

**Washington Square West Civic Association**

**Joint Meeting - Annual Meeting of Members and Regular Meeting of the Board of Directors**

November 9, 2021

A regular meeting of the Board of Directors (the “Board”) of the Washington Square West Civic Association (the “Corporation”, “Association” or “WWCA”) was held in connection with the Annual Meeting of Members of the Association via *Zoom* at 7:00pm Eastern Time on November 9, 2021 pursuant to notice duly provided to the membership and each of the Directors. The following Directors were present:

Neal Pratt, <i>President</i>	Sukrit Goswami	Rick Spitzborg
Catalina Gonzalez, <i>Vice President</i>	Richard Le	Jonathan Broh
Robert Sher, <i>Treasurer</i>	Casey Kuklick	Leigh Ann Campbell
Marisa Shaaban	Drew Moyer	Tami Sortman
Deb Sweeney, <i>Secretary</i>		

Mr. Pratt called the meeting to order and Mr. Moyer recorded the minutes. Mr. Pratt welcomed all members attending the meeting. Mr. Sher provided information and instructions for participation via the Zoom meeting format. Ms. Gonzalez provided detailed instructions on the voting process being held via *Election Runner*.

Mr. Pratt introduced the director nominees who were previously qualified and standing for election at this Annual Meeting. The nominees were:

1. Elizabeth Armour
2. Jonathan Broh
3. Patrick Coue
4. Sukrit Goswami
5. Katie Low
6. Joe Pappalardo

Mr. Pratt then invited each nominee to deliver a statement of their interest and candidacy. Each candidate delivered a statement verbally in the order in which they are listed above.

Ms. Gonzalez answered questions regarding the voting process and confirmed the receipt of votes as they were cast. The Directors responded to comments received via the chat function in Zoom and acted as necessary to confirm receipt of ballots from *Election Runner* to the proper email address of members.

As voting for directors continued via *Election Runner*, the Board proceeded with other matters.

Ms. Sweeney reported on preparations for Clean Up Day on December 4, 2021 and the Board assigned associated tasks. All community members were encouraged to participate. The Board thanked sponsors of the event and supportive representatives in city and state government.

Mr. Spitzborg reported on the tree planting day scheduled for November 20 including the number of trees scheduled to be planted and the city-wide effort relating to this event. Appreciation was expressed for volunteers and the Board reiterated its interest and commitment in protecting and expanding the tree canopy in the neighborhood.

Ms. Shaaban inquired about interest and support for Wash West Wednesdays and provided a summary of the program. The Board confirmed its support for this program.

Ms. Gonzalez reported on the work for Washington Square West to be designated as a historic district. The committee working on this effort has been in communication with the Philadelphia Historic Commission (“PHC”). PHC provided a list of issues relating to the original application so that a quotation can be obtained

for the work necessary to address these issues.

Mr. Broh reported that the Zoning Committee had recently held hearings regarding four projects:

1. 518 S. 7<sup>th</sup> Street – This is a yoga studio with the applicant presenting to correct a deficiency regarding its use. The Zoning Committee recommended non-opposition with a proviso to limit the scope of personal services such that undesirable personal services would be excluded from permitted uses under the variance. The Board unanimously voted for non-opposition with the proviso.
2. 1215-1217 Addison Walk – This project involves variances requested for lot subdivision and for rear yard size. Neighbor concerns, however, extend beyond the variance requests to matters such as building height, scale and design in keeping with the historical homes surrounding the property. Receipt of a petition against the development signed by approximately 125 residents was acknowledged. It was also noted that the petition was signed and delivered before hearings were held on the matter, and before neighbors had seen drawings or plans. The applicant agreed to further meetings with the neighbors and to consider design changes to address their concerns. If there is progress, then another presentation will be made at the next zoning meeting on November 23. If there is no progress, then it will be up to the applicant to proceed or not.
3. Broad and Pine Street, northeast corner – This is the Civic Design Review of the Dranoff Properties project. Mr. Broh described Committee recommendations regarding the eastern façade, trees, streetscaping and other items. There was then a lengthy discussion about how to communicate comments. Mr. Broh agreed to provide comments accordingly.
4. 736 Manning Street – The applicant seeks variance support to convert this single-family residence into a psychology services office on the first floor with a residential rental unit above. Mr. Broh reported on various factors considered by the Committee and noted that a strong consensus had not

been reached. Accordingly, a vote or recommendation by the Committee was not delivered. The Board then had a lengthy discussion and debate on relevant issues including surrounding properties already in use for medical services; neighbor opposition; and the Board’s strong support for women and minority-owned small businesses in the community. The sale listing history and pricing of the property was discussed in the context of the applicants’ purchase of the property for their intended use.

After further discussion and upon motion duly made and seconded, the Board proceeded with a vote. The results were as follows:

<b><u>Opposition</u></b>	<b><u>Non-opposition</u></b>
Broh	Campbell
Moyer	Casey
Spitzborg	Shaaban
Sortman	Pratt
Gonzalez	Goswami
Sweeney	
Lee	

Mr. Sher abstained. The Board therefore voted to oppose the variance request by a vote of 7-5.

Mr. Pratt announced that voting had closed for director elections and confirmed that all members in attendance who wished to vote had cast their votes. Ms. Gonzalez announced the results of the election. The following directors were hereby elected to the board to each serve for a 3-year term expiring in 2024:

Joe Pappalardo	77 votes
Patrick Coue	69

Sukrit Goswami	67
Katie Low	65
Jonathan Broh	50

Elizabeth Armour received 35 votes. The results from *Election Runner* were certified by the Board as final are hereby incorporated into these minutes and attached as **Exhibit A**.

There being no further business, the joint meeting of the Board and the Association Membership was duly adjourned at 8:15 pm.

Respectively submitted,

Drew A. Moyer  
Director, Acting Secretary