

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, May 21, 2024
11:15 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN BRIAN J. O'NEILL

BILLS: 240241, 240242, 240336

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2 COUNCILWOMAN BASS: Good
3 morning. This hearing is called to
4 order. Members and guests, please
5 take your seats.

6 Madam Clerk, please call
7 the roll to take attendance.
8 Members that are in attendance will
9 please indicate that you are
10 present. And this is the Committee
11 on Rules to hear Bill Nos. 240241,
12 240242 and 240336.

13 Madam Clerk.

14 THE CLERK: Councilmember
15 Gilmore Richardson.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Present.

18 THE CLERK: Councilmember
19 O'Neill.

20 COUNCILMAN O'NEILL:
21 Present.

22 THE CLERK: Councilmember
23 Squilla.

24 COUNCILMAN SQUILLA:
25 Present.

1 THE CLERK: Chair Bass.

2 COUNCILWOMAN BASS:

3 Present.

4 THE CLERK: Councilmember

5 Jones.

6 (No response.)

7 THE CLERK: Councilmember

8 Thomas.

9 (No response.)

10 THE CLERK: Councilmember

11 Gauthier.

12 (No response.)

13 COUNCILWOMAN BASS: Thank
14 you. A quorum of the Committee is
15 present and the hearing is now
16 called to order. And this is the
17 public hearing of the Committee on
18 Rules regarding Bill Nos. 240241,
19 240242 and 240336.

20 Madam Clerk, will you
21 please read the title of the bill.

22 THE CLERK: Bill No.
23 240241, amending Section 14-704 of
24 The Philadelphia Code, entitled
25 "Open Space and Natural Resources,"

1 by changing the applicability of
2 steep slope protection requirements
3 for certain stream restoration
4 activities, all under certain terms
5 and conditions.

6 Bill No. 240242, amending
7 Section 14-500 of The Philadelphia
8 Code, entitled "Overlay Zoning
9 Districts," by amending Section
10 14-524, entitled "/FDO, Fourth
11 District Overlay Districts," to
12 establish use regulations on
13 medical facilities, all under
14 certain terms and conditions.

15 And Bill No. 240336,
16 amending Title 14 of The
17 Philadelphia Code, entitled "Zoning
18 and Planning," by adding
19 definitions; and creating a new
20 Chestnut Hill Lower East /NCO in
21 the area generally bounded by the
22 SEPTA Chestnut Hill Eastline,
23 Cresheim Valley Drive, Germantown
24 Avenue, Winston Road, Moreland
25 Avenue, Devon Street, Ardleigh

1 Street, and Springfield Avenue,
2 under certain terms and conditions.

3 COUNCILWOMAN BASS: Thank
4 you, Madam Clerk. Before we begin,
5 I want to announce for the record
6 that Bill No. 240242 is being held
7 at the request of the sponsor.

8 Madam Clerk, please call
9 the first panel we have to testify
10 this morning on Bill No. 240241.

11 THE CLERK: Paula Brumbelow
12 Burns, Director of Legislation,
13 Philadelphia City Planning
14 Commission.

15 (Witness approached Witness
16 table.)

17 COUNCILWOMAN BASS: Good
18 morning. Please state your name
19 for the record and proceed.

20 MS. BRUMBELOW BURNS: Good
21 morning, members of the Rules
22 Committee. I am Paula Brumbelow
23 Burns, Director of Legislation for
24 the Philadelphia City Planning
25 Commission. I am here to testify

1 on Bill No. 240241 introduced into
2 City Council on April 4, 2024 by
3 Councilmember Jones, Jr.

4 Bill No. 240241 amends the
5 Philadelphia Zoning Code by
6 amending Section 14-704 of The
7 Philadelphia Code, entitled "Open
8 Space and Natural Resources," by
9 changing the applicability of steep
10 slopes protection requirements for
11 certain stream restoration
12 activities. This bill will
13 streamline the review of stream
14 restoration projects in the steep
15 slope protection area by creating
16 an exception for projects that have
17 been reviewed and approved by the
18 Pennsylvania Department of
19 Environmental Protection to protect
20 against erosion and do not increase
21 impervious coverage.

