



the council crier

Meeting Location ☆☆ MUGSHOTS COFFEEHOUSE ☆☆ 110 Cotton Street

Manayunk Neighborhood Council meetings will be held at Mugshots Coffeehouse for May and June. Our thanks to Mugshots!

On The Agenda

At the May meeting, Carrie Shankweiler, of **The Academy In Manayunk** will describe the school and its programs. The Academy has two schools, the Lower School at 169 Connaroe and the Upper School at 119 Rector. The schools serve children, grades K-12 with learning disabilities.

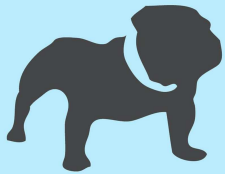


MNC objected to the over development of the site. We were not able to reach an agreement and proceeded to zoning to oppose the project. We were disappointed to find that the Councilman was still supporting the expansion.

At the zoning hearing, while waiting for the case to be called, after much debate and discussion, the developer agreed to significantly modify the plans. The details need to be worked out but we agreed, in principal. The apartments will be

removed, The restaurant will be expanded on the first floor, subject to certain operating restrictions. Second floor commercial offices can be added in the back.

BRETT MANDEL



DEMOCRAT FOR CONTROLLER

Brett Mandel, is running for City Controller against incumbent Alan Butkovitz, Mr. Butkovitz spoke at our March meeting. Members wanted to hear from both

sides. Mr. Mandel will be at the May meeting.

Zoning

Sapphire 4137 Main -- We met with the owners of Sapphire, and Josh Cohen, from Councilman Jones' office, at Sapphire, to review the plans for expansion. As reported last month, they were planning a 4-story extension on the back of the existing building. This would expand the existing restaurant/bar and add three apartments, for a total of six (12 bedrooms).

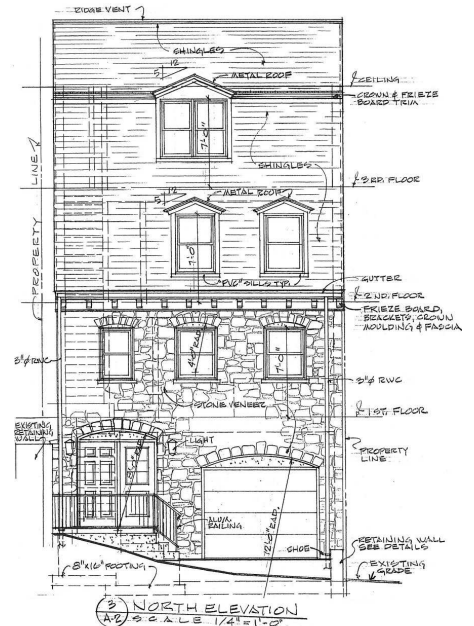


Sapphire Expansion--Original Plan

137 Grape/124 Cotton -- Developers are proposing 30 apartments in the former St. Josaphats School and Convent. There are eight parking spaces on the lot. The developer is proposing 12 spaces (by stacking 4 spaces) with several Philly Car Share spots. Parking will also be reserved at the Lock Street and Green Lane parking lots. These lots are about 1500 feet away and are not, in our opinion, viable. The neighborhood is already crowded and lacking in parking. MNC acknowledges car share spots and excellent access to transit is an asset. However, we have observed that car ownership is high, even in new residents. 30 units will overcrowd the lot and the neighborhood. Zoning is scheduled for Wednesday 5/6, the same day as our meeting.

145 Wright Street -- Developer John Kolea Jr., has worked on several projects in the neighborhood. He proposed a single family home at 145 Wright Street. This is a small lot wedged at the bottom of Wright Street, behind the homes on the 4600 block of Canton Street. The home will block the views, of West Manayunk, of two of the homes on Canton. Of the two most impacted homes on Canton, one owner remained opposed to the project. The developer also has, under agreement of sale, a derelict home at the corner of Canton and Wright which he intends to rehabilitate. It was the conclusion of MNC that the project provided a benefit to the neighborhood by cleaning up a trash strewn lot and bringing improvements to Wright Street. The councilman did not attend the community meeting, instead, he responded to a petition from Canton Street residents, opposing the project, and opposed the project at Zoning. The sense at the neighborhood meeting was not opposition. Most neighbors were not familiar with the details of the project and were not directly or

indirectly affected. At Zoning, the Planning Commission opposed the siting of house. The developer had set the house back 20' from street to accommodate additional parking. The Planning Commission wanted the house moved up to the sidewalk. MNC felt the siting of the house in this out



