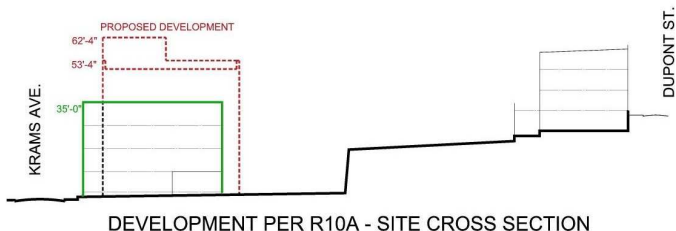




the council crier



Zoning

227 Krams – When is too big too big? When it's 33 apartments at the end of a narrow dead end street. The zoning hearing was held on the 21st. With only six inches to spare (on a good day), local firemen admitted, off the record, that they could not get a truck up the street and would have to run hoses the 350 odd feet to the development. When is too tall too tall? When it's over 50' tall in a neighborhood of two and three story row houses. According to the developer, the homes on Dupont will still have a view from their third floor.

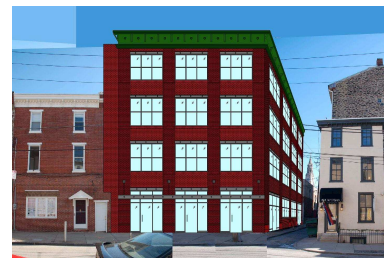
Despite the nearly 100% lot coverage (paving and buildings) the development will provide such amenities as bike racks and one extra parking space. We have suggested that 7-8 3-story row homes could be built on the site without overcrowding the land or overshadowing the neighbors. Our drawings show what R-10A housing would look like on the site.

In a novel move the zoning board did not make a decision. Instead they asked the developer to write a rebuttal to our arguments. We will then write our own rebuttal to the rebuttal. As we go to press we are waiting for the developer's rebuttal (expected soon).

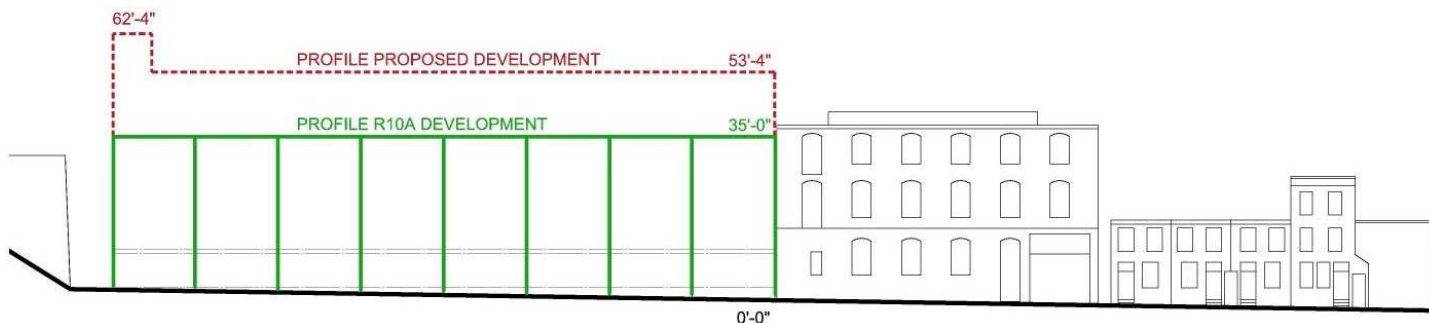
104 Wright Street – Passed. MNC Supported the four-home project.

106-110 Grape – In May, MNC voted to support this 4-story commercial building on Main Street based on new plans that step back the top floor eight feet. The effect is, that from most angles on Grape Street, the building will appear only three stories high. The plans still have to go to the historical commission and the zoning board. Hearings are not scheduled (that we know of).

105-107 Cotton – Zoning hearing is scheduled for 6/4 at 2:00 PM, Cal no 5499. This design got conceptual approval from the historical commission but not final approval. We would like to see the same setback at the Grape Street project. We do not support the current building as shown.