22 It will eliminate
23 redundancies in permitting and
24 advance environmental goals related
25 to stream and watershed protection.

1 Development projects within the
2 protection areas will be subject to
3 review. The Philadelphia City
4 Planning Commission considered Bill
5 No. 240241 at its public meeting on
6 April 18, 2024 and recommended the
7 bill for approval. I'll be happy
8 to answer any questions at this
9 time.

10 COUNCILWOMAN BASS: Thank
11 you very much for your testimony.

12 Any questions from the
13 panel?

14 Chair recognizes
15 Councilwoman Kathy Gilmore
16 Richardson.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Thank you so much,
19 Madam Chair.

20 Very quick question. I
21 just wanted to ensure that this
22 bill will only be related to the
23 stream restoration projects and it
24 would not increase any of the
25 impervious coverage at all?

1 Because sometimes you know there
2 are cases that we've had where
3 there's been conflict relative to
4 the DEP decisions as it relates to
5 the overall planning of the
6 District Councilperson as an
7 example. And I just want to make
8 sure that I mention that and that
9 that's okay.

10 MS. BRUMBELOW BURNS: Yes.
11 And when we were drafting this bill
12 along with the Water Department
13 Stormwater Unit, that was a
14 specific thing where we have seen
15 some of the situations in the past
16 and it was how to put forward a
17 solid stream restoration program
18 that will prevent flooding but
19 without causing side effects into
20 the neighborhood. So it was
21 something we were very cognizant of
22 working on.

23 COUNCILWOMAN GILMORE
24 RICHARDSON: Okay. I figured that
25 with the level of specificity

1 that's here. I just wanted to put
2 that on the record because I know
3 in the past we have had some issues
4 where we were in conflict, but I
5 think with the specificity here it
6 covers what we're seeking to
7 address. Okay. Thank you.

8 MS. BRUMBELOW BURNS: Yes,
9 we used one particular case as an
10 example that you had been involved
11 on.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: Understood.

14 Okay. Thank you, Madam
15 Chair.

16 MS. BRUMBELOW BURNS: Thank
17 you.

18 COUNCILWOMAN BASS: Thank
19 you. Okay. If there are no other
20 questions from members of the
21 Committee, thank you very much for
22 your testimony.

23 And is there anyone else
24 here to testify on Bill 240241
25 whose name has not been called?

1 (No response.)

2 COUNCILWOMAN BASS: All
3 right. Seeing none, I want to
4 thank you for your participation on
5 this bill. Thank you very much.

6 Can we have the Clerk
7 please call the first panel we have
8 to testify this morning on Bill No.
9 240336.

10 THE CLERK: Paula Brumbelow
11 Burns, Director of Legislation of
12 Philadelphia City Planning
13 Commission.

14 COUNCILWOMAN BASS: Thank
15 you very much. Please state your
16 name for the record and proceed.

17 MS. BRUMBELOW BURNS: I am
18 Paula Brumbelow Burns, Director of
19 Legislation for the Philadelphia
20 City Planning Commission. I'm here
21 to testify on Bill No. 240336
22 introduced into City Council on
23 April 25, 2024 by Councilmember
24 Bass.

25 Bill No. 240336 amends the

1 Philadelphia Zoning Code by
2 creating a new Neighborhood
3 Conservation Overlay, known as the
4 Chestnut Hill Lower East NCO. It
5 is in an area bounded by the SEPTA
6 Chestnut Hill Eastline, Cresheim
7 Valley Drive, Germantown Avenue,
8 Winston Road, Moreland Avenue,
9 Devon Street, Ardleigh Street and
10 Springfield Avenue in the Chestnut
11 Hill Neighborhood of the Upper
12 Northwest Planning District.

