

MPNA News

The Melrose Park Neighbors Association

Volume 2 – Number 12

From MPNA President – Andy Rudin

August 8, 2005

The News:

No, you are not seeing double. Two issues with deadlines have come to our attention – comments due on the Cheltenham Avenue Commercial Service District Draft Plan, and a hearing for plans for a large church on Ashbourne Road. So, here is another newsletter following quickly after the one sent yesterday.

Next MPNA Public Meeting is at 7:00pm on Monday, October 10.

Before we get to the things that have deadlines, mark your date book for our next public meeting. It will be in the Community Room at the Elkins Park Free Library starting at 7:00pm on Monday, October 10, 2005. Our community police contact, Sergeant David Hirschbuhl said that he would like to be at all our meetings. I hope he will be able to attend this one. Encourage your friends and neighbors to attend.

Cheltenham Avenue Special Services District

I asked Bryan Havir for copies of the Special Services District for Cheltenham Avenue. Yesterday's newsletter quoted Bryan:

“All comments on the final draft plan of the zoning and land use consistency analysis along Cheltenham Avenue are due to my office by August 15. I will prepare a final submission with everyone's input and return one marked up copy to the KSK consultant team for final editing. The final plan will be printed by the end August.”

I asked for a copy, and Bryan replied today

“You can access it from Kise, Straw and Kolodner's ftp website. Download a copy of both the Appendix and the Plan reports from the "cheltenham" folder in the “public” section of their website.

- KSK ftp address: <ftp://67.107.162.38> .“

I think you will find this large .pdf file interesting. It is filled with maps and diagrams of the area to the West of our neighborhood. You have a week to get your comments to Bryan at [215-887-6200](tel:215-887-6200), ext. 112, or fax him at [215-887-1561](tel:215-887-1561), or email him at bhavir@cheltenham-township.org **Deadline is 8/15!**

West Oak Lane Church of God

Anne & Richard Brown wanted details about the hearing for the West Oak Lane Church of God. This is a bit outside of Melrose Park, but I thought you would be interested in it. Bryan Havir provided these details in the following email today to the Brown's:

“This Zoning Hearing Board (ZHB) application is for the West Oak Lane Church of God. They own the 8.4 acre parcel between the Elkins Park Post Office and the Lynnewood Gardens Pool. You must attend the 8/17 hearing at 7:30 P.M. at Curtis Hall in order to have your concerns entered into the record and considered by the ZHB. The Church is seeking numerous variances, including parking and disturbance of steep slopes for their proposed development of a church and community life center for religious use. The use is permitted by special exception approval according to the Township's Zoning Code, so the Zoning Hearing Board, if they are going to turn it down, must be able to demonstrate that the development will have a detrimental impact on the Township and the health, safety and welfare of the community and the residents.

Highlights of the project:

- Sanctuary at 1345 seats
- Narthex/cafe at 6370 s.ft.
- Chapel at 1850 sq.ft.
- Youth gathering room at 7500 sq.ft.
- Activity club room at 4250 sq.ft.
- Family cinema at 2125 sq.ft.
- Studio at 2200 sq.ft.
- Gym at 7500 sq.ft.
- Bowling alley at 1300 sq.ft.
- Fitness Center at 1875 sq.ft.
- Senior program at 2275 sq.ft.
- Children's Program at 5200 sq.ft.
- Classrooms at 21,180 sq.ft.
- Bookstore at 2400 sq.ft

The Planning Commission on 7/25 recommended denial because the project appears to be too large of a magnitude for the parcel and the impact of traffic on Ashbourne Road appears to be very significant. The Commissioners took no action at the B/Z Committee on 8/2. Plans are on file in the Township Building and Zoning Office, M-F 8 AM - 4:30 PM”

Plant Watering Problems in Elkins Park

Right around the same time Gene Silver reported the theft of our watering hose from the Melrose Park train station, Main Street Manager (and Melrose Park resident) Ruth Littner Shaw is asking for our help in watering some plants:

“On Old York Road around Sousan Pharmacy as well as the area around Ashbourne Farmers’ Market the plantings in half-whiskey barrels are suffering from the heat. The flowers keep dying and then reviving, but overall, they need some *serious* attention. If MPNA folks could replant the barrels (there are a total of 20) and maintain them during the remainder of the summer, all the barrels could look good. I have a listing of where they all are, but of course, they are strictly in those two commercial districts. I will try (TRY) to get more flowers from our public budget, but donated ones would be better, of course, and I know you have a wonderful gardening contingent who knows what they are doing. In return, the barrels could have a modest sign on them saying they are planted and maintained by the MPNA. Please consider and let me know. Thank you! FYI: Primex donated the first batch, so don’t tap them again! Also, they donated what they thought would be plants tolerant of the mid-summer sun, but apparently, even with watering, the sun was very strong this summer. Perhaps marigolds.”

Any volunteers? Ruth is at [215-887-6200](tel:215-887-6200), ext. 113. Her fax is [215-887-1561](tel:215-887-1561) and her email is rshaw@cheltenham-township.org

The Noise from 506 Oak Lane’s Party Last Saturday Night

This is near where I live, so when the DJ yells into the highly amplified sound system, hair peels off my eardrums. Discussions with my neighbors indicate similar displeasure. The *Olny Times* has had no complaints, but they do now, and said they would run a general article about noisy parties in the next issue. And Representative Dwight Evans’ office had no complaints either, but they do now. I am still waiting to hear how the Cheltenham Police can help out.

Adding email addresses

Please tell your neighbors and friends to email me (andrewrudin@earthlink.net) to be added to this email list to share information about our neighborhood.

This Newsletter

If you have any suggestions for items for this newsletter, feel free to email them to me at andrewrudin@earthlink.net.

MPNA memberships

Membership in MPNA helps pay for plantings, signage, and many other things. Annual dues are \$10 per individual, \$20 per family.

MPNA Board

Members of the MPNA Board are Andrew Rudin, Phil Kates, Gene Silver, Michael Shectman, Jim Muldoon and Albert Fried-Cassorla. If you are interested in helping out with MPNA, please email me at andrewrudin@earthlink.net. This newsletter is available or will be soon, maybe with photos, on our website – www.melroseparkneighbors.org