

PHILADELPHIA CITY PLANNING COMMISSION
MEETING VIA ZOOM

MINUTES APRIL 8, 2021

PRESENT:

Anne Fadullon, Commission Chair

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Garlen Capita

Duane Bumb

Peilin Chen

Maria Gonzalez

Michael Johns

Patrick Eiding

Mary Horstmann

Eleanor Sharpe

NOT PRESENT:

Charlotte Castle

Commission Chair, Anne Fadullon, called the Philadelphia City Planning Commission to order at 1:02 p.m.

Greg Waldman, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.

During today's meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.

Those of you who are joining us on Zoom will have two options to ask questions and comments. If you would like to speak, click, or tap on the "RAISE HAND" button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and will have the opportunity to speak to the Commission and the audience.

If you prefer to type your question or comment, click, or tap on the "Q&A" button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.

For those joining by phone, we're unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at Planning@phila.gov.

This meeting will be recorded and posted to our website.

Mr. Waldman turned the meeting over to Chair Fadullon, the Commission Chair to begin the meeting.

1. Approval of Minutes from February and March 2021

Chair Fadullon asked the Commission if there was a motion to approve the February and March Minutes. Upon the motion made by Commissioner Eiding and seconded by Commissioner Gonzalez to approve the February and March Minutes (00:02:32). Motion carried unanimously (8-0).

2. Executive Director's Update

- The next Civic Design Review Meeting – April 20th at 1:00 p.m.
- Welcome the newest Civic Design Review Committee Member – Clarissa Kelsey, Associate Architect

a. Items In Accord

i. Bill No. 210228: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 5th Street, South Street, and 8th Street, all under certain terms and conditions."

b. Redevelopment Items for Administrative Approval

i. 8th and Berks Streets

The Redevelopment Authority has requested the Commission to review the disposition of 1827, 1829, 1831, 8133 and 1837-61 N. 8th Street, 1826, 1832 and 1838-48 N. Franklin Street, and 720- 30 W Berks Street. These lots will be transferred to Berks Senior Living LP for construction of 44 units of senior rental housing. The land will be sold for \$23.00.

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation. This proposal is in accord with the North Philadelphia Redevelopment Area Plan and the Comprehensive Plan.

ii. 3252 Germantown Avenue

The Redevelopment Authority has requested the Commission to review the disposition of 3252 Germantown Ave. This lot will be transferred to Germantown Liberty Acquisitions, LLC to assemble with their inventory to construct 41 affordable housing units and 2 commercial spaces. The land will be sold for a nominal fee.

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation. This proposal is in accord with the Comprehensive Plan.

iii. 920-56 N 51st Street

Nature of Transaction: Selection of developer to construct a 39,650 square foot building containing 30 units comprised of 11 one -bedroom, 11 two-bedroom, and eight three - bedroom units, lobby, community room with kitchen and pantry, conference room, space for delivery of supportive services, property management offices, mail room, computer room, laundry on each floor, third floor lounge, and an outdoor play area. Four of the 30 units will be accessible to the physically disabled, and two will be accessible to those who are hearing/ vision impaired within the West Mill Creek Urban Renewal Area.

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation. This proposal does conform to the with the proposed land use map in the RAP and with the West District Plan (2018) and the Comprehensive Plan.

iv. Belmont Commons

Nature of Transaction: Selection of developer for an open space recreational site to include botanical gardens, trees, fitness, reading and sitting stations for the neighboring community located within the Sarah Allen Urban Renewal Area.

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation. This proposal -Belmont Gardens does not conform with the proposed land use map in the Belmont RAP 1972, but does conform with the Renew section of the West District Plan (2018) and the Comprehensive Plan.

v. Mantua Peace Garden

Redevelopment Item Nature of Transaction: Selection of developer for the preservation of a community garden located within the Mantua Urban Renewal Area on behalf of the residents and the community of gardeners who are members.

