violation continues.

- [Tractor Trailer Enforcement](#)
- [Tractor Trailer Enforcement Request Page](#) - Picture is required. \$100 tickets. Vehicles W/ three or more unpaid tickets eligible for boot.
- [Report abandoned vehicle](#) - 311 site.
- [License Plate Not Displayed](#)

Philadelphia Code:

[§ 12-919. ON-STREET PARKING OF BOATS, MOTOR HOMES, TRUCK CAMPERS AND VENDING CARTS.](#)

...C.S. § 102.. (2) *Prohibited* Conduct. 112 112 (a) No person shall park a **boat, motor home, truck camper or vending cart** for more than fifteen (15) days in any on-street parking space located on a single block of any street or highway. Any boat, motor home, truck camper or vending cart parked in an on-street parking space shall be on wheels and readily movable.

ZONING - UPS Warehouse UPDATE

After considerable research and consultation, the GBCL considers the proposed 1.1 Million square foot warehouse the most damaging development our Bustleton community has ever faced.

Despite being sued by the UPS developer, the time and expense required to contest these attacks, the GBCL will continue to represent the community's opposition.



- **GBCL is very grateful for the citywide support and assistance that helped secure insurance coverage and allowed us to continue serving Bustleton community.**

UPS Warehouse Legal Summary

- GBCL is involved in two ongoing proceedings.

1. Zoning Appeal in PA Commonwealth Court.

- After being denied the opportunity to present a case to the ZBA or Phila. court, GBCL appealed to the state asking them to send the case back to Phila. and allow us our “due process” to present our evidence. GBCL is exercising its legal right to appeal and will continue to work through the law and the legal process. Oral arguments have been tentatively scheduled to be heard **April 8, 2024**.

2. UPS warehouse developer suing GBCL and Officers.

- GBCL Defense Attorney continues preparing case. GBCL believes UPS developer lawsuit is without merit and will aggressively defend against it. We are confident the facts and law are in our favor.

Good things can come from bad situations. The UPS developer lawsuit did play a part in new city legislation introduced that will protect other RCO’s from future developer lawsuits. The GBCL shared our dilemma with several city council members who are now helping solve a problem affecting other city community groups.

[INQUIRER ARTICLE](#)

What can you do to help your community opposition?

- Continue to share our story with family and friends.
- Contact **elected officials**, **UPS**, and every **News Outlet**.

1st - City Councilman Brian O'Neill:

brian.oneill@phila.gov 215-686-3422, 215-685-6431, 215-685-0432

- **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 Guenst:** 215-259-5962 RepGuenst@pahouse.net
- **State Senator Jim Dillon:** 215-281-2539, 717-787-9608, info@dillonforpasenate.com
- **UPS Carol Tome**, CEO ctome@ups.com
- **UPS Mark Giuffre**, State Government Affairs, mgiuffre@ups.com 502-727-7539
- **UPS Kim Krebs**, UPS Public Relations, kkrebs@ups.com 404.828.4404

Bustleton /19115 area ZBA Hearings by date:

- **824-34 Red Lion Rd.** ZBA Hearing Wed. **1/24/24** at 2 PM. Variance needed for erection of three (3) illuminated signs. 12/21/23 VOTE: Support 20, Opposed 1.
- **9877 Verree Road** - ZBA Hearing **1/31/24** @ 9:30 Legalize existing fence. 10/24/12 VOTE: Support 5, Opposed 10
- **90 Red Lion RD.** – ZBA Hearing Wed. **2/14/24**, 2 PM - 1/24/23 VOTE: Support 13, Opposed 4, with 5 PROVISOS:
 1. No additional signage added to existing sign.
 2. No SALE signs in or on vehicles
 3. No additional outside lighting to be added.
 4. No parking of vehicles on Red Lion Rd. front grass area.
 5. No parking of vehicles on Red Lion Rd. or Geiger Rd.
- **615 Alburger** - ZBA hearing **3/13/24**, 9:30. Variance needed to legalize existing Side Deck, too close to party line. 12/21/23 VOTE: Support 2, Opposed 19.
- **9855-89 Bustleton Ave** - ZBA Hearing: **3/27/24**, 9:30 AM - Variance request for USE as an event center. 4/24/23 VOTE: 15 Oppose, 3 Support
- **220 Geiger** – ZBA Hearing: **4/10/24**, 2 PM – Variance request is for a change of USE to allow Personal Services (Adult Training Facility). PRESENTATION in February.

Civic Design Review - Tuesday, February 6, 2024 at 1:00 PM

- **9903 Bustleton Avenue, Sloane Honda**

A CDR is a review of the project's design and how it relates to the public realm, that is, the part of a development that people can see or physically access.

The Applicant presented to GBCL at the 11/28/23 membership meeting where residents got to provide input. However, the input provided is not mandatory instructions for the developer. GBCL members may offer comments verbally as part of the public comment period and in writing to Philadelphia City Planning Commission staff.

You will be able to view the meeting and submit questions:

<https://us02web.zoom.us/j/84828206308?pwd=VjZiUnUwT1lodU5NOENqUFZ1R01idz09>

The meeting will open to the public at 1:00 PM. Zoom may ask you to add an extension to your browser before you log in. Webinar ID: 848 2820 6308, Passcode: 001767.

You will also be able to listen, but not see the presentation.

Dial: +1 (267) 831-0333, Webinar ID: 848 2820 6308,

Passcode: 001767

Tonight's Zoning PRESENTATIONS and VOTE:

- **Virtual attendees can submit their vote by email or phone message. gbustletoncl@gmail.com (215) 676-6890**

- **248 Geiger** – ZBA hearing Wed. **2/14/24**, 2 PM - Variance needed for proposed use, personal services use prohibited in this industrial district.
Justin Krik Esq., Owner: T&B Investment Group, Igor Bobovich

- **9504 Rising Sun Ave.** – ZBA Hearing: **2/7/23, 2:00 PM** - Variance request for Personal Home care for fourteen (14) adults in single-family home.
Henry Clinton, Esq., Owner: Michael Oduro (2023)

Instructions on how to attend ZBA Hearings: [LINK](#)

Greater Bustleton Civic League - PO BOX 51523, Philadelphia, PA 19115
<https://gbcl.online/> (215) 676-6890 gbustletoncl@gmail.com