

COOPER GRANT NEIGHBORHOOD ASSOCIATION

MEETING MINUTES FROM NOVEMBER

Meeting: **Monday**, November 22, 2010
Victor Lofts, 1 Market St. Camden, NJ (Main entrance – ask security guard)
7:00 PM- Pizza and Drinks from Market St Pizza
7:30 PM- Meeting starts

- Agenda:
1. Call to Order and Introductions – Start time - 7:36pm – 14 people present to start
 2. Minutes of the Previous Meeting – All approved.
 3. Treasurer's Report and Collection of Voluntary Contributions
Current balance \$1471.66, Pizza Bill= \$34, \$56 = collected today.
 4. Communications
 - a. Letter of Support for Camden City Garden Club: Letter for Mike Devlin
- NJN had a gardening news clip just after our last meeting.
 - b. Letter from Rutgers about access to athletic facilities for neighborhood
Rutgers response was gym is for current students and alumni only.
Will review at end of academic year to see if that can change.
 - c. Others included below
 5. Old Business:
 - a. **CGNA Boundaries Vote** – Proposed revision to CGNA bylaws

Original Language:

To make Cooper-Grant a better place to live, through democratically-planned programs and charitable activities for public benefit, on a nonprofit basis. "Cooper-Grant" is defined as the area from the south side of Cooper St. to the Benjamin Franklin Bridge, and from Friends Ave (extended) to Delaware Ave.

Proposed Change:

To make Cooper-Grant a better place to live, through democratically-planned programs and charitable activities for public benefit, on a nonprofit basis. "Cooper-Grant" is defined as the area from the south side of **Market St.** to the Benjamin Franklin Bridge, and from **the West side of Haddon Ave** to **the Delaware River**.

Tara Nurin calls for a motion to amend by-laws. Second to the motion made by Craig Campbell.

Discussion: Craig states historically some people could not be a part of CGNA because they were one block out. Grey states charm of CGNA is that it is a small little group. Frank Fullbrook agrees adding that with our little area now, we have plenty to do already. We should not bite off more than we can chew. Frank asks, why after 29 years should we include these areas that were not included before? Craig states that he wants CGNA to be inclusive. Shawn mentions that he wants CGNA to be ahead of the curve, Market and Cooper Sts. have mixed-use potential, not just commercial. Still are and will be smallest neighborhood group in the city. Tara states if we are not proactive now and it develops around us, without us, not good to be late to the game because we will lose our chance to influence. Discussion closes at 8:07pm - Frank points out that a conflict of interest if you have interest in new proposed area you should abstain from the vote. Craig disagrees. Shawn points out that Frank is talking about Shawn and discussion ensues. Continue on with vote. 13 eligible voters based. 8 Yes, 3 No, 2 Abstentions. The resolution does not pass.

- b. Walt Whitman Arts Center Update
Possible agreement with Rutgers U., still waiting for word from Rutgers.
- c. Point St. Warehouse / water issues (west side) final call
Ray Brogden reported by email that since clean-out of gutters by the Kaplan Bros., no flooding reported by Ray or James Reilly.

6. New Business

a. Development Committee Report

Shawn passes development committee notes around. Notes are attached to the end of this meeting's minutes document.

Franks makes comment related to onsite manager of 301 Market St. or lack thereof - currently managed from Fairview, Market Fair Complex. Brought up at City Council Meeting because that was part of the deal.

b. CGNA Board of Trustees – Call for nominations (5)

By-laws call for a board of trustees in case of an emergency related to the current board. Only Al Parker and Antonio Vasquez are left from the 1982 board. Frank said board was not really needed because there were no crises that prompted it.

Announcing now for nominations: Tara nominates: *Shawn Burke, James Reilly*, Jonathan nominates: *Sonia Rivera-Perez*, Craig Campbell nominates: *Bryon Yoder and Tara Nurin*; Bryon nominates: *Frank Fullbrook*, Will take more nominations at the January meeting and then put it up for a vote.

c. CGNA Committees Discussion - Website & Communications / Business District

Committee / Block Party / Home Tour / Community Garden / Bylaws Revision Committee / Development Committee - Bryon explains that these committees are just ideas of committees, not all are needed and it may not be all inclusive.