...zoning continued on page 2



DEVELOPMENT PER R10A - KRAMS AVE. ELEVATION - SOUTH SIDE

Zoning -- Continued from Page 1

132-134 Gay Street –Zoning is scheduled for June 18 at 2:00 pm. Calendar no. 4535. MNC is opposed to three homes on St. Davids. We suggested two homes facing Gay Street.

228 Hermitage – Zoning is scheduled for June 10, 9:30 am. Calendar no. 3974. We are not sure if this case is going forward.

228-236 Krams – This the conglomeration of buildings around the old Chocolate Factory on Krams (across the street from the 227 Krams development we are opposing). The applicant is seeking to legalize some existing apartments and uses. The site has a mix of commercial and residential, including the Pennsylvania Store warehouse and bakery. At the May meeting, members chose not to take any position. No motion was made and no vote was taken. This goes to zoning June 4, 3:30 pm, Calendar no. 5225.

123 Leverington – Legalization of an existing furniture store. Several years ago, the building was zoned for artists studios. Retail operations need additional zoning.



MNC is not opposing the zoning. The hearing was May 28. We don't know the outcome.

4328-4332 Dexter – A permit was issued for two homes at 4330-4332 Dexter. The developers were also rehabbing a house at 4328. A neighbor filed a zoning appeal challenging the issuance of the building permit. The houses needed special permits for garages on their block. L&I should not have granted the building permits. The lots may not have enough yard space and they may be too high.



Construction has proceeded despite the permit challenge. We

heard that L&I had issued stop work orders for both projects. We found a notice wadded up in the construction debris. Manayunk



St. Davids Street Elevation

132-134 Gay Street

Neighborhood Council and Central Roxborough Civic Association are opposed to these developments. Zoning is scheduled for June 24, 9:30 am. Calendar no. 5295

Other News

Rail to Trail at our June Meeting – If you are interested in converting the abandoned rail line, over the Manayunk Bridge, to a trail, linking Lower Merion to Manayunk. Come to our June meeting to hear and talk to Chris Kingsley. Chris is forming a group to advocate for the trail. You can contact Chris at emerson.kingsley@gmail.com or 610-812-8931.

Single Stream Recycling – The city began single-stream for 150,000 households back in May. Single-stream recycling allows you to place paper, cans, bottles, plastic (1's and 2's only) and cardboard, in one container. No more separating. Recycling is up 35% in areas with single-stream. The remaining portions, including Manayunk, should see single-stream recycling on July.

For the faithful recyclers who have been bringing their paper and plastic to CRCA's monthly pickup, June may be the last month. We'll let you know.

Canal Restoration – Manayunk Development Corporation is seeking \$11 million from the Federal government, through the offices of Arlen Specter and Congressman Chakah Fattah. The funding, if received, will pay for the repair and reconstruction of the locks, resulting in a fully functional canal. The funds will complement the dredging and flow restoration programs currently underway.

Bike Race – The annual bike race will blast through our town Sunday June 8. We are meeting with police and officials in our yearly attempt to limit the chaos and carnage.



Kevin called the meeting to order at 7:30.

The minutes were amended to reflect the creation of a Quality of Life committee. It was created at the last meeting to deal with quality of life issues and express our views to MDC. The committee will meet monthly and report at MNC meetings. On May 30, Councilman Jones agreed to come to tour Main St.

By-Law changes: A vote was held to approve the changes to the by-laws including moving nominations from April to October and voting in November. The bylaw changes passed unanimously

Red Bull: Neighbors decided to abstain from voting to support or oppose the event. They complained about potential problems similar to those from the bike race.

March of the Sombreros -- Neighbors complained they had to call the Police as the loud noise and raucous fighting leaving the bars after 2:00 A.M. The participants were bussed in already intoxicated. MDC resolved to actively oppose all future pub-crawls. We welcome their support.

Zoning Liquor:

Wilde Yarns -- consists of 2 buildings, one built in the 1880's. Yarn is still being produced but they plan to end production at the end of the summer. A developer proposes to put in condos with buyers purchasing as much space as they want. There is parking for about 30 cars.