13 Additionally, it creates
14 definitions of a Dormer and a
15 Mansard roof that are used within
16 the NCO. This bill will create an
17 NCO that regulates RSA-3,
18 Residential Single-Attached,
19 properties in a small portion of
20 the neighborhood and will apply
21 zoning and design requirements to
22 residential neighborhoods.

23 The primary objective of
24 the proposed NCO, as stated by the
25 nominators, is to safeguard the

1 existing walkable and aesthetic
2 character of the 100 blocks of East
3 Mermaid Lane and East Moreland
4 Avenue, a key aspect of the
5 neighborhood's identity. The
6 additional zoning regulations are
7 related to building setbacks,
8 building height and massing,
9 parking and roof decks.

10 The design standards will
11 address habitable rooms on the
12 ground floor, screening of utility
13 meters, HVAC equipment, refuse
14 Enclosures, exterior materials and
15 landscaping of front yards. The
16 design standards will be applied
17 during the building permit review.

18 There are five criteria for
19 an area to become an NCO. And
20 while the applicant meets four of
21 the criteria, it does not meet that
22 the NCO must possess a consistent
23 architectural character as a result
24 of a concentration of residential
25 buildings of similar character or a

1 continuity established by an
2 overall plan.

3 The residential buildings
4 lining the north side of East
5 Mermaid Lane were built between
6 roughly 1850 and 1876. They are
7 mostly detached, with large lots
8 befitting the semi-rural nature of
9 this section of the City in the
10 1800s. By contrast the residential
11 buildings to the northwest of
12 Mermaid Lane were mostly built
13 after 1900 as streets were platted.
14 They demonstrate the greater
15 density of form that was typical of
16 development in outlying
17 neighborhoods in the early 20th
18 century.

19 The institutional and
20 industrial buildings to the south
21 of Mermaid Lane are entirely
22 unrelated in both form and function
23 to either era of residential
24 development on the north side of
25 Mermaid Lane. Given these are

1 three disparate historical
2 development context and resulting
3 building forms, PCPC's staff do not
4 believe that they provided
5 documentation sufficiently
6 demonstrating consistent
7 architectural character.

8 The staff recommendation
9 for this bill was not for approval
10 as it does not meet all of the NCO
11 criteria within the Zoning Code.
12 The Philadelphia City Planning
13 Commission considered Bill No.
14 240336 at its public meeting on May
15 16, 2024 and recommended the bill
16 for an additional 45-day review so
17 the neighborhood can meet with the
18 larger RCO within the area. I'll
19 be happy to answer any questions at
20 this time.

21 COUNCILWOMAN BASS: Thank
22 you because I have some questions.
23 So the first that I want to clarify
24 is my understanding that just today
25 after we had some conversations

1 with City Planning, that that
2 45-day hold was going to be
3 removed?

4 MS. BRUMBELOW BURNS: It
5 cannot be removed -- it can only be
6 removed as early as June 6th when
7 the Planning Commission next meets
8 and they would vote on it.

9 COUNCILWOMAN BASS: Right.
10 But --

11 MS. BRUMBELOW BURNS: It is
12 our impression it is going to be
13 on -- should be on the agenda.

14 COUNCILWOMAN BASS: But
15 that is the agreement, is that at
16 your June 6th meeting that we are
17 going to lift that 45-day hold at
18 that meeting. And therefore, we,
19 City Council, will be able to pass
20 this bill before the end of this
21 legislative session?

22 MS. BRUMBELOW BURNS: I
23 would love to say yes, but it's the
24 Planning Commission members that
25 vote and we are only staff --

1 COUNCILWOMAN BASS:

2 Understood.

3 MS. BRUMBELOW BURNS: --

4 but we are looking to put it back
5 on the agenda so they could vote.

6 COUNCILWOMAN BASS: Right.

7 But your recommendation -- I want
8 to just be clear. Your
9 recommendation is for the removal
10 of the 45-day hold, correct?

