

**MINUTES FOR 2019 FALL POTLUCK BUSINESS MEETING  
SUNDAY, OCTOBER 6  
128 WEST TULPEHOCKEN ST**

Luke Russell called the meeting to order about 5pm.

**ELECTION OF OFFICERS**

In his role as chair of the nominating committee, Luke announced the slate of officers to be voted in: President—Marjorie Russell; Vice President 1—Luke Smith; Vice President 2—Roberta Moore; Secretary—Russell Fulton; and Treasurer—Johan de Jong. No time was wasted voting them in, and Luke turned the meeting over to Marjorie, whose first order of business was to thank Fauzia and Zamir Garcia for kindly hosting this fall's potluck.

**MINUTES AND TREASURY**

As Secretary, Russell Fulton obtained approval of the minutes of the Memorial Day business meeting, and then, standing in for Johan, the Treasurer, he reported that WCGN has a total of \$7,100 in the treasury, including the \$5,000 set aside for emergencies. He reiterated that while WCGN no longer requires dues for membership, it does welcome donations, which can be made via the web site. Questions about the treasury may be directed to Johan by emailing the board.

**ZONING AND DEVELOPMENT REPORT**

In Luke Smith's absence, Russell Fulton and Luke Russell reported on several ongoing matters pertaining to development in the neighborhood.

**Tulpehocken Place**

In response to hearing the wishes of the neighborhood, the developer **Mosaic—the group planning to build next to the Tulpehocken Station parking lot**—has changed its plans quite radically. Its original plan, to construct about 100 rental units, is now, according to what Russell has learned, to build 38-40 condo units. They plan on a decent amount of green space that includes some of the tall trees that are there now.

**Cheltenham and Greene**

The owner of the building at **101-105 West Cheltenham Ave** (at the intersection with Greene St) wishing to rent most of it out as a personal care home had its request denied by the ZBA. The owner has now appealed that decision, which means that there will be a hearing before the Court of Common Pleas sometime early next year. The Board will consider how best to deal with this, since the only way to be heard at the Common Pleas level is to have legal representation, and will let the constituency know what comes next.

**Germantown High/Fulton Elementary Campus**

After a number of meetings between a coalition of Germantown residents and the owner of the **Germantown High School/Fulton School** property, the coalition is now working on a proposal

for a CBA (Community Benefits Agreement). [Please see Jill Saull's report on the web site for more details.( <https://www.wcgnonline.org/ghs-fulton-development/> )

### **Business Corridor Problems**

Luke R then introduced Greg Paulmier, current candidate running as an Independent against Cindy Bass for the post of 8<sup>th</sup> District Councilperson, and offered him the chance to say a few words. Greg spoke about the reasons he is on the ballot and encouraged people to put out yard signs for him and to vote for him on November 5.

In connection with Greg's candidacy, Luke R bemoaned the erosion of proper leadership in Germantown's SSD (Special Services District), and asked Connie Winters to provide details about this. She gave some background and said that she and several others including Yvonne Haskins, Alison Weiss, and Ken Weinstein are pushing to get the SSD replaced by a BID (Business Improvement District), a city agency that, in essence, gives authority to property owners rather than the local councilperson. She said they have succeeded in blocking the automatic reauthorization of the SSD, and are now working on setting up the BID. She encouraged people to support Greg Paulmier's candidacy, since he would be in favor of a BID. She also encouraged people to contact her if they are interested in helping with this process.

### **Philadelphia 2035**

Russell Fulton reported that the Philadelphia2035 project has evolved to the point that the city will soon be implementing their plans for our part of Northwest Germantown, pending the approval of the local city councilperson. One thing they propose is a zoning overlay on Germantown Avenue that will address not only the preservation of old buildings but the opportunity to provide input when a new building is to be constructed there. To view the plans, you can visit: <https://www.phila2035.org/upper-northwest>.

### **GARDEN COMMITTEE REPORT**

Marjorie made a pitch to get volunteers to sign up for the fall workday at the Tulpehocken Station Garden, Saturday, November 2, 10:00-1:00. [It ended up being two workdays, both Friday and Saturday, to good effect.]

### **COMMUNITY ENGAGEMENT COMMITTEE REPORT**

Roberta Moore, reporting on the Community Engagement Committee, encouraged people to consider participating, saying that the committee meets the 2<sup>nd</sup> Monday of each month and could use more hands.

One of the CE Committee's recent undertakings was the successful yard sale in June—so successful that it is planning one for this coming spring as well—May 2, to be exact. Now is the time to start setting things aside for it, and if people then want to get those things out of their house, the committee can pick them up and store them until May.

The Committee has created a revised flier about WCGN—one that is not time-sensitive—to distribute at events as well as to newcomers. The Committee also intends to organize a way to

welcome new neighbors, and will be counting on current residents to let them know when someone is moving in near them.

The CE Committee has also worked with the City and FUMCOG (First United Methodist Church of Germantown) to host an evening Thursday, October 24 starting at 6:30 during which neighbors can show up for a 10-minute demonstration of the City's new voting machines.

Roberta pointed out that there were silent auction tables there in the yard, proceeds from which will go to the WCGN treasury.

Roberta welcomed members of FOVP (Friends of Vernon Park), pointing out that they had a display there, and that they will be holding a Fall Bazaar in the Park all day Saturday October 19, where WCGN will have a table with fliers. Angela Miles spoke briefly about the Park, encouraging people to use it and to attend the Bazaar.

And finally Roberta announced that Wyck House was planning a neighbor-oriented event the morning of that day.

#### **NEW BUSINESS**

Lois Bruckner announced that there is a new and very good bicycle repair business—Germantown Bicycle Supply—on Rittenhouse near Ultimo Coffee.

Marjorie announced that the next morning, Monday, October 7, there would be an opportunity to meet in the back yard of 131 West Walnut Lane to say goodbye to an old and stately ash tree. This tree, for one thing, has provided shade and shelter during decades of Memorial Day Picnics, and has supported a marvelous swing enjoyed by generations of kids. Luke R mentioned that the meeting would feature himself and Russell reading things they've written, and Jeff Smith spoke of efforts made by his son Luke to keep the tree alive. [The meeting did take place and was both videotaped and photographed. An article about it was put together by Russell F which is to be published soon in "The Local". And there is a plan to put together a piece about the tree to archive on the web site.]

The meeting was adjourned at about 6:45.

Respectfully submitted,  
Marjorie Russell, for Russell Fulton, Secretary