The Commission is required to review Redevelopment Agreements for land that the Redevelopment Authority acquires through eminent domain. The proposed land use must be consistent with the Redevelopment Area Plan and the City's Comprehensive Plan. This is an advisory review. The Redevelopment Authority is not bound by the Commission's recommendation. This proposal - Mantua Peace Garden does not conform to the with the proposed land use map in the Mantua RAP 1968, but does conform with the Renew section of the West District Plan (2018) and the Comprehensive Plan.

- Maplewood Mall Reconstruction – The City has completed renovating Maplewood Mall, in Germantown. Planning Commission staff played a lead role on the project management team. The public comment period closes May 7th for public art piece.

This concludes the Director's report.

Chair Fadullon added, that the improvement really looks incredible and think it's going to be a boost to the small businesses that phase onto the mall; and, it is such an additional attractive amenity for Germantown, then praised the staff and everybody else, who worked on the project, because the results are fantastic.

3. FY 22-27 Capital Program and Budget (Presented by John Haak, 00:10:02).

Staff recommendation is for approval.

Questions and comments from the Commission (00:21:19).

Commissioner Chen expressed that she was excited about the investment that was made, then recognized the Planning Commission staff and all their hard work this year. They designed the book and carried the project forward. Chair Fadullon seconded Commissioner Chen remarks.

Commissioner Johns asked when would the project go through City Council. Commissioner Chen stated that it would be introduced April 15th, with the rest of the Budget Bills, including the Operating Budget. Commissioner Gaston asked how much stimulus funds were put towards the Capital Budget and allocated. Commissioner Chen provided information from the Operating side. The Capital side, is why they were able to make such a large investment. Chair Fadullon said the City received \$1.4 Billion and believes that the funds have to be spent within three-years. The Mayor will present during Operating Budget address. Commissioner Gonzalez inquired about the finances in the pipeline and new initiatives.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (00:27:54).

Motion by Commissioner Johns and seconded by Commissioner Eiding to accept staff recommendation of approval for Fiscal Year FY2022-2027 Capital Program and FY2022 Capital Budget.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Bumb, Commissioner Chen, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried unanimously (8-0).

Commissioner Syrnick recused himself from this item.

4. Action Item: Bill No. 210207: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard. Introduced by Councilmember O'Neill on March 11, 2021 (Presented by Keith Davis, 00:29:00).

Staff recommendation is not for approval.

Questions and comments from the Commission (00:35:02).

Commissioner Gaston asked if the underline purpose was known in a number of the industrial areas, where you can have auto sales there prohibited by another prevision, which prohibits in certain districts pertaining to the encroachment. Eleanor Sharpe stated that they invited City Council to make the case for themselves, as they don't know but suspect collateral damage based on their target, but it's hard to explain. Further discussion continued (00:37:16) regarding the religious assembly being affected.

Commissioner Gonzalez agreed with Commissioner Gaston etc. expressed that many businesses that are struggling through the pandemic and think that it doesn't make sense to add an additional layer and making it more challenging for small businesses in commercial corridors by adding additional restrictions to existing businesses, that have been operating and meeting the zoning code. Commissioner Gonzalez agreed with Commissioner Gaston comments.

Seeing no further questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (00:39:45).

Upon the motion made by Commissioner Eiding and seconded by Commissioner Capita to accept staff recommendation, not for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Bumb, Commissioner Syrnick, Commissioner Chen, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried unanimously (9-0).

5. **Action Item: Bill No. 210204: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Milnor Street, Princeton Avenue, and the Delaware River." (Presented by Mason Austin, 00:40:59)**

Staff recommendation is for approval.

(00:44:51) Chair Fadullon clarified that based on if they don't do the change, the current owner could demolish the building and try to put residential there. Mr. Austin confirmed and added that there's nothing preventing the owner from demolishing the building now.

Questions and comments from the Commission at the minute mark in video (00:45:17)

Commissioner Gaston asked if changing the designation prevent residential development. Commissioner Capita asked if there was a group currently working to designate the building given the historical site. Mr. Austin was uncertain. Chair Fadullon added that the bigger issue is that even if someone was willing to designate the building, given that the demolition permit has been pulled, historical designation at this point, wouldn't stop the demolition.