11 MS. BRUMBELOW BURNS: If we
12 put it back on the agenda, yes.

13 COUNCILWOMAN BASS: Okay.
14 All right. So that is what you're
15 going to be recommending to the
16 voting members?

17 MS. BRUMBELOW BURNS: Yes.
18 We will still recommend no but also
19 to remove the 45-day.

20 COUNCILWOMAN BASS: Okay.
21 All right.

22 MS. BRUMBELOW BURNS:
23 Thank you. I'm sorry, just to
24 clarify that.

25 COUNCILWOMAN BASS: No,

1 that's okay because we want to be
2 absolutely clear as to what we're
3 doing here. And we understand the
4 Planning Commission's no on this
5 matter. Listen, we hear you, but
6 we very much vigorously disagree
7 with you. And that's okay.

8 I as the bill's sponsor
9 certainly intend to move this bill
10 along and vote it out of Committee
11 today with a favorable
12 recommendation. But first, we need
13 to hear from the rest of our
14 witnesses.

15 Is there anyone else --
16 Councilwoman, did you have a
17 question?

18 COUNCILWOMAN GILMORE

19 RICHARDSON: No.

20 COUNCILWOMAN BASS: Okay.
21 I do want to recognize the presence
22 of Councilwoman Jamie Gauthier.

23 Any questions?

24 COUNCILWOMAN GAUTHIER: No.

25 COUNCILWOMAN BASS: Okay.

1 All right. And seeing no
2 other questions from the panel,
3 thank you very much for your
4 testimony today.

5 MS. BRUMBELOW BURNS: Thank
6 you.

7 COUNCILWOMAN BASS: Madam
8 Clerk, can we have you call the
9 next panel.

10 THE CLERK: Celeste
11 Hardester, Camille Peluso and
12 Douglas Martinson.

13 (Witnesses approached
14 witness table.)

15 MS. HARDESTER: Good
16 morning.

17 COUNCILWOMAN BASS: Good
18 morning. How are you?

19 MS. HARDESTER: I'm just
20 fine. Thank you. How are you?

21 COUNCILWOMAN BASS: Very
22 well. Please state your name for
23 the record and proceed with your
24 testimony.

25 MS. HARDISTER: I'm Celeste

1 Hardester. I am the Development
2 Review Coordinator for the Chestnut
3 Hill Community Association, one of
4 the RCOs in Chestnut Hill, and they
5 requested that I make the following
6 statement: The CHCA prefers that
7 Neighborhood Conservation Overlays
8 in Chestnut Hill are reviewed by
9 its Zoning Review Committee, which
10 is staffed by professionals and is
11 used for all RCO zoning reviews.
12 This committee has not reviewed the
13 East Mermaid NCO. Thank you.

14 COUNCILWOMAN BASS: Thank
15 you for your testimony.

16 Hello. Please state your
17 name for the record and proceed.

18 MS. PELUSO: I'm Camille
19 Peluso. I'm an architect and a
20 resident of Chestnut Hill for 30
21 years. I am also an elected
22 Director of the Chestnut Hill
23 Community Association as well as
24 being on their Land Use, Planning
25 and Zoning Committee.

1 I have two things to say.
2 One is as a member of the Community
3 Association, Director of the
4 Community Association, this NCO has
5 never been put before the Community
6 Association so there should be no
7 conversation about it because we
8 never talked about it at our board
9 meetings.

10 Secondly, we'd like to just
11 state that in due respect to
12 Mr. Ian Haggerty, he is an
13 environmental City planner and we
14 have our team -- writing our NCO,
15 we have a historical architect who
16 helped put together our brochures
17 and all our information. And we
18 believe that with our thorough
19 photographic survey included in our
20 report, it's evidence of a
21 consistent architectural character
22 and these architectural characters
23 include and what she mentioned, so
24 our goal here is to promote a
25 visual harmony in our neighborhood

1 and to preserve our community
2 because we have a lot of valuable
3 properties coming up and we want to
4 make sure that we keep the quality
5 of our village look to our
6 Community Association. And that's
7 why we've gone through three years
8 of working on this, and we
9 appreciate any support you can give
10 us. Thank you.

