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# the council crier

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**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**

**4367 Main** – Bruce Cooper, of Jakes (4365 Main) is seeking to expand his operation to a second restaurant next door. The extension will share a kitchen with Jakes but will have it's own menu. Mr. Cooper presented plans at our November 2007 meeting. On the strength of his assurances that he would sign a standard agreement, MNC supported his proposed demolition of the historic storefront.

A few days before Mr. Cooper's zoning hearing (Feb 20) he offered an agreement that left out key provisions and added a "self destruct" clause. Even though Mr. Cooper agreed to no live music, he would not agree to no amusement permit. Mr. Cooper would not agree to any time limits. We were seeking the same limits from the recent MoJo's and Mango Moon agreements--No new patrons after 1:30 AM. In November Mr. Cooper indicated he planned to close at midnight. Mr. Cooper also insisted on a clause that would void the agreement if MNC and Manayunk Development Corporation, in the future, failed to require the same agreement from any restaurant or bar. MNC could not reach an acceptable compromise with Mr. Cooper and therefore refused to sign the agreement and opposed Mr. Cooper's variance.

We deeply regret not being able to come to an agreement with Mr. Cooper. We are certain that Mr Cooper will run a top notch restaurant. However, zoning is for the property and not for Mr. Cooper. The variance will

remain in effect should Mr. Cooper no longer operate a restaurant at this location. There are already 19 bars open till 2 am (1 every 115 feet) and 27 establishments with liquor licenses (1 every 80 feet).

Signing an agreement with a self-destruct clause and no time limits would seriously undermine future efforts to limit bars. Manayunk Development Corporation signed the agreement and supported Mr. Cooper at zoning. Kevin Smith, MNC president, had worked closely with Mr. Cooper, and others as part of the MDC Zoning committee. We do not believe Mr. Cooper misunderstood the goals and assumptions of MNC when he agreed, last November, to sign an agreement. We will have to consider it another lesson learned that you cannot rely on assumptions and good intentions.

We have asked the zoning board to reject Mr. Cooper's application. Should they grant a variance, we asked that all the restrictions Mr. Cooper proposed be made provisos to the variance. The summarized restrictions are (1) No take-out liquor sales (2) No live music or DJ's (3) No cover charge (4) No take-out window (5) Fixed seating plan (6) Sound limits (7) No private club (8) No dance hall license, cabaret license, or special use permits (9) No trash stored on the sidewalk (10) No promotion of liquor prices. These provisions are substantial but incomplete. We expect the Zoning Board to approve the variance.

MNC has formed a subcommittee to formalize our policy into a comprehensive agreement and to create comprehensive guidance for future restaurants and bars.

***Continued on Page 2***

**Liquor -- Continued from Page 1**

**4425 Main Street** – Rusty Anchor has recast itself as Canvas. They have offered some concessions to MNC but there is still concern about their live music proposal, the number of bar seats and the overall feasibility of their model.. Discussions are ongoing. We hope to make progress on our standard agreement so it can be applied here.

**Zoning**

**105-107 Cotton/106-110 Grape** – Maximum Development took it’s proposals, for two four story commercial buildings, to the architectural committee of the historical commission. Maximum presented their project at our December meeting. MNC supports the commercial use but not their current design. Members felt the buildings were too tall and elements of the design were out of place in the neighborhood.

The historical commission staff and the architectural committee recommended denial. For Cotton Street the committee didn’t like the amount and horizontality of the glazing to the upper floors and the upper floor projection. They suggested that four stories might be okay but with a different massing and treatment of the upper floors breaking the facade up to be more in

scale with the surroundings. For Grape Street there was an initial discussion about the Manayunk Ordinance not allowing the Commission to approve demolition which is what they applied for. Commission staff recounted that they had recommended the developer add onto the existing house and garage rather than demolish. The developer said the buildings were falling down and were not worth saving In the end the committee rejected the proposal as not in character and out of scale. John Gallery from Preservation Alliance suggested that they retain the existing facade and build above.

**132-134 Gay Street** – Three homes, with garages are proposed for this double lot. We have not been contacted by the developers and have not seen any plans. First impressions are that there is not room for three homes and that garages are inappropriate and will take away from valuable neighborhood one-side-of-the-street parking. Zoning is scheduled for February 26. We are opposing pending a chance to review plans.

**3 Rector** – The appeal is ongoing. We have filed our appeal with the state and are waiting for that case to progress.

**Venice One** – The appeal is ongoing. We filed our city appeal and are still waiting for the Findings of Fact and Conclusions of Law from the zoning board.

Central Roxborough Civic Association recycles cardboard, paper, and some plastics on the first Saturday of every month at the Leverington street parking lot from 9:00 AM to 11:30 AM. The trucks leave at 11:30. Please don’t come late. Please don’t leave stuff if the trucks are gone. Please don’t leave stuff the night before. The next date is March 1.

