

# Manayunk Neighborhood Council



Next Meeting:  
December 5, 2007

PO Box 4667, Philadelphia, PA 19127

December  
2007

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## *the council crier*

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### **Legislation**

**Bill 070694 Sidewalk Cafes** –This bill was introduced by Councilwoman Campbell and was passed on November 15. The bill does not allow sidewalk cafes to operate between Midnight and 8 A.M. in the area from Shurs Lane to Green Lane and from Cresson Street to the River. The bill goes into effect December 15. MNC was not in full support of the bill and the bill was written and introduced without our input. MNC was seeking to limit sidewalk cafes off Main Street to 11 P.M. or earlier. The bill is not necessarily a bad thing except that it undermines our efforts to protect the neighborhood off Main Street. The limit is too late for the side streets and there was no demonstrated problem on Main Street itself.

**Bill 070695 Permit Parking** –This bill was introduced by Councilwoman Campbell and was read at City Council, but not voted on, on November 15. The bill raises the cost of a second parking permit from \$35 to \$100. Renewal of the second permit will be raised from \$25 to \$100. The first permit, per household, will still be \$35 the first year and \$25 the second year. This bill was also written and introduced without our input. MNC is against this bill. The bill includes permit parking district 3 and our permit district 8. We made several attempts to implement permit parking in various forms in Manayunk. All have failed due to lack of popular support. We believe permit parking improves the quality of life and provides more parking for residents. We don't need the price of permit parking increased when we can't even give it away. Placing an additional cost on additional vehicles creates even more barriers to ever setting up significant permit parking in Manayunk.

**Bills 071003-071004 Germany Hill** –These bills were written by Councilwoman Campbell, again without community input. The bills authorize improving Cinnaminson Street and connecting it to Smick Street. The street improvements are a prelude to opening Germany Hill to development. Fifty homes are proposed. Germany Hill is the steeply sloping hillside above Umbria (or really Smick) and between Fountain and Parker. This is part of Ridge Park Civic area. MNC is supporting Ridge Park in opposing these bills. MNC feels this is another example of greedy development that will overburden area roads and take away valuable community green space. We had asked people to contact Carol Campbell and City Council members. As of November 28 we heard that the bills are being held. This means, I believe, that they will not come before City Council during the rest of Ms. Campbell's term.

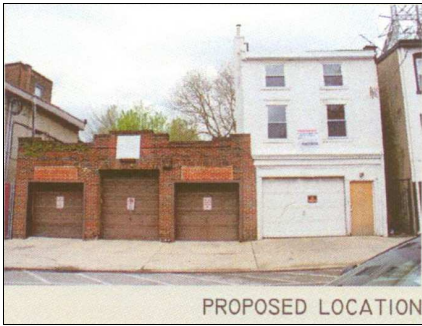
### **Zoning**

**Venice One/1 Leverington** –On November 14, the zoning board approved the hideous monstrosity known as Venice One. We, of course, had hoped for a favorable decision but didn't expect one. This case had a lot of political push behind it and it would have been naive to expect any city officials to stand against it. We put a strong case on the record that will help an appeal. We hope our members vote to appeal the decision.

**Labov's/3 Rector** – The Common Pleas (City) appeal hearing was held October 31. Appeal hearings are fairly dry. We were able to submit a brief explanation of our position. The judge asked questions but no testimony or new evidence is allowed. The appeal consists entirely of a review of the evidence introduced at the zoning hearing.

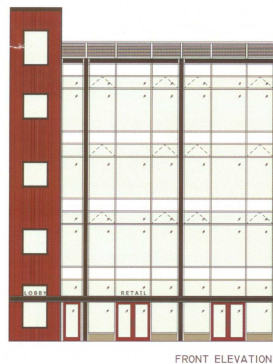
## Zoning-Continued

**106-110 Grape Street** –Maximum Development is seeking to demolish two garages and a house on

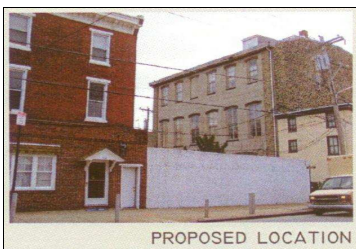


the 100 block of Grape Street and to build a four-story retail/office building. The developer has met with the MNC Zoning Committee and will be presenting at the December 5 general meeting. The

