



the council crier

IMPORTANT MEETING THIS MONTH.

Developers for the proposed Venice One project will present their plans at our October 3 meeting.

At the current site of Carmella's, stretching from Leverington to the Green Lane Bridge, on Venice Island, the project has the following features

- 280 Units (210 single bedroom, 70 two bedroom)
- 365 parking spaces
- The buildings will be six stories and 89 feet tall. Adjacent Venice Lofts is 69 feet tall. The Green Lane bridge is 25 feet tall. The Manayunk bridge is about 70 feet tall.
- 1100 feet long in four buildings
- Raised 20 feet above the ground
- Modular construction
- Clad with a plastic walnut wood-grain material
- The project has been approved by the Planning Commission, the Historical Commission, and Manayunk Development Corporation

This project will change the face of Manayunk. If you care about your community you wont miss this meeting. It's time to get involved. It's time to speak up.



Zoning

4301/Flat Rock: Wants to open their second floor as a restaurant. MNC is supporting this based on a historic three-way agreement between MNC, Manayunk Development Corporation and Flat Rock. Key provisions for the second floor are: No dance hall or cabaret license. No use of existing amusement permit. Adherence to the seating plan. Second floor bar will remain non-operational with no seating or standing. Seated service only. No live music. After over five years annoying the neighbors, trash pickup has been moved from 4am to after 8am. On the first floor, limited live music, not to be heard off the premises. No signs or banners promoting alcohol. No disc jockey. No cover charge.

This represents a historic moment in MNC history. Manayunk Development Corporation is now committed to reducing the late night problems and we were able to work together to create a united front. We hope the provisions listed above will succeed in promoting neighborhood friendly restaurants and not late night bars.

Zoning was Wednesday 9/26 at 2pm. As this is written, this hasn't happened yet.

4243/Mojo's: Joe Abruzzo and Joe Jowett, owners of the Bayou, are seeking to open a bar/restaurant next door at the former site of Fountain of Juice. The Joe's have stated they plan on opening a restaurant but many characteristics of their plan are bar like. The first floor is half bar but there will be no bar upstairs. They have plans for a juke box and games. Again, working with MDC we have developed an agreement with conditions similar to Flat Rock. The Joe's, after agreeing to all the

key provisions (see the minutes of last month's meeting on page 3) are balking at the last minute. Their zoning was Wednesday 9/26 (future past). Stay tuned for an update.

114 Green Lane: This is the Manayunk Sub Station at the corner of Green Lane and Main. No new news. A liquor license has been applied for for a private club. The site is in the Manayunk Historic District and in the Manayunk Special Services District. Private clubs are specifically prohibited. MNC and MDC have filed petitions to intervene in their liquor license application. Hearing dates have not been set. A zoning date has not been set. We are working with State Rep Kathy Manderino and Councilwoman Campbell to oppose the club.

Couch Tomato: They got their zoning for their expanded restaurant. We opposed their zoning when they refused to agree to close their sidewalk café at 11 pm.

Cloe's/Nicky Deluca: Nicky received zoning approval for a speculative four story brick building with residential over commercial at Lock Street and Main. Nicky signed an agreement with MNC and MDC to come back to zoning for final approval of plans

200 Krams: Guy Laren to add three apartments to his property on Krams Ave.. One existing two-bedroom unit will be split and the sub-ground floor will be converted from commercial space to two apartments. We noted that the building and grounds were in generally poor condition with a poorly maintained dumpster area, accumulated trash and plant debris. The parking lot is stripped for 10 cars. We have observed 10-12 cars in the lot with the existing six apartments. Mr. Laren continued his zoning hearing to so further meetings could be held. Mr. Laren also owns the hole at Leverington and Silverwood.



VeniceOne Areal View

Manayunk Dragon Boat Send Off - There will be a 5:00 send off for Manayunk Dragon team. 22 paddlers will head off to the World Championship in Sydney Australia. Send off will be held at the Brew Pub where their dock is now set up.

Smoke Alarm Repair program--Free smoke alarms/home repair for low-income homeowners of single-family homes they live in. Contact Ms. Campbell's office for more information.

Rob and Erika from MNC, and Hillel from MDC along with Jill from Mugshots are working to bring a farmers market to Main Street.

200 Krams--Guy Laren wants to convert six apartments to nine apartments. This is the same Guy Lauren who created the hole at Silverwood at Levrington

4161 Main Street--Mango Moon--The owner of Chaaba Thai wants to open another restaurant at this location seating 48 patrons with a bar upstairs seating 9 people.

We opposed Couch Tomato at their zoning hearing to expand their restaurant. They refused to agree to an 11pm cutoff of service at their outdoor cafe.