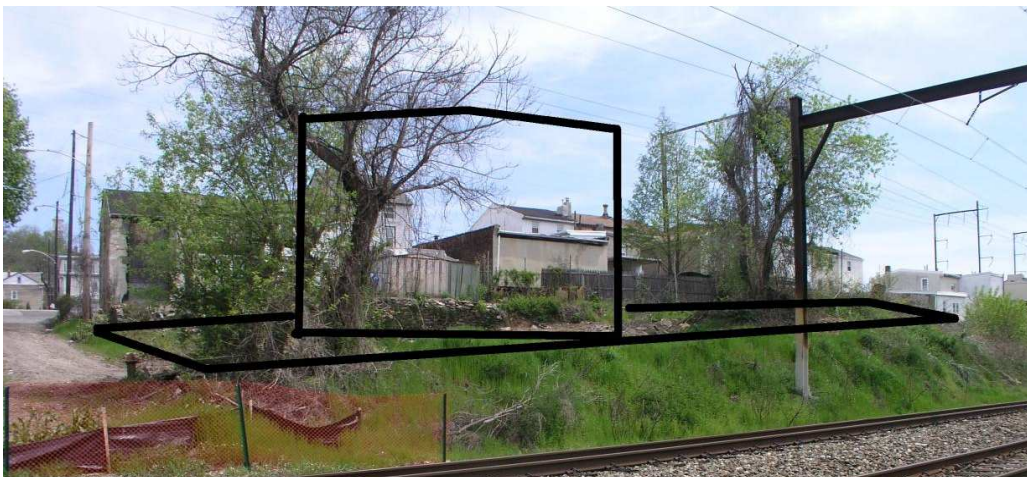
145 Wright Street of the way location was not relevant and the additional parking would prevent cluttered on-street parking at the dead end of Wright Street. The Zoning Board is holding their decision pending a meeting between the developer and the Planning Commission.

Waterford Apartemnts - Recently, MNC representatives met for a third time with the developer for the 205 proposed apartments at 1 Cotton Street. The building is about 80' tall and 560' long. The developer attempted to make favorable comparisons with other Manayunk buildings. Ultimately they showed that this building is 2-3 times larger and 20' taller than anything else in Manayunk. MNC has asserted that the building is too tall, too massive, and too dense (too many units).

The developer was adamant that the building was not out of scale, and the proposed density and scale were the smallest that could viably be built.

In the end, the developer would not consider any changes to the building to address our concerns.

The project has been approved by the Zoning Board. MNC has appealed that decision. We remain opposed to the building and are continuing with the appeal. The appeal hearing is scheduled for mid September.



145 Wright Street

JUST A FEW MINUTES . . .

April 1, 2009

Kevin called the meeting to order at 7:30

Susan reported we have 11 new members since January

We are working with Schuylkill Project to obtain Philadelphia Activities Fund grant for children activities on the canal.

Monthly MNC meetings will be held at Mugshots for May and June

A discussion ensued regarding a July meeting. A wait and see approach was taken.

Zoning:

137 Grape Street: formerly St. Josephat's School- plan calls for 30 condos with no parking. Developers will be meeting with the zoning committee later this month.

Waterford Apartments -- We have twice met with the developers. They have offered no concessions regarding our concerns with height, scale, mass, and density of the proposed 205 apartments. We are continuing with our appeal of the zoning board decision to approve the project.

Venice One -- The appeal is in process. The common pleas (city) hearing was held in January and we are waiting for a decision.

3900 Main -- Builders have proposed a 90-foot, 9 story 70-unit apartment building. Christine Schwartz, from Wissahickon Neighbors Civic Association, stopped by and explained their meeting with the developer. Wissahickon made

it clear 90 ft was too high. They also questioned about access to the Schuylkill Trail. This was met with a blank expression. The property is zoned industrial so they will need variances to move forward. Wissahickon Civic is expecting a redesign at 63', which is the zoning requirement. This is in an area we overlap with WNCA and we will be working with them on this project.

Alan Butkovitz, unofficially campaigning for City Controller, spoke at our March meeting. Brett Mandel, running against Mr. Butkovitz, had requested to speak at a meeting. Members indicated they would like to hear from Brett and it was agreed we would invite Brett to the May meeting.

Quality of Life Committee - Darlene spoke with Loree Jones of the MDC. The conversation went well but it was made clear MDC is concerned about main Street and not necessarily the neighborhood. Expectations for MDC to Become involved in community betterment are low. The committee hops to have a web site up by Mid-April.

Neighbors reported that J.D. McGillicuddy's Pub, at the corner of Cotton and Cresson, has become loud nuisance bar. Officer Kline spoke about the nuisance bars and burglary. He noted it's frequently the college kids who are being burgled. Neighbors complained vocally about late night drunks parading through the neighborhood.

**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

May 6 - MNC meeting, 7:30 pm at Mugshots,
110 Cotton Street

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

215-482-5528 - mail@manayuncouncil.org
www.manayuncouncil.org

Stay informed of current events by joining the MNC
email list: www.manayuncouncil.org/email.html

Contact us at mail@manayuncouncil.org if you
would like to receive the newsletter by email.

Otherwise

Please Read and Pass along to Your Neighbor



courtesy while visiting

thank you for your

**CLEAN
SAFE
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our neighborhood

**HISTORIC
MANAYUNK**

Manayunk Neighborhood Council
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Next Meeting:
Wednesday, May 6
7:30 PM
Mug Shots, 110 Cotton St.

PO BOX 4667, PHILADELPHIA, PA 19127