Shawn says he wants to start get going on the Home Tour Committee ASAP.

d. Neighborhood Holiday Decorating – Point St will be decorating on Saturday after Thanksgiving before the 08102 Grid Iron Classic. Also there may be red bows on street lights in downtown and Cooper-Grant. Andrew Adams states that CGNA was included originally but not now because of a conflict of interest. So if we want free bows CGNA just needs to ask the mayor formally for red bows and have residents put them up. Johnson Park will be lit up by Rutgers this year. Rutgers will put up white lights on all the poles, pine garland and bows.

Other New Business: During Executive Meeting an officer from Rutgers said windows have been broken into, lots of glass on Penn from Point to Delaware Sts. All crime reports are on Rutgers Police website if you want to see what has been happening. Tara questions about abandoned cars. If you have specific car parking issues please post on www.camdendccb.org website. Also you can email secretary@coopergrant.org and Jonathan can follow up with the city.

7. Announcements

a. Want neighborhood updates/announcements via email? Please email secretary@coopergrant.org with your name and address

b. 4th Annual Campbell's Souper Bowl Saturday, November 27, 2010 at 5:00 p.m., Rutgers Soccer Field

c. Next CGNA Meeting - Monday, January 24, 2011 VICTOR Lofts
(No December Meeting)

d. Art Gallery in Pavilion at Cooper Hospital 4:30pm – 7:30pm Dec 3rd

e. Pizza and Poetry tomorrow, Nov. 23rd at 7pm Slice of NY – honoring Roy Rogers.

f. Dec 11th 3pm Parade and Tree Lighting on Camden Waterfront.

g. New Years Eve 12.31.2010 Fireworks on Waterfront – 6:00 p.m. and midnight.

8. Adjournment 8:58pm

The area served by CGNA is from Cooper Street (south side) to the Ben Franklin Bridge, and from Friends Avenue (extended) to Delaware Avenue.

For more information, call Bryon Yoder, President of CGNA: (610) 462-2909

*****This is our 29th year as an organization*****

Cannot attend CGNA Meeting?

Want updates, meeting minutes and agendas?

To get on the email list:

Email Jonathan Latko: secretary@coopergrant.org

www.coopergrant.org

**COOPER GRANT NEIGHBORHOOD ASSOCIATION
DEVELOPMENT COMMITTEE REPORT**

**HIGHLIGHTS, Thursday, November 18, 2010
Victor Building, Cabinet Room
Camden, New Jersey 08102**

In attendance at meeting: Shawn Burke, Bryon Yoder, Jonathan Latko, Bill Hoag, Frank Fulbrook

1. Update on the Phase II of Cooper Commons Home Project.

Cooper Grant will be meeting with Pennrose and the CRA in the coming few weeks regarding Phase II of Cooper Commons. With the recent environmental clearance received from NJ DEP -along with the financial awards from the EPA – Cooper Grant is seeking to re-solidify its partnership with Pennrose so we can move Phase II into the next stage of development. The environmental grant money from the EPA has been disbursed, and we hope to have new timelines and updates after the next two meetings with Pennrose and the CRA.

There currently exists a \$1.1MM budget deficit for Phase II. The Cooper Grant development committee is looking to work with Pennrose and the CRA to use 3 different approaches to reduce or eliminate that deficit: raise Phase II home prices by 10-15%, use modular construction to reduce carrying and construction costs, and refine the overall budget for efficiencies.

2. Update on the downtown grocery.

At this time there are no formal proposals or projects for a large scale grocery in downtown. However, a new boutique grocer, Market Gourmet, will be opening at the Victor Building on Market Street during the first week of December 2010. Victor management was clear to state that this will NOT be a convenience store. This store will serve as a small grocery with many options and variety for local residents. The owner of Market Gourmet hopes to capture 70% of the average household's grocery needs.

3. Update on RPM – 301-307 Market.

301-307 Market Street is operating at near full occupancy. The residential portion of 301-307 Market is still seeking a new on-site property manager.

Regarding the commercial spaces - There are two new businesses looking to open their operation on the ground floor of 301 and 307 Market Street within the coming 6 months. More updates to follow as details are finalized.

4. General Victor Lofts/Dranoff Updates.

The stained glass windows on the Victor tower are scheduled to be fixed by the first week in December. Once replaced, the stained glass windows on the tower will be backlit.

In the coming few months the Victor management hopes to secure a lease with a Mexican food establishment to take the space of the former Subway Sandwich restaurant on Market Street (Between the former drycleaners and the Market Street Pizza).