Seeing no further questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (00:47:47).

Upon the motion made by Commissioner Gaston and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Bumb, Commissioner Syrnick, Commissioner Chen, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried unanimously (9-0).

6. Review and Comment: French Village Historic District Nomination (Presented by Meredith Keller, Philadelphia Historical Commission)

No action was required for this item.

Questions and comments from the Commission (00:54:06)

Commissioner Capita inquired about the public meetings being held with all the residents that were in support of the nomination. Ms. Keller didn't think that there was universal support and they were having a meeting that was setup on April 7th. Commissioner Johns asked if neighbors would still have a chance to participate, with the Historic Commission. Ms. Keller said yes, and stated that a meeting on historic designation for nonbinding recommendation April 21st, then the Historic Commission will meet will make the final decision to designate or not May 14th. The public will participate in both meetings.

7. Review and Comment: North Broad Automobile Row Historic District Nomination (Presented by Allyson Mehley, Philadelphia Historical Commission, 00:55:55).

No action required from the Commission.

Questions and comments from the Commission (00:59:31)

Commissioner Gonzalez inquired about the range and scale of the different buildings. Commissioner Gaston inquired about the auto doors. Commissioner Johns asked for clarification, whether there were six or four buildings included in the designation, then inquired about any improvements and changes. Ms. Keller stated that all the buildings in full frame are within the district. Further discussion continued at the minute mark in video (01:01:24) about any improvements and changes, and the three Council Districts and Council participation between Commissioner Johns, Commissioner Chen, and Ms. Keller.

8. Action item: Bill No. 200348: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/WCS, West Chestnut Street Overlay District," all under certain terms and conditions. (Presented by Ian Litwin)

Staff recommendation is not for approval.

Questions and comments from the Commission (01:12:48)

Chair Fadullon mentioned affordability in the location, then explained the Mixed-Income Housing Bonus, parking accommodation and certificate of occupancy. Commissioner Johns asked if the organization weighed in and have been part of the process. Mr. Litwin said yes, and stated that CCRA have been supportive of the Bill and has a community benefits with the developer that outlines many of the provisions. Planning Commission staff was not part of the negotiations. Commissioner Gonzalez asked for the income target for they're the workforce housing. Adam Labor, of the development team addressed the questions and comments raised from the Commission (01:16:00).

Seeing no further questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (01:20:53).

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Eiding to accept staff recommendation, not for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Chen, Commissioner Capita, Commissioner Syrnick, Commissioner Bumb and Commissioner Eiding. Motion carried, with two nays (6-2).

Commissioner Gonzalez and Commissioner Johns opposed.

9. **Action Item: Bill No. 200713: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lehigh Avenue, Frankford Avenue, Master Street and 6th Street. Norris Square (Presented by David Fecteau, 01:22:14)**

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (01:37:28).

Commissioner Johns stated that the item was a comprehensive plan and explanation.

Questions and comments from the Public at the minute mark in video (01:37:58).

Michelle, Director of Norris Square Community Alliance expressed zoning issues effecting the community, gentrification, single-family houses and affordable housing.

Seeing no further questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (01:40:00).

Upon the motion made by Commissioner Johns and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried (6-1).

Gonzalez abstained from this item.

Commissioner Bumb had to leave the meeting.

Commissioner Chen wasn't present for this item.

- 10. Action Item: Bill No. 210246: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain portions of the land located within an area bounded by Delaware Expressway, Richmond Street, Lewis Street, Delaware Avenue, and Castor Avenue all under certain terms and conditions (Presented by David Fecteau, 01:41:12).**

Staff recommendation is for approval.

Mr. Fecteau presented Property Bill No. 210281 and Zoning Bill No. 210246.

Questions and comments from the Commission at the minute mark in video (01:46:29).

Considering the air quality, Commissioner Capita asked what is the plan for the rest of the residents along the block. Mr. Fecteau stated that he's never been involved in conversations to either mitigate the impact of the activities, or move the residents in any form of way.

Seeing no further questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission on both Bills (01:48:03).