developer envisions three floors of office space (1250 sf. per floor) above first floor retail. MNC objected to the all glass facade and asked for something more compatible with the historic district and the historic legislation. The legislation requires approval by the Historical Commission and requires that any new construction be compatible in design and materials to other buildings in the district. The developer also proposes to demolish old structures that may trigger even more stringent standards. We suggested the developer talk to Historical Commission staff before proceeding.



**105-107 Cotton Street** –Maximum Development



is also proposing to develop the walled in yard at the corner of Cotton and Station Streets.



They are only in the preliminary design stages and will be coming back to us later.

**4367 Main, Jake's Wine Bar** –

Bruce Cooper of Jake's is seeking to expand next door as a wine bar. Mr. Cooper has received approval from the Historical Commission for to replace the existing entry way. Mr. Cooper will need approval from us and the Commission for the replacement facade/entry way.

**228 Hermitage** –The owners of M&M Market at the corner of Mitchell and Markle are planning to open a convenience store at the former location of the U.S.S. Madrak Bar. They plan to put the store in the front of the first floor and an apartment at the back. The second and third floors will be rented as a single apartment. On October 30, MNC organized a meeting of the neighbors. The neighbors were adamantly against the store. There is already a store nearby at Umbria and Hermitage. A next door neighbor was concerned that their driveway would be used (or blocked) by stop-and-go shoppers. Neighbors were also concerned the spot would become a hangout for school kids. The location is near to Dobson elementary and Holy Family schools. MNC is opposed to the conversion to a multi-family home. Their zoning hearing is scheduled for December 21 at 2 P.M.. Calendar number 3974. See [www.manayunkcouncil.org/zoning](http://www.manayunkcouncil.org/zoning) for information on writing letters or attending the hearing.

**4300 Boone** –Two houses, at the corner of Boone and Roxborough, are being combined and renovated. The developer, John Kolea Jr., approached us in March of 2006 and again in June of 2006. They planned to rehab the two existing homes and build a third at the corner of Roxborough and Tower. They stated they only needed a minor variance as one of the lot sizes was 8 square feet under the 1440 city minimum. They never went to zoning and in April of this year they started construction. It was noticed by residents that there were no permits posted and they appeared to be adding an extra floor. In July L&I shut them down. MNC met recently with Mr. Kolea and was finally able to review the project and plans. It was felt that the original presentations (by expediter Tom Citro) were deceptive and incomplete. The additional height on the rehab is excessive and unnecessary. Mr. Kolea asserts that the new house can be built by right but our review of the plans suggests the new building to be over the 35' limit. Zoning is December 13 at 2 P.M., calendar number 3884.

**300 Hermitage** –This is a six-unit apartment building at the corner of Hermitage and Silverwood where MNC, CRCA, and RPCA districts meet. The building is for sale and it turns out it is not zoned for six apartments. A zoning hearing is scheduled for December 21 at 5 P.M., calendar number 3985

**Cross Street** –A developer is proposing 16 homes, 12 on Cross Street and 4 on Sheldon. Cross Street is a small unimproved street near Hermitage and Silverwood (and across the street from MNC president Kevin Smith). We will be meeting with the developers in December.

Kevin called the meeting to order at 7:35.

Nicole Galdieri from Friends of Manayunk Canal passed out energy saving compact florescent light bulbs. The bulbs generate the same light as a normal 60 watt bulb but consume only 15 watts and last seven years.

The Pump project which results in a new Venice island Recreation and Performing Arts Center is now scheduled to begin construction in spring 2008.

3 Rector Street Appeal -- A hearing was held concerning development plans for the former Labov's Plumbing Supply at 3 Rector St. and we are waiting for the judge's decision.

Venice One Update--We have filed briefs with the zoning board suggesting how we think they should rule. Special thanks to all those who showed up at the zoning hearing. About 30 members of the MNC attended and many spoke.

