



the council crier

Time to Renew -- To participate fully in the council, all memberships must be in by the March 5. If you haven't renewed, please renew now.

LIQUOR

4307 Main Street -- Main Street Munchies has applied for a liquor license back in December. Manayunk Development Corporation has filed a petition to intervene with the LCB. We support the petition and will testify at the hearing. A date has not been set. We will publicize the hearing date. Munchies also filed, with the city, for a takeout license. MDC also filed opposition to the take out license. We also support that opposition. A hearing on the take out license was scheduled for Jan 31 but was canceled. We heard rumors that the Malt and Brewed Beverage board was dissolved. We are trying to find out what happened and where that leaves Munchies.

4425 Main Street -- A group wants to create a restaurant/bar called Rusty Anchor at the former site of the short lived Culture, formerly Indian Affair. Culture purchased the Indian Affair business but was only open for a few weeks. Rusty Anchor proposes to expand the current operation to the second floor. They propose 24 dining seats and 8 bar seats on the first floor. They propose 40 dining seats and 15 bar seats on the second floor. There concept "American Bistro" includes art on the walls and spruced up versions of American classics (i.e. gourmet burgers, pizzas and other items). They propose rotating chefs from the Culinary Institute, to create constant variations in the menu. They also propose live singer/songwriter style music on the second floor. The operation is currently bound by the Indian Affair deed restriction. That agreement (MNC is not a signer) limits them to the first

floor only and to a 12 AM closing. The new operators want to stay open till 2 AM. **They have been invited to the February 6 meeting. Don't miss this meeting.** The group has expressed willingness to work with MNC. Their operation, as proposed, is outside the bounds of our previous agreements, with considerable bar space and live music.

ZONING

4648 Umbria Street -- The owners of Helix Motorsports Co. (<http://www.helix13.com>) are looking to move their business from Fishtown to Manayunk. They sell mail order high performance Mini Cooper parts. They also provide installation and testing services. In addition to supplying parts all over the country, they do on-site installation for drive-in customers. They also operate a dynamometer for performance testing. The dynamometer tests are not run regularly but can be noisy. **They will be presenting details of their operation and plans at the February 6 meeting. Residents of Canton, Wright and Umbria won't want to miss this meeting.**

4718-4740 Cross Street/4707-4713 Sheldon Street -- This project, Sheldon Crossing, was presented at our January meeting and received our support. At the meeting we asked for some clarifications and commitments. The developers have created a paving plan with 16 on-street parking spaces. They moved the houses back to create driveways that will handle 14 cars. They will do their best to use low impact street lights (subject to streets department requirements). They will bring utilities in underground (subject to PECO requirements). They will repair bricks on Sheldon where work is under their control and will use every effort to get the city to do the same. They will pursue getting a Philly Car Share space.

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Zoning -- Continued from Page 1

MNC does not recognize this area as overlapping with Ridge Park Civic Association however we did offer to work with them. The developers chose to present their project at RPCA's Jan 21 meeting. RPCA may have tipped their hand when they advertised the meeting with "If you approve of 16 additional houses squeezed in at this location; don't do anything." RPCA members expressed concern that the green roofs would be used for large parties and that the units might become frat house rentals. There was concern for increased traffic on local streets. There was concern about street lights. There was speculation that an ordinance would be needed to pave Cross Street. Some Silverwood residents, who's back yards face Cross Street, were concerned that they retain access to park in their yards. The developers promised curb cuts where there is current parking. They promised curb cuts for anyone who gets a legal space in their yard. RPCA members voted, almost unanimously, against the project.

4650 Mansion -- This is an old case. We opposed a multi-family legalization on Mansion Street. For unknown reasons the zoning board dragged this out over two years. Finally, as the old zoning board was about to be replaced, we received notice that the legalization was approved.

NEWS

We met again with Red Bull. The soap box derby event is proposed for Saturday September 6. Participants may have costumes and other props. Their Vehicles must have brakes and pass stringent safety checks. Each run begins with a one minute skit. Each team is judged on their skit, vehicle, and elapsed time down the course. About 30 vehicles will run over 2 1/2 hours.

Setup would start on Thursday morning and cleanup would be complete by Sunday afternoon. The route will be half closed (cars removed from one side of the street, maybe one-way traffic) Thursday morning to Friday evening, completely closed Friday evening to Saturday evening, and half closed Saturday evening to Sunday afternoon. Parking lots will be identified and reserved for displaced cars. Red Bull will run a shuttle to take neighbors to their cars.

No on-course banners. L&I will flyer the neighborhood, and contact beer distributors, about open containers and keg parties. Crowd security will be by local police. Red Bull will require strict enforcement of open container laws. Red Bull will have no special promotions for the bars on Main Street.

We have asked for extra police on the Wall and on Main Street for Friday night and Saturday Night. There is no possibility of illegal/impromptu down hill events Friday or Saturday night as setup and tear-down operations will extend through the night with people moving about throughout the course. Every care will be taken not to disturb the neighbors with the over night work but some noise is inevitable. Most equipment will be staged during the day so vehicle activity, over night, will be minimal.

As a concession to the community, we have asked for a grant to fund additional beat cops on Cresson Street and side streets.

We need a final sign-off, by Red Bull, on the extra police. A public meeting will be held soon to introduce the event to the entire neighborhood.

Shawmont/Pump House -- Most people have seen the large building to the right of the tow path, where it ends at Shawmont Avenue. It has been gutted and parts are falling down. If you investigate the area you can find the remains of an old formal garden which was part of the original complex. Fairmount Park plans to demolish the building and will use the site to store sludge when they dredge the canal. The sludge must be dried before it can be hauled away. We don't know the complete plans. Whether the building will be razed or just stabilized (remove the roof and any unstable portions).