Upon the motion made by Commissioner Syrnick and seconded by Commissioner Gaston to accept staff recommendation for approval on Property Bill No. 210281 and Zoning Bill No. 210246.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried unanimously (7-0).

- 11. Subdivision Plat for 4890 Summerdale Avenue (Presented by Matt Wysong, 01:48:06).**

Staff recommendation is for approval.

Seeing no questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (01:53:26).

Upon the motion made by Commissioner Eiding and seconded by Commissioner Johns to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Chen, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried (6-2).

Commissioner Gaston abstained.

Commissioner Syrnick opposed.

- 12. Action Item: Bill No. 210225: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-502, entitled "/CTR, Center City Overlay District" by establishing and adding a new subarea within the Broad Street Area, entitled "South Broad Street Gateway" and making related changes, all under certain terms and conditions (Presented by Jonathan Goins, 01:54:16).**

Staff recommendation is for approval.

Seeing no questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (01:56:41).

Upon the motion made by Commissioner Capita and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Gaston, Commissioner Capita, Commissioner Chen, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried unanimously (7-0).

- 13. Action Item: Bill No 210247: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 63rd Street, Lansdowne Avenue, Felton Street, Haddington Lane, Edgewood Street, Lansdowne Avenue, 54th Street, Girard Avenue, 59th Street, and Callowhill Street. (Presented by Brian Wenrich, 01:57:48) Please click the link below to join the webinar.**

Staff recommendation is for approval.

Questions and comments from the Commission at the minute mark in video (02:01:17).

Commissioner Gaston inquired about the westside of 56th & Girard, where the church was located and Mr. Wenrich stated if it's located on the corner, then it's either a CMX, or RM-1. However, Commissioner Johns stated that the church was located on the southwest corner, which is outside of the lines. Chair Fadullon confirmed that it would be outside the boundaries.

Seeing no further questions or comments from the Commission or the Public, Chair Fadullon asked for a motion from the Commission (02:04:06).

Upon the motion made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Fadullon polled the Commission for the vote. Approved by Commissioner Capita, Commissioner Gaston, Commissioner Syrnick, Commissioner Chen, Commissioner Gonzalez, Commissioner Johns, Commissioner Eiding and Commissioner Horstmann. Motion carried unanimously (7-0).

Chair Fadullon made a motion to adjourn at the minute mark in video (02:05:01), seconded by the Commission.

The next City Planning Commission Meeting will be **Thursday, May 20, 2021 at 1:00 p.m.** via Zoom platform.

Ending time: 02:05:27

SUMMARY

1. Approval of Minutes from February and March 2021

APPROVED

2. Executive Director's Update

- a. Items In Accord

- i. Bill No. 210228: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spruce Street, 5th Street, South Street, and 8th Street, all under certain terms and conditions."

- b. Redevelopment Items for Administrative Approval

- i. 8th and Berks Streets
- ii. 3252 Germantown Avenue
- iii. 920-56 N 51st Street
- iv. Belmont Commons
- v. Mantua Peace Garden

3. FY 22-27 Capital Program and Budget (Presented by John Haak)

APPROVED

4. Action Item: Bill No. 210207: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard. Introduced by Councilmember O'Neill on March 11, 2021 (Presented by Keith Davis)

NOT FOR APPROVAL WAS APPROVED

5. Action Item: Bill No. 210204: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Milnor Street, Princeton Avenue, and the Delaware River." (Presented by Mason Austin)

APPROVED

6. Review and Comment: French Village Historic District Nomination (Presented by Meredith Keller, Philadelphia Historical Commission)

NO ACTION REQUIRED

7. Review and Comment: North Broad Automobile Row Historic District Nomination (Presented by Allyson Mehley, Philadelphia Historical Commission)

NO ACTION REQUIRED

8. Action item: Bill No. 200348: Amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," to amend certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/WCS, West Chestnut Street Overlay District," all under certain terms and conditions. (Presented by Ian Litwin)