228 Hermitage: Zoning 6/10/08 Cal 3974 -- multi-family conversion on Hermitage

132-134 Gay Street: Zoning 5/14 Cal 4535 -- we are unaware of any changes to the plans already presented.

106-110 Grape Street: This was the 2nd presentation and included changes discussed with the zoning committee earlier this month. A motion passed to support the project including the demolition of the house 110 Grape St.

227 Krams Avenue: Zoning 5/21 Cal 5231 - Bill O'Brien who presented the original plans with Dan Neduscin in March returned to update us. The site is currently zoned L - 4 permitting 100% construction. The top of the proposed buildings, he tells us, will not extend past the second floor of the 3 story homes on Dupont St. Neighbors maintained it would block their present view. They also pointed out that L-4 zoning is not residential zoning and that if Bill wants the zoning changed to residential, then he should abide by those regulations. Bill seemed to think that suggestion was ludicrous. Neighbors pointed out Krams is a dead-end street and adding 30-40 cars will cause traffic hardships. The Fire Company is on record with neighbors as stating they can't get to this location. Bill replied the fire department has no safety concerns at this time.

228 -236 Krams Zoning 6/4;Cal 5225 - The proposal is to legalize buildings as they are already being used and have been for an undetermined period. This is a mixed use site with apartments and businesses. The request will not change the building per se. The property is currently in an unkempt state. Questions followed as to effects of legalizing. The approval will not change the G-2 zoning. Bill will meet with the zoning committee in two weeks. The zoning committee was given authority to deal with this situation.

Darlene motioned that board members be contacted when Kevin cannot make an MDC meeting so they can attend in his stead. The meetings are open so anyone can go. Kevin agreed to contact John or Hillary to attend in his place when he can't make it.

Chris Kingsley reported a group is forming to volunteer and advocate for a rail-to-trail conversion of the abandoned R6 Cynwyd line between the Manayunk Bridge and Ivy Ridge. It will eventually link across the bridge to the Cynwyd Trail being built in Lower Merion. If you are interested in joining, contact Chris at: emerson.kingsley@gmail.com, 610-812-8931.

The meeting adjourned at 9:40.

**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	\$_____ 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

June 1 – National River Cleanup; 9am to noon. Meet at the Canoe club at Ridge Ave and Wissahickon Creek. To volunteer for the cleanup, visit www.americanriver.org/goto/schuylkill. For details or questions please contact Gwen Cohen of the Schuylkill Project at gcohen@manayunk.org.

June 2 – 21st Ward Community Council is hosting Bill Green at a zoning forum in the cafeteria of Roxborough hospital at 7:00 pm. Mr. Green is Councilman Jones' appointee to the new zoning commission.

June 8 - The Bike Race

June 28-29 – Manayunk Arts Festival

July – Single-Stream recycling starts

September 6 - Red Bull Soap Box Derby

MNC BOUNDARIES (per bylaws of 1999)

- a. The territory of representation of the Council shall be the boundary as defined by the 21st Ward of Philadelphia. The territory of representation will be designated for the purpose of membership, community outreach, and mutual support.
- b. The territory of focus, will be the boundaries as defined by the Schuylkill River to the West, Ridge Avenue to the South, Manayunk Avenue to the East, and Fountain Street to Smick Street then LaMonte Street to the North. The territory of focus will be designated for the purpose of defining a core location for projects, actions, and responsibilities.
- c. The Council may work on projects solely, in conjunction with, or forward them to other civic groups or organizations within the representation or focus territory as decided by the Executive Board, general, or special meetings.

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

MNC BOARD

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

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

courtesy while visiting

thank you for your

**CLEAN
SAFE
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our neighborhood

MANAYUNK

Manayunk Neighborhood Council
www.manayunkcouncil.org

Next Meeting:
Wednesday, June 4
7:30 PM
Venice Island Rec Center

PO BOX 4667, PHILADELPHIA, PA 19127