Grape Street Music -- At Shurs and Main was shut down as a public nuisance. It is our understanding that this resulted from more than on incident of bouncers beating up unruly patrons.

Pub Crawls -- At a recent pub crawl, police were called but did not respond despite several requests from various businesses on Main Street. Now we are faced with house crawls in the neighborhood. There will be a meeting with the captain on November 15th at Police Headquarters. A new MNC member complained about two busloads of kids who stopped, came outside on his property and urinated on it. Many neighbors in the area began shouting at the students.

228 Hermitage formerly the Madrak Bar is being considered for use as market and two apartments.

200 Krams - Guy Lauren seeks to sell his apartment building and change the way it is divided. He withdrew his zoning appeal.

113 Gay -- No explanation why the zoning board is

insisting the first floor be used as a stationary store.

4107 Main Street (Good Vibrations) -- It is proposed as lingerie and sex toys store yet there is nothing we can do to stop them as is zoned commercial.

MDC Signage -- MDC needs a variance to use a projecting sign. A motion was made to support the sign if the iconic Manayunk Bridge is removed and a resemblance of Venice One is put in its place. Everyone enjoyed the joke. A second motion was made to support the sign as is. It was seconded and the motion carried.

4367 Main Street -- Jake's Wine Bar: Bruce Cooper, owner of Jake's presented plans to purchase the property next door to Jake's and open a wine bar. He needs our support to expand his liquor license and open the restaurant with one apartment upstairs. He also needs a 1ft. variance on the entrance and approval from the Historical Commission to rebuild the facade. The menu will be more casual and less expensive than Jakes. Questions followed about restoring architectural detail. Mr. Cooper said he is opposed to the late night problems on Main Street. He agreed to no live music, no D.J. and no take out alcohol sales. A motion was made and passed to support the proposed changes. Final facade design to be approved by us and the Historical Commission staff.

Other Business:

McGilicuddy's has live entertainment downstairs with doors open so it is loud. People are constantly outside smoking. Management is dumping bottles outside at 4:00 in the morning. Their dumpsters are still being picked up at 5:00 AM. We will again take this issue up with MDC. There have been no police on foot as promised.

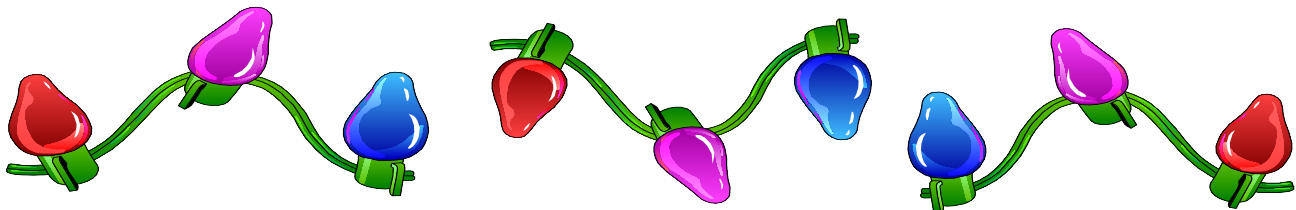
Meeting Adjourned at 8:45

**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



**Other News**

**Mojo's at 4243 Main Street** has applied for their liquor license. They signed the standard agreement limiting their operation and were supported by Manayunk Neighborhood Council and Manayunk Development Corporation

**Main Street Munchies at 4307 Main Street** has declared they will seek a take out beer license. They plan to sell take out beer till 2 am. They have had a preliminary meeting with Manayunk Development Corporation.

**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

**MNC BOARD**

Kevin Smith, President	Joy Griffin, Trustee
Joyce Finnen, Vice Pres.	Susan Shimp Trustee
Mark Turtle, Treasurer	Charlie Hewins, Trustee
Keith Newman, Rec. Sec.	John Hunter, Trustee
Jane Glenn, Corres. Sec.	Erica Orsulak, Trustee
Rob Lamendola, Sgt/Arms	

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

Next Meeting:  
**Wednesday, December 5**  
7:30 PM  
Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127