11 COUNCILWOMAN BASS: Thank
12 you very much. Thank you for your
13 testimony.

14 Please state your name for
15 the record and proceed.

16 MR. MARTINSON: My name is
17 Douglas Martinson. I'm a neighbor
18 on Mermaid Lane. I'm here in
19 support of the NCO. I think
20 fundamentally the complaint that
21 the Committee has from Chestnut
22 Hill is fundamentally wrong. They
23 have the dates wrong. The houses
24 are built and they moved to the
25 date of 1900 and beyond. They're

1 not just in the early 1800s.

2 I think the presentation
3 that was done by our elected group
4 was very thorough and consistent
5 with what was necessary for this
6 NCO and we are trying very hard to
7 keep the character of the
8 neighborhood and to try to have a
9 consistent feel of a more
10 neighborhood feel versus more
11 industrial or large scale
12 buildings. So we want to have
13 things that are more consistent
14 with what's currently there. So
15 thank you for your support.

16 COUNCILWOMAN BASS:

17 Absolutely. Thank you. Thank you
18 for being here today. Good
19 morning.

20 MR. BADSTUBNER: Good
21 morning, Councilmembers. My name
22 is Mark Badstubner. This is my son
23 Joel. Thank you for allowing him
24 to be here today to see this. We
25 are long-term residents of Mermaid

1 Lane, a very near neighbor. We
2 have been in our location for 22
3 years.

4 Just to give you a sense of
5 perspective, the home that we live
6 in has been in our family since his
7 grandfather was his age and was an
8 Italian immigrant. And the Italian
9 immigrants who -- they were
10 stonemasons and built a lot of
11 Chestnut Hill.

12 I say that because while I
13 know that development is always
14 inevitable and I understand that.
15 I think that there is something to
16 be said about aesthetic and
17 responsible development. All that
18 I would ask for is to not
19 destroy -- all I want to do is to
20 preserve the character of the
21 neighborhood, and whether that's
22 how many houses that is. I think
23 you can -- if you walk through
24 Chestnut Hill, you'll see a lot of
25 Wissahickon schist. You'll see --

1 which is kind of cool because my
2 wife's relatives put that there.

3 So I just want to say that
4 I am in support of the NCO and I
5 think it's important to keep the
6 character of neighborhoods, not
7 just in Chestnut Hill, although
8 that's very close to my heart but
9 the City as well. So thank you
10 very much. I appreciate your time.

11 COUNCILWOMAN BASS: Well,
12 thank you for being here. We could
13 not agree more, the character
14 absolutely matters.

15 Joel, did you have
16 something you wanted to add to
17 that?

18 MR. J. BADSTUBNER: No.

19 COUNCILWOMAN BASS: Okay.
20 Well, thank you for being here
21 today.

22 MR. BADSTUBNER: Thank you.

23 (Witnesses approached
24 Witness table.)

25 COUNCILWOMAN BASS: Good

1 morning.

2 MR. CASERIO: Good morning,
3 Rules Committee. I'm Robert
4 Caserio. I live on Mermaid Lane.
5 I've been a resident there for 30
6 years. I want to see Chestnut Hill
7 preserved as a unique part of the
8 city with a character of its own
9 and a character that should be
10 available in the future to anyone
11 who is a resident there as well as
12 to all of us who've been there for
13 a long time. So this is not merely
14 a self-centered business.

15 I have been perplexed about
16 rules that don't seem to be in play
17 as they should be and, that is, as
18 I understand it an NCO does not
19 have to be approved or even
20 initiated by an RCO. And what
21 perplexed me at the most recent
22 meeting was that RCO members were
23 there objecting to our plan because
24 it hadn't been reviewed by the RCO.
25 And this bewilders me because RCO

1 members were at a community meeting
2 on February 8th and did not tell us
3 that they needed to review the NCO
4 before we could proceed. So I hope
5 you will keep that in mind. Thank
6 you very much.

