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# the council crier

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Meeting Location ☆☆ MUGSHOTS COFFEEHOUSE ☆☆ 110 Cotton Street

## On The Agenda

**To Take Out Or Not To Take Out** – The Foodery, A Deli/Beer Take Out operation, has expressed interest in opening on Main Street. The Foodery's model is to sell a large variety of beers from around the world (over 800 different beers-- <http://www.fooderybeer.com>).

The Foodery current operates two locations, at 10<sup>th</sup> & Pine, and at 2<sup>nd</sup> & Poplar.

MNC has pursued a policy of allowing new restaurants with sufficient operating agreements. The Foodery has agreed, in principal, to comprehensive limits should they open on Main Street. At the May meeting, several members were adamantly opposed to any new liquor licenses on Main Street. There was also concern that whatever the intent of The Foodery, they would be subject to the demands of the drinking crowd that currently plagues Main Street.

The questions on the table are (1) Should MNC support take-out beer with sufficient controls. (2)

What are "sufficient controls." (3) Should we abandon the agreement model and oppose all new liquor licenses.



The Foodery 2<sup>nd</sup> & Poplar



The Foodery 10<sup>th</sup> & Pine

## Zoning

**137 Grape/124 Cotton** – As described in the minutes (page 3) we are opposing the proposed 30 apartments in the St. Josephats' school and convent. The zoning hearing was held May 6. MNC and Councilman Jones both object to the proposed density. The Zoning Board asked that

we meet with the developer to negotiate a reduction in density. That meeting was held. We toured the site with the developer and discussed possible strategies. Ultimately the developer indicated that they would not reduce the density. We



St Josepha's School Building

have reported, to the zoning board, the results of our meeting with the developer and are waiting for a decision.

**1 Cotton** – We met twice with the Waterford Apartments developer and architect to discuss reducing the density of the project. The developer's stated intent was to convince us of the merits of the current design (205 apartments) and they did not stray from that goal. We offered several avenues to reduce the density, to no effect. The project is currently under appeal, as reported in the May minutes (page 3).

Please come to the June meeting to debate this important issue.

## Zoning (continued)

**133 Shurs Lane** – The Kowalski Post #1 Polish League of American Veterans signed a deed restriction with MNC. The post needed a food service license to continue its catering operations. Whereas the post has been a long-time fixture in the neighborhood, there were concerns that with a liquor license, a food service license, and a parking lot, the site would be subject to conversion to another Main Street type bar. The agreement binds the operation as a veterans post. They cannot run an open-to-the-public restaurant or bar nor can they operate as an after hours club.

### QOL Meeting–May 19th

The MNC Quality Of Life Committee convened an inter-civic meeting to address recurring problems related to the concentration of off-campus students renting in the area.

The meeting was attended by Manayunk Neighborhood Council, Wissahickon Interested Citizens Association, Central Roxborough Civic Association and Roxborough Development Corporation. Guests were Denys Davis, St. Joseph's University Off Campus Housing Coordinator/Community Liaison, Mark Govoni, Philadelphia University Dean of Students, City of Philadelphia Director of Legislative Affairs Otis Haigler, representing Licensing and Inspections, and Councilman Curtis Jones' representative Joshua Cohen.

Ms. Davis informed us there are 250 known St Joe students living in the Manayunk / Roxborough / Wissahickon area. She asked us to inform her of St. Joe students living in the area so she can maintain current addresses of students. Her number is 610.660.1003. Campus Security is open 24/7 and their number is 610.660.1111. Please call campus security when a situation involving St. Joe's students is occurring. This will aid her efforts to lobby for the expansion of security patrols by Campus Security into neighborhoods on this side of the expressway that are dominated by St. Joe students'. Alcohol related incidences will result in student disciplinary actions being taken by the University. She added that she is willing to meet with neighbors, students, and landlords to resolve problems.

Mr. Govoni relayed to us that because of its smaller size Philly U has no off campus housing office or officer. Philadelphia University is a regional university, middle class college, with

many commuters. The university has 2500 residential students with about half of them on campus. They hope to increase this amount to 80% but this is a long-term plan.

Darlene Messina, QOL chair, showed pictures of litter one day after a cleanup. More than ten beer bottles and some broken glass along with paper trash were strewn about in a limited area. She pointed out how the media plays up Manayunk as a party town something we want to change. As late night eateries begin catering to late night partiers the trash situation becomes worse.

Mr. Haigler explained zoning requirements for rental housing: No more than three unrelated people in a house. Inspectors must be invited in. If the person refuses the L&I inspector entry or lies L&I cannot verify the situation All rental locations must have a business privilege license or owners can be cited. Rental units must be inspected. If L&I can verify code violations the landlord can be cited for operating an illegal rooming house. Fees are \$50 per unit. Boarding rooms would pay higher fees. L&I must enforce maintenance codes. This means fire safety regulations must be met. With more than five tenants zoning requirements become more stringent.

The parking problem was discussed. With the amount of renters, each having a car, cars end up on the sidewalk and parking spots are nonexistent for homeowners. Permit parking was discussed as a solution. Ms. Davis suggested permit parking does change behaviors, as violators get tired of paying the tickets. Neighbors expressed reluctance to peruse this solution, as PPA does not enforce parking permits after 6:00. Secondly students then move their car one block away to a non-permit area.