114 Green Lane: Unknown owner wants to open private club and has applied for liquor license. Manayunk Zoning prohibits private clubs. MNC has filed to intervene in license approval.

4201 Main Street (Thomas's) has an agreement of sale. New owners Terry & Pat spoke to the MNC about their plans. They announced they plan to continue Thomas's as it presently is; a restaurant with no live music. The new owners also own Callahan's on 26th and South.

4301 Main Street (Flat Rock) wants to expand to their second floor. MNC wants the bar removed. Flat Rock has agreed not to serve alcohol from the bar. They have live music downstairs and sometimes can be a problem bar. Negotiations continuing.

4162 Main Street (Chloe's corner). Nick Deluca presented plans for a prototype building at Lock Street and Main. The proposed building was four stories, commercial over residential. It exceeds the 35' height limit in the Manayunk The design is all brick with historically accurate windows. Nick agreed to return to MNC for final approval if he can attract a tenant and secure funding to build. A motion was made and seconded to support the project. The vote was to approve.

4243 Main Street (Mojo's) The two Joes of the Bayou want to open a southwestern restaurant at the former Fountain of Juice and are applying for a liquor license. Joe presented a two-story restaurant plan with offices on the third floor, but with no customers on the deck. There will not be live music and there will be no cover charge, no cabaret, no amusement license, no alcohol sold off premises, no disc jockey, no noise heard outside the premises and trash will be stored internally. Their target market is 28--45. A motion was made and seconded to support MOJO's based on agreement incorporating the conditions.

VeniceOne Development (currently Carmella's): calls for development from Green Lane Bridge to Flat Rock Road. It will be 89 ft high with 210 single bedroom units and 70 two-bedroom units They will need variances for height, density, and parking. Building calls for plastic wood-grain panels on the outside. The units will be built off site and trucked in.

In other business, Officer Kline: reported 7 arrests on Main Street last weekend. 4 additional police officers have been hired recently for the Main Street District. Disorderly conduct will now be an arrestable offense. A neighbor reported that the new bar, Magillacuddys at Cotton and Cresson, is particularly noisy when the let out. Officer Kline reported parking tickets are up 38% in the district.

Meeting was adjourned at 9:20

**MANAYUNK NEIGHBORHOOD COUNCIL MEMBERSHIP FORM
January 1, 2007 to December 31, 2007**

<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

Senior Citizens' Fair Friday October 19, 10 a.m. at the Arthur Ashe Center. State Representative Kathy Manderino invites you to join her at a free citizens' fair. Enjoy light refreshments and meet with federal, state and local agency representatives. The center is at 4842 Ridge Avenue, near Kelly Drive and the Expressway in East Falls. There is parking and transit routes 1, 61, R, and 447 stop there. Call Representative Manderino's office at 215-482-8726 if you have any questions.

Harry Olsen Trail October 21, 11:00 a.m. Flat Rock Park, River Road, Gladwyne. For the last 20 years, Harry Olson has been single-handedly building a walking trail along the Schuylkill River, which now extends from Flat Rock Park to the Belmont Avenue on-ramp. Join us for a walk along the extraordinary Harry Olson Trail, where Harry joins us to explain his efforts in using construction rubble to create an intricate jigsaw puzzle concrete walk. We'll enjoy a picnic lunch sitting on large rocks to enjoy a breathtaking view of the river. From Manayunk, this trail is accessible just off the on-ramp to the north bound schuylkill expressway. Go up the ramp 50 feet or so and jump over the guard rail. The trail angles down as it heads up river. Call the Lower Merion Conservancy at 610-645-9030 to reserve your spot.

River Trail Redux: Saturday, November 10, 8:00 a.m.-3:00 p.m. This is another Lower Merion activity that lets you explore the other side of the river. Park at Aquatic and Fitness Center, 600 Righter's Ferry Road, Belmont Hills. It's an amazing six mile hike along the river, rail lines, the expressway. We'll venture up hills and down gullies, and you'll see parts of Lower Merion you never knew existed. We'll supply water, snacks, and surprises. You bring a brown bag lunch and backpack. Registration required by November 7. Call the Lower Merion Conservancy at 610-645-9030 to register.

Tree Tenders The next tree tenders classes start January 11 at the Pennsylvania Horticultural Society.

courtesy while visiting

thank you for your

our neighborhood

**CLEAN
SAFE
QUIET**

MANAYUNK

Manayunk Neighborhood Council
www.manayunkcouncil.org

**PLEASE
READ AND
PASS ALONG
TO YOUR
NEIGHBOR**

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

Next Meeting:
Wednesday, October 3
7:30 PM
Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127