7 COUNCILWOMAN BASS: Well,
8 thank you for bringing that to our
9 attention. That's something that
10 we should look into as we're just
11 trying to make sure that all of
12 these things go smoothly. And so,
13 that's something that we can
14 definitely have some conversation
15 about in the future try to figure
16 out how to minimize any sort of
17 confusion around what's happening,
18 who reviews, who's at the table,
19 all those kinds of things. So
20 thank you for bringing that to our
21 attention.

22 MR. CASERIO: Thank you.

23 MR. MEGAREE: Good morning.
24 My name is Steve Megargee. I live
25 on East Mermaid Lane. And a lot of

1 us are talking about the review, no
2 review needed by the RCO for the
3 NCO. According to what I saw in
4 the Zoom meeting last week for the
5 Planning Commission, the Planning
6 Commission attorney stated that
7 "RCO review is not required for an
8 NCO," for what that is worth.

9 And then the other thing
10 about the RCO and their, I'll call
11 it, representation of the
12 community, they are the Chesnut
13 Hill Community Association, I'm a
14 33-year member of the Community
15 Association. They never asked me
16 what I thought, so I don't know who
17 they're representing.

18 And then what I have to say
19 I'm going to go a little bit off of
20 procedural script here. Can I see
21 a show of hands of people who have
22 actually been in Chestnut Hill,
23 everybody? If I could -- no, I'm
24 serious.

25 (Raised hands.)

1 COUNCILWOMAN BASS: Oh,
2 well, everybody.

3 MR. MEGARGEE: And show of
4 hands of people who think that it's
5 kind of a nice place.

6 (Raised hands.)

7 MR. MCGARGY: Yeah, that's
8 why I'm sitting here today because
9 I wanted it to continue to be a
10 nice place for people. I'm going
11 to be dead long after, long before,
12 whenever, I'm going to be dead for
13 a long time, and the decisions that
14 are going to be made here and about
15 this, they're going to live on.

16 COUNCILWOMAN BASS:
17 Absolutely.

18 MR. MEGARGEE: My friend in
19 the furry cap is going to be paying
20 the price for the decisions that
21 are made about this and that's what
22 I have to say.

23 COUNCILWOMAN BASS: Thank
24 you. And, listen, to address your
25 point these decisions are lasting

1 and they will be in effect for a
2 very, very long time. It's
3 unlikely that they would be
4 changed. And so, we have to be
5 thoughtful. We have to be very
6 thoughtful and deliberative about
7 what we're doing around all
8 neighborhoods.

9 And so, listen, everybody
10 knows Chestnut Hill is a great
11 place, it's a beautiful place. And
12 as we work to make more of our
13 neighborhood sort of emulate what
14 Chestnut Hill is and has to offer,
15 we want to protect what we have
16 there as well. So thank you for
17 coming down today.

18 MR. MEGARGEE: Absolutely.

19 COUNCILWOMAN BASS: Okay.
20 Next panel.

21 (Witnesses approached
22 Witness table.)

23 MS. WILLIAMS: Hello. My
24 name is Anne Williams. I'm a
25 lifelong resident of Mermaid Lane.

1 My family actually bought their
2 house at the close of World War II
3 and we've enjoyed many, many
4 wonderful years and times with
5 family and good relationships with
6 my neighbors. And it's an old
7 block. All the homes are
8 different, the surrounding homes
9 that enjoy nice yards and
10 opportunities for children to run
11 and play. I want to preserve that.

12 I want for future
13 generations to be able to enjoy the
14 lifestyle that I've enjoyed on this
15 street and just protect this going
16 forward. Once it's gone, it's
17 gone. It's hard to bring back and
18 it just seems to be a new building
19 culture today where bigger is
20 better and builders are building
21 from lot line to lot line.