It was reported at the last MNC meeting by Officer Kline that a majority of crime in the neighborhoods in one way or another involve college students. As Manayunk's reputation has changed, so will the Universities reputation change, demonstrating why a joint effort by citizens, the university, and the city is required to restore our various neighborhoods to clean, crime free, peaceful places to live.

Many ideas were suggested to address these issues, including welcome packets, registering homes for rent, education on cultural norms, creating a rental district overlay, Philly Car Share, loop buses, parking limits, nuisance violation limits and a zero tolerance nuisance violation policy.

A followup meeting has been set for June 24<sup>th</sup> at 7:00 pm.

Kevin called the meeting to order at 7:30

The June meeting of the MNC will be at Mugshots

Quality of Life -- Darlene reported the QOL website is moving along due to the hard work of a volunteer "webmaster". The QOL content material and photographs submitted by the QOL committee are now incorporated into the website. The first draft will be up for a final review by the QOL committee in 2 weeks.

Darlene presented to the group a "Imagine Manayunk Re-branding Vision Collage." Darlene said a new direction and re-branding of Manayunk is possible if all stakeholders could get behind a shared-vision of economic development and a community master plan.

Keith Newman reported the QOL Committee is meeting at the RDC May 19th with other local civics, representatives from St. Joe's and Philadelphia University, and Josh Cohen from Councilman Jones's office.

Discussion followed concerning what can be done to convince MDC that nightlife is becoming increasing violent with escalating amounts of property damage. It was noted Officer Kline reported last month most of the arrests in the area have been college students.

There was further discussion of the March meeting between QOL chairperson Darlene and MDC executive director Loree Jones. It was explained that Ms. Jones was personally interested QOL issues and would help bring the message to other groups and city agencies.

**Zoning**

Venice 1 - Still waiting for the Common Pleas court decision. Hearings were last January.

Waterford apartments - Appeal is progressing. Common Pleas hearing scheduled for September.

Sapphire Grill has agreed to redo their design for an expansion. Additional apartments will be removed from the plan and commercial space will be included. We look forward to hearing information regarding this plan

137 Grape - A group wants to build 30 apartments in the

St. Josepahts' school and convent buildings. We are opposing the plan as overdevelopment of the site. We are recommending fewer units with some commercial space. The site provides very limited parking and their proposed use of far away lots was not considered feasible. Councilman Jones joined with us in opposing the project as presented.

145 Wright Street - Neighbors on Canton Street got together and signed a petition against the single family home. MNC met with the neighbors and the developer, at the site. We found that the neighbors were generally not opposed. One neighbor, who's view across the river would be blocked, remained against the project. On the basis of the meeting, MNC supported the project. Councilman Jones, based on the petition, opposed the project. The planning commission, at the zoning hearing, argued that the front driveway should be eliminated and the house moved up to the sidewalk. The zoning board directed the developer to meet again with the planning commission to work out the location of the house. We have not heard a final decision.

The Foodery is back on and they hope to open on Main Street. They are a deli/take out beer establishment. They are willing to sign a deed restriction but several neighbors expressed opposition to any establishment whose main source of revenue is alcohol.

Brett Mandel

Brett Mandel candidate for comptroller greeted neighbors. He cited his past involvement in the Center City Residents Association.

He explained the duty's of the Office of Controller. He expressed the believe he is best capable to be the city's financial watchdog. He also cited his experience working in the comptroller's office. Mr. Mandel claimed he would audit every city agency as required by law. Mr. Mandel would post every payment to the city on line as well as each expenditure so citizens can know where their money is going.

The meeting adjourned at 9:00

**MANAYUNK NEIGHBORHOOD COUNCIL MEMBERSHIP FORM  
January 1, 2009 to December 31, 2009**

<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

## EVENTS

**June 3** - MNC meeting, 7:30 pm at Mugshots, 110 Cotton Street

**June 24** - Followup QOL Inter-Civic Meeting, 7:00 pm at Roxborough Development Corporation offices on Ridge Avenue.

## MNC BOARD

Kevin Smith, President	Rob Lamendola, Sgt/Arms
John Hunter, Vice President	Charlie Hewins, Trustee
Susan Shimp, Treasurer	Hilary Langer, Trustee
Keith Newman, Rec. Secretary	Erika Orsulak, Trustee
Jane Glenn, Corres. Secretary	Liz Gabor, Trustee

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Contact us at [mail@manayuncouncil.org](mailto:mail@manayuncouncil.org) if you would like to receive the newsletter by email.

Otherwise

Please Read and Pass along to Your Neighbor



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thank you for your

**CLEAN  
SAFE  
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our neighborhood

**HISTORIC  
MANAYUNK**

Manayunk Neighborhood Council  
[www.manayuncouncil.org](http://www.manayuncouncil.org)

Next Meeting:  
Wednesday, June 3  
7:30 PM  
Mug Shots, 110 Cotton St.

PO BOX 4667, PHILADELPHIA, PA 19127