**They take mixed paper, cardboard, #1 and #2 plastics... With exceptions!**

DO NOT recycle plastic coated paper, metal coated paper, or wax coated paper. DO NOT recycle plastic film or transparencies. If you can peel off the coating, it’s ok to recycle the paper portion. Same rules go for cardboard.



**Plastics must be #1 and #2 only.** If you can’t find the recycle symbol, they can’t take it. They can’t take automotive fluid bottles (motor oil, transmission fluid, brake fluid, etc. no matter what the number).



**NO LIDS NO LIDS NO LIDS.** Please no lids. Volunteers will have to remove them. A personal plea from a plastic volunteer – Please rinse the bottles. Sour milk, peanut butter, detergent, week killer, bleach... NOT FUN. We have to handle this stuff. Mixed paper and plastic does not include aluminum cans and bottles. Please don’t drop off aluminum cans and bottles.

Chestnut Hill Community Association recycles on the first Saturday from 9 AM to 1 PM at the Wyndmore Train Station. They also take aluminum cans and batteries.

Weavers Way, German Ave & Carpenter Ln (behind Germantown Elder Home) recycles on the third Saturday from 9 AM to 1 PM. Same rules as Central Roxborough.

Ridge Park Civic recycles on the third Saturday at the Ivy Ridge train station at Umbria and Parker, from 9 AM to 12 PM (noon). Same rules as Central Roxborough.

## **JUST A FEW MINUTES . . .**

February 6, 2008

Kevin called the meeting to order at 7:30.

Kevin reminded everyone that it's time to renew membership in the Manayunk Neighborhood Council. Nominations for officers will occur in March and elections will be held in April.

Manayunk Theater: Chris Braak and Kristi Good presented their plans to open a permanent theater here in Manayunk. They performed one play recently in a storefront and are hoping to find a permanent space, establish a viable financial plan and become a professional theater group. Chris and Kristi are seeking a letter of support from the MNC as part of their efforts to obtain financing. A motion was made and passed to support the theater group.:

228 Hermitage -- The owners are asking us to reconsider our opposition to a multi-family conversion considering the city told them prior to purchase that the first floor was commercial space. A motion was made and seconded to reconsider. The motion was defeated. Our opposition stands.

Helix Motors -- Eric Savage and his wife presented their plans to bring Helix Motorsports to Manayunk. It would be on Umbria at the present Henkel Roofing location. Helix Motorsports specializes in the internet sales and local installation of performance parts for Mini Cooper automobiles. Helix needs a variance to sell wholesale from his facility. Some parts Eric uses are manufactured by Helix and shipped to parts sellers in various locations. This constitutes 15% of Eric's business. They expect one pickup and one delivery per day via DHL vans or UPS trucks. Much discussion followed mostly concerning the noise level created by the dynamometer, which is used about three times a month, during business hours only, and is vented through the roof. The dynamometer is no louder than an airplane passing overhead. Eric agreed to install a bollard at the Wilde St. entrance to the parking lot to protect the neighbor's sidewalk. A motion was made, seconded, and passed to support the business.

Rusty Anchor -- Indian affair was closed and replaced by Culture which closed after only a few weeks. Rusty Anchor represented by Scott and Frank presented plans to open their restaurant and bar. The concept is to showcase art and have rotating chefs from culinary schools. They plan to expand to the second floor. Their target market is the thirty something crowd seeking to network. Plans include an 8 seat bar downstairs, a 12 seat bar upstairs, 70 dining seats and a smoking courtyard and deck in back. Neighbors asked what guarantees we would have against a rowdy bar, especially if their model is not profitable. The building has an existing deed restriction limiting them to the first floor and closing by midnight. The neighbors were overwhelmingly against any facility serving liquor until 2:00 A.M.

Machismo - One of the owners of Machismo was concerned that they were working too hard and making too little. They currently have to close at 1 A.M. They would like to stay open till 3:00 A.M. to capture the late night crowd. A motion was made, seconded and passed to deny any extension of hours.

Bill O'Brien, representing Derek Davis, had a proposal for 235 - 236 Krams. The building contains several uses (a catering business, clothing, office, and two apartments). The owner is seeking to legalize past construction, existing apartments and a yoga studio. The zoning committee will review.

Officer Kline reported that GPS's are becoming prime crime targets. He suggested the GPS mount be removed when parking. Burglaries in apartments are on the rise. :

A motion was made, seconded and passed to develop a standard agreement for new restaurants and liquor uses. The president will appoint a subcommittee to develop the proposal.

The meeting adjourned at 9:30.

### **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

Should you need to contact Councilman Curtis Jones, please contact

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PLEASE READ AND PASS ALONG TO YOUR NEIGHBOR

courtesy while visiting

thank you for your

**CLEAN  
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our neighborhood

**\*MANAYUNK\***

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

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[www.manayunkcouncil.org](http://www.manayunkcouncil.org)

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

PO BOX 4667, PHILADELPHIA, PA 19127