22 And I just want to protect
23 the beauty of our neighborhood, the
24 beauty of our street to keep it
25 having that small town feel that it

1 has. It's just so important to me.
2 And having an NCO that can offer
3 protection for our homes, for our
4 neighborhood, it seems that that's
5 what's available to us and I feel
6 that we should take this and just
7 move forward with it to give us the
8 protection and the stability that
9 we need for today. Thank you very
10 much, Councilwoman Bass. I
11 appreciate you.

12 COUNCILWOMAN BASS:
13 Absolutely. Thank you for being
14 down here and for just expressing
15 how important it is and the
16 generations of your family that
17 have been impacted by just the
18 environment of Chestnut Hill, so we
19 want to preserve that. So thank
20 you.

21 MS. WILLIAMS: Thank you
22 very much.

23 COUNCILWOMAN BASS:
24 Absolutely.

25 Hello. Please state your

1 name --

2 MS. STERNER: Good morning.

3 I'm Cornelia Sterner and I live on
4 Mermaid Lane. We moved in about 20
5 years ago. And when we considered
6 where we wanted to move in Chestnut
7 Hill, we had no idea it would end
8 up being Mermaid Lane. But I
9 remember us driving around, walking
10 around looking at the different
11 streets in Chestnut Hill and really
12 loving what it was.

13 And I lead with that to say
14 my feeling is what happens on one
15 street affects all the streets
16 around it, affects the
17 neighborhoods. And we can see that
18 in the negative when there is
19 unchecked development happening,
20 which what appears often
21 externalized costs to the neighbors
22 where the developers may not live
23 in that neighborhood and have more
24 of the benefit and the costs go to
25 the neighbors.

1 So we've had the Quaker
2 Meeting House develop their
3 property directly opposite of my
4 husband's and my house, and it
5 seemed to have been responsible.
6 It's a beautiful building. I think
7 it adds value to the neighborhood
8 far beyond just my husband and I.
9 So I think I would like to -- I'm
10 supporting the NCO, not because it
11 just benefits my family, but I
12 think it benefits the community as
13 a whole and it would benefit
14 anybody looking to live in a place
15 in Philadelphia. And so, I hope
16 that this goes through in the way
17 that we're hoping for. Thank you
18 very much.

19 COUNCILWOMAN BASS: Thank
20 you very much. Thank you for being
21 here for your testimony. And I'm
22 glad that you chose Chestnut Hill.
23 So thank you for being here.

24 Please state your name for
25 the record and proceed.

1 MR. JACOBSON: Hi. My name
2 is Christopher Jacobson. I've
3 lived on Mermaid Lane for about 30
4 years. I'm a great fan of Mermaid
5 Lane. I'm also a great fan of
6 Philadelphia. And I think one of
7 Philadelphia's greatest assets is
8 the fact that throughout the city
9 in every different community there
10 are pockets of architecture that
11 are intact buildings that have the
12 history of Philadelphia writ large.

13 You can go and you can
14 stand in places and you can say, I
15 can see the Revolutionary War, I
16 can see immigration, I can see
17 patterns of population changes.
18 All of those things I think are
19 incredibly important to this city
20 because I think it's unique to this
21 city as big cities go. You can't
22 do this in quite the same way in
23 New York or Boston, et cetera.

24 But I also think that this
25 is under threat in this city, not

1 by development, per se, but by
2 developers who come in and have no
3 sense of responsibility for what
4 they're moving into, no sense of
5 commitment to this. They're there
6 for profit. They're there for all
7 sorts of reasons which are fine,
8 but in the process things are
9 getting lost.

10 I support this NCO. I wish
11 it wasn't necessary. I wish we
12 didn't have to do such things
13 because I wish developers would
14 come in with their own sense of
15 responsibility but that's not
16 happening. So I support this. And
17 I just want to finish by saying I
18 find it somewhat ironic that the
19 Chestnut Hill Community Association
20 has any objection to this since it
21 itself right now with other
22 community organizations in the
23 process of creating an overlay for
24 the Germantown Business District to
25 do precisely what we're doing,

1 trying to preserve what makes
2 Chestnut Hill special, not to get
3 rid of development, not to be
4 NIMBYs, but to preserve something
5 for the future which once it's
6 lost, as people have said it's
7 lost, and Philadelphia loses little
8 bits and pieces every time this
9 happens. Thank you.