NOT FOR APPROVAL WAS APPROVED

9. Action Item: Bill No. 200713: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Lehigh Avenue, Frankford Avenue, Master Street, and 6th Street. Norris Square (Presented by David Fecteau)

APPROVED

10. Action Item: Bill No. 210246: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain portions of the land located within an area bounded by Delaware Expressway, Richmond Street, Lewis Street, Delaware Avenue, and Castor Avenue all under certain terms and conditions (Presented by David Fecteau)

APPROVED

11. Subdivision Plat for 4890 Summerdale Avenue (Presented by Matt Wysong)

APPROVED

12. Action Item: Bill No. 210225: Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-502, entitled "/CTR, Center City Overlay District" by establishing and adding a new subarea within the Broad Street Area, entitled "South Broad Street Gateway" and making related changes, all under certain terms and conditions (Presented by Jonathan Goins)

APPROVED

13. Action Item: Bill No 210247: Amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 63rd Street, Lansdowne Avenue, Felton Street, Haddington Lane, Edgewood Street, Lansdowne Avenue, 54th Street, Girard Avenue, 59th Street, and Callowhill Street. (Presented by Brian Wenrich) Please click the link below to join the webinar

APPROVED

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)
Yes	Daniel J. Keating Company	Daniel	J. Keating Company	kmahoney@djkeating.com	4/8/2021 13:36	approved	4/8/2021 13:36	4/8/2021 14:40	65
Yes	Daniel J. Keating Company	Daniel	J. Keating Company	kmahoney@djkeating.com			4/8/2021 14:47	4/8/2021 15:08	22
Yes	Adam E. Laver	Adam	E. Laver	laver@blankrome.com	4/8/2021 12:59	approved	4/8/2021 13:02	4/8/2021 14:28	86
Yes	Bart Blatstein	Bart	Blatstein	bblatstein@towerdev.com	4/8/2021 14:41	approved	4/8/2021 14:41	4/8/2021 15:00	19
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov	4/8/2021 13:19	approved	4/8/2021 13:19	4/8/2021 14:00	42
Yes	John Mondlak	John	Mondlak	john.mondlak@phila.gov			4/8/2021 14:42	4/8/2021 15:08	26
No	Eliza Kelsten Alford	Eliza	Kelsten Alford	eliza.alford@phila.gov	3/18/2021 14:01	approved	--	--	--
Yes	Britt Chapman	Britt	Chapman	bchapman@postcre.com	4/8/2021 13:01	approved	4/8/2021 13:02	4/8/2021 13:20	18
Yes	Mary Horstmann			Mary.Horstmann@Phila.gov	3/11/2021 14:37	upgraded to panelist	4/8/2021 13:03	4/8/2021 13:04	1
Yes	Mary Horstmann			Mary.Horstmann@Phila.gov			4/8/2021 13:08	4/8/2021 13:11	3
Yes	Mary Horstmann			Mary.Horstmann@Phila.gov			4/8/2021 13:20	4/8/2021 13:21	1
Yes	Mary Horstmann	Mary	Horstmann	mary@pobox.com	4/8/2021 13:01	approved	4/8/2021 13:03	4/8/2021 13:05	3
Yes	Mary Horstmann	Mary	Horstmann	mary@pobox.com			4/8/2021 13:05	4/8/2021 13:11	6
Yes	Michelle Carrera	Michelle	Carrera	mcarrera@nscaphila.org	4/8/2021 13:09	approved	4/8/2021 13:09	4/8/2021 14:44	95