Manayunk Development Corporation has taken a step back toward the old days. Manayunk Neighborhood Council president, Kevin Smith is also a community representative on the MDC board. Over the last year he have worked hard with the MDC zoning committee. For the first time, MDC was able to hear, first hand, community issues and concerns. We were able to forge consensus on some issues and we agreed to disagree on others. In the end, we still only had one vote. The MDC board has 17 members from Main Street businesses and four community members. The board also appointed a 9 member executive board. In the bad old days, all decisions came out of the executive board and were not debated or voted on by the full board. Last January the MDC board committed itself to doing business in public with the executive committee stepping in only in emergencies. It turns out that the powers that be felt that we had too much of a voice. The zoning committee has been abolished. Zoning decisions, and just as importantly, debate, has been moved to the private executive committee. They will "keep me in the loop".

JUST A FEW MINUTES . . .

January 9, 2008

Kevin reminded all neighbors it is time to renew membership for the upcoming year. Meetings are the first Wednesday of every month.

Neighbors who showed up early were treated to an energy seminar and received free caulking, window sealing, and energy saving bulbs.

MDC Elections: Winnie from Le Bus was elected president of MDC.

Red Bull Soap Box Derby: Red Bull wants to run a soapbox derby down the wall. They have had similar events in Providence and it appeared to be lots of fun. We will meet with Red Bull in a couple of weeks. It would be a moneymaker for the city but what about the implications for us. We expect them to clean up and we want to avoid Bike Race atmosphere.

228 Hermitage - Plans were presented to convert the former USS Madrak bar to two apartments. This after plans for a market were abandoned. One apartment will be one floor and the second apartment will be on the second and third floor. Neighbors asked about parking and the only available parking will be on the street. Neighbors pointed out other options such as making the house a one family home and selling it. Others pointed out making it an apartment would have the least impact on the neighborhood. Still others pointed out it would detract from the quality of life in the neighborhood and lower property values. The owner would need a variance to turn the dwelling into a multi-family unit. An informal vote was taken of the neighbors. The vote was split. A members-only motion was made, seconded, and passed, to oppose the multi-family conversion. A non-binding vote, of everyone in the room, was held and showed 19 in favor of the apartment and 15 against it.

225 1/2 Jamestown - The Kolea Brothers presented a plan to add one floor to an already existing house. The house will remain a single family home and stay under 35 feet high. A zoning variance is needed

because the existing house is non-conforming. The new floor will be a master bedroom suite. A motion was made, seconded and passed to support the variance.

Cross Street/Sheldon Street - Hercules Grigos, attorney for the developers, and the developers, presented plans for Sheldon and Cross Streets. Plans call for 16 single-family homes with garages. Improvements will be made to Cross Street and Gates Street to accommodate street parking for the units. Each unit has 2900 sq.ft. living space. The Sheldon St. units have 30 ft rear yards beyond the decks. The design is environmentally friendly. Variances are needed for height. The pilothouse will provide access to the rooftop deck, and access for maintenance of the green roof, solar panels and other equipment. The plans are being presented at a national symposium on green construction next month. Parking was discussed. Members pointed out people are parking on the sidewalks without being ticketed and even blocking driveways. Members generally supported the program and were enthusiastic about the design and roof top gardens, though the cornice received much discussion with some in favor of it and some against. Reservations about parking were expressed and garbage considerations were addressed. The developers responded that 2 units have two car garages and ten units have one-car garages. They believe the frontage on Sheldon and Cross Streets will accommodate the remaining cars, which would not fit in garages. A zoning variance is needed on height to reach the green roofs. A motion was made, seconded, and passed based on a parking study to be presented at a later date, preservation of the brick on Sheldon Street and inquiries will be made to have a parking space available for Philly Car Share.

The meeting was adjourned at 9:10

MANAYUNK NEIGHBORHOOD COUNCIL MEMBERSHIP FORM

January 1, 2008 to December 31, 2008

<input type="checkbox"/> \$5 Student/Senior	<input type="checkbox"/> \$15 Household	<input type="checkbox"/> \$100 Patron
<input type="checkbox"/> \$10 Individual	<input type="checkbox"/> \$50 Business or Supporter	<input type="checkbox"/> \$_____ Other
Name:		Phone:
Address:		Email:
City, State, Zip:		Date:
Signature:		

Please make check payable to Manayunk Neighborhood Council & mail to PO Box 4667, Philadelphia, PA 19127

Rails to Trails: Montgomery County is planning several biking and walking trails that will potentially connect to Manayunk. One proposal creates a trail from the R6 Cynwyd train station, in Bala Cynwyd, to the far side of the Manayunk bridge. The trail continues on to Belmont Avenue and a branch drops down to the Schuylkill River. Long term plans are to bring the trail across the Manayunk bridge, interconnecting the Montgomery County trails with Main Street and the tow path. At a recent public meeting, in Ardmore, where plans were presented, Montgomery County residents were adamant that the bridge connection be completed as soon as possible to allow access to the great shops and restaurants on Main Street.. Residents described the difficult pedestrian conditions, now, on Belmont Avenue and the Green Lane bridge, as they told about their walks and lunches, dinners, and shopping in Manayunk. A call was made to light the trail to allow evenings in Manayunk and a safe trip home. The interconnection creates great opportunities for both sides for biking, walking and commuting. Stay tuned as plans develop.

PLEASE READ AND PASS ALONG TO YOUR NEIGHBOR

courtesy while visiting

thank you for your

**CLEAN
SAFE
QUIET**

our neighborhood

MANAYUNK

Manayunk Neighborhood Council
www.manayunkcouncil.org

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**215-482-5528 - mail@manayunkcouncil.org
www.manayunkcouncil.org**

Next Meeting:
Wednesday, February 6
7:30 PM
Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127