10 COUNCILWOMAN BASS: Well,
11 thank you for being here. And,
12 listen, overlays can be really good
13 things. The more the merrier.

14 Right, Paula? Paula says
15 yeah.

16 Okay. Is there anyone else
17 who is here to testify for this
18 bill whose name has not been
19 called?

20 (No response.)

21 COUNCILWOMAN BASS: Okay.
22 I'm sorry. Were there any
23 questions by members of this
24 Committee?

25 (No response.)

1 COUNCILWOMAN BASS: All
2 right. Hearing none, this
3 concludes the public hearing. We
4 will now go into a public meeting
5 shortly to consider the action to
6 be taken on the bills before this
7 Committee today.

8 Thank you for your
9 patience. We'll now go into a
10 public meeting. And the Chair
11 recognizes Councilman Mark Squilla
12 for a motion on Bill No. 240241.

13 COUNCILMAN SQUILLA: Thank
14 you, Madam Chair.

15 I move that Bill No. 240241
16 be reported from this Committee
17 with a favorable recommendation and
18 further move that the rules of
19 Council be suspended and submit the
20 first reading of this bill at the
21 next session of Council.

22 (Duly seconded.)

23 COUNCILWOMAN BASS: The
24 Chair notes for the record that
25 Councilmember Kathy Gilmore

1 Richardson seconds the motion.
2 It's been moved and properly
3 seconded that Bill No. 240241 be
4 reported from this Committee with a
5 favorable recommendation and
6 further move that the rules of
7 Council be suspended to permit the
8 first reading of this bill at the
9 next session of Council.

10 All of those in favor of
11 this motion will signify by saying
12 aye.

13 (Aye.)

14 COUNCILWOMAN BASS: Does
15 anyone oppose?

16 (No response.)

17 COUNCILWOMAN BASS: The
18 ayes have it and the motion
19 carries.

20 The Chair now recognizes
21 Councilmember Squilla for a motion
22 on Bill No. 240336.

23 COUNCILMAN SQUILLA: Thank
24 you, Madam Chair.

25 I move that Bill No. 240336

1 be reported from this Committee
2 with a favorable recommendation and
3 further move that the rules of
4 Council be suspended as to submit
5 the first reading of this bill at
6 the next session of Council.

7 (Duly seconded.)

8 COUNCILWOMAN BASS: The
9 Chair notes for the record that
10 Councilmember Katherine Gilmore
11 Richardson seconds the motion. And
12 it's been moved and properly
13 seconded that Bill No. 240336 be
14 reported from this Committee with a
15 favorable recommendation and
16 further move that the rules of
17 Council be suspended to permit the
18 first reading of this bill at the
19 next session of Council.

20 All of those in favor of
21 this motion will signify by saying
22 aye.

23 (Aye.)

24 COUNCILWOMAN BASS: Does
25 anyone oppose?

1 (No response.)

2 COUNCILWOMAN BASS: The
3 ayes have it and the motion
4 carries.

5 And if there are no
6 additional remarks, this concludes
7 the business of this Committee on
8 Rules today. Again, I want to
9 announce for the record that Bill
10 No. 240242 is being held at the
11 request of the sponsor. Thank you
12 all very much for your attendance.
13 Thank you, everyone.

14 (Committee on Rules
15 concluded at 11:46 a.m.)

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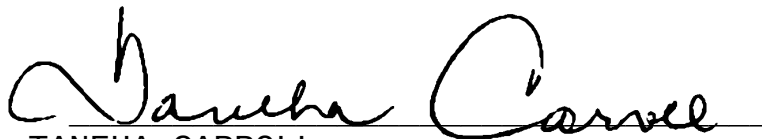
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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, reading "Taneha Carroll", written over a horizontal line.

TANEHA CARROLL
Court Reporter - Notary Public

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