Yes	James Burt	James	Burt	jburt@waengineering.com	4/8/2021 13:01	approved	4/8/2021 13:02	4/8/2021 14:58	116
Yes	Nicole Ozdemir	Nicole	Ozdemir	nicole.ozdemir@phila.gov	4/8/2021 13:02	approved	4/8/2021 13:02	4/8/2021 15:08	126
No	diane fiske	diane	fiske	dfiske_19118@yahoo.com	3/18/2021 14:17	approved	--	--	--
Yes	Bob	Bob		robert.yerkov@phila.gov	4/8/2021 13:18	approved	4/8/2021 13:18	4/8/2021 13:22	4
Yes	Chris	Bob		robert.yerkov@phila.gov			4/8/2021 13:20	4/8/2021 13:45	25
Yes	Jeremy	Jeremy		orensbrothersre@gmail.com	4/8/2021 13:02	approved	4/8/2021 13:02	4/8/2021 15:03	122
Yes	David Kanthor	David	Kanthor	david.kanthor@phila.gov	4/8/2021 12:57	approved	4/8/2021 13:03	4/8/2021 14:07	64
Yes	Jeremy Blatstein	Jeremy	Blatstein	jeremy@orensbrothers.com	4/8/2021 13:10	approved	4/8/2021 13:10	4/8/2021 13:16	6
Yes	Jametta Johnson	Jametta	Johnson	jametta.johnson@phila.gov	4/8/2021 13:04	approved	4/8/2021 13:04	4/8/2021 15:08	124
Yes	Martine Decamp (she/her) staff	Martine	Decamp (she/her) staff	martine.decamp@phila.gov	4/8/2021 13:01	approved	4/8/2021 13:03	4/8/2021 15:08	126
Yes	Jon Williams	Jon	Williams	jwilliams@waengineering.com	4/8/2021 14:20	approved	4/8/2021 14:20	4/8/2021 14:57	37
Yes	Natalie Tse	Natalie	Tse	nt355@rutgers.edu	4/8/2021 12:58	approved	4/8/2021 13:02	4/8/2021 15:08	126
Yes	Donna Carney	Donna	Carney	donna.carney@phila.gov	4/8/2021 13:57	approved	4/8/2021 13:57	4/8/2021 15:08	71
Yes	Donna Carney	Donna	Carney	donna.carney@phila.gov			4/8/2021 14:00	4/8/2021 15:00	61
Yes	Marty G	Marty	G	mgregorski@blankrome.com	4/8/2021 13:04	approved	4/8/2021 13:04	4/8/2021 14:24	81
Yes	Carlos Matos	Carlos	Matos	carlosmmatos48@gmail.com	4/8/2021 14:28	approved	4/8/2021 14:28	4/8/2021 14:52	25
Yes	Kacie Liss	Kacie	Liss	katherine.liss@phila.gov	4/8/2021 13:33	approved	4/8/2021 13:33	4/8/2021 15:08	95
Yes	cnase-poust	cnase-poust		cnase-poust@foxrothschild.com	4/8/2021 12:56	approved	4/8/2021 13:02	4/8/2021 14:57	115
Yes	Sarah Chiu	Sarah	Chiu	sarah.chiu@phila.gov	4/8/2021 13:08	approved	4/8/2021 13:08	4/8/2021 15:02	114
Yes	mina.m	mina.m		mina.monavarian@phila.gov	4/8/2021 13:02	approved	4/8/2021 13:02	4/8/2021 15:08	126
No	ADMIRAL	ADMIRAL		product@aacompdvalley.com	3/18/2021 14:45	approved	--	--	--
Yes	Peter Barnard	Peter	Barnard	peter.barnard@phila.gov	4/8/2021 13:04	approved	4/8/2021 13:04	4/8/2021 13:34	30
Yes	Dan Mattson	Dan	Mattson	DMattson@TandMassociates.com	4/8/2021 13:00	approved	4/8/2021 13:02	4/8/2021 14:58	116
Yes	Dan Mattson	Dan	Mattson	DMattson@TandMassociates.com			4/8/2021 13:03	4/8/2021 14:56	114
Yes	Tina Roberts	Tina	Roberts	tinaroberts@towerdev.com	4/8/2021 13:12	approved	4/8/2021 13:12	4/8/2021 13:31	20
Yes	Tina Roberts	Tina	Roberts	tinaroberts@towerdev.com			4/8/2021 13:31	4/8/2021 14:57	86
Yes	Tina Roberts	Tina	Roberts	tinaroberts@towerdev.com			4/8/2021 14:57	4/8/2021 14:57	1
	12153604730						4/8/2021 13:39	4/8/2021 14:21	42

