

# MPNA News

The Melrose Park Neighbors Association

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Volume 2 – Number 114  
From MPNA President – Andy Rudin  
Monday, February 14, 2011

I hope you and yours are enjoying a pleasant Valentines Day!

## Ashbourne Country Club Decision - TONIGHT

The Cheltenham Township Zoning Hearing Board will RENDER ITS DECISION FOR APPEAL NO. 3336, ASHBOURNE COUNTRY CLUB, at a Public Hearing on Monday, February 14, 2011, at 7:30 PM at Curtis Hall, 1250 W. Church Road, Wyncote.

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## Township Grants Kerlin-Heidelberg House Demolition Permit

Cheltenham Township has granted the house demolition permit to the person who purchased the Heidelberg/Kerlin property at the corner of Ashbourne and Oak Lane Roads. The permit may be picked up as early as today. This has not stopped landscape architect Ed Landau from listing all the reasons the house should not be demolished. Here they are, as of this morning:

“You already have the approved demolition permit. This is good for at least 2 years, so the existing house is not an impediment to development at this point.

We are creating a network throughout SE Pennsylvania, looking for a buyer who will save the house. With demolition, you will lose our team, and all potential buyers for Historic reasons. This may be the oldest house still standing in Montgomery County.

It will be difficult attracting a traditional developer since this property has many restrictions to potential development;

- 1- Only 50% can be disturbed (Code section 280-9)
- 2- 85% of any trees removed, that are of 6”+ caliper will need to be replaced
- 3- This site has been identified on the township’s Open Space Plan.
- 4- There are many areas of the site that fall into the township’s steep slope (10%) limitations (sect 290-13)
- 5- Hydric soils or wetlands (swales and low spots) will be off-limits
- 6- Building setbacks will reduce developable area (Chap 295, zoning)
- 7- Environmental Impact Study will be required (sect 260-30)
- 8- Stormwater Detention will be required. Basins reduce the developable area. (Chap 290)
- 9- There is currently a sewer moratorium
- 10- There is an elementary school next door, which may limit what you can do on this site
- 11- Cheltenham is very strict in the enforcement of their Land Development codes

The township wants to save this house, and would probably be inclined to consider some variances and waivers to encourage preservation of this house and the largest trees. There is a state champion sweetgum tree on this site.

There may be tax breaks for historic preservation

This house has been a fixture in this community for over 300 years (3+ centuries). The neighbors have been expressing their sadness at the possible loss of this house.”

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## Creating a Township Sustainability Committee

Cheltenham Township is seeking residents to work with a consultant on a volunteer citizens steering committee to develop a Township-wide Sustainability Plan.

The plan will focus on such topics as land use and design, transportation and recreation, energy, recycling and solid waste, human health and safety, and social issues of importance as indentified by the committee. Measurable goals and objectives will be developed and defined with ways for tracking outcomes for purpose of helping the Township become more livable and sustainable for future generations. The steering committee is expected to meet 12-15 times during the next two years. All meetings will be held during the day, most likely in the early morning, in the boardroom of the Township Administration Building, 8230 Old York Road in Elkins Park.

Any resident interested in participating on this committee should forward a cover letter and resume to [managersoffice@cheltenham-township.org](mailto:managersoffice@cheltenham-township.org) by 4PM on February 22, 2011.

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## Win a week in Paris, Orlando, Phillies & Flyers tickets plus Dance and Drink

**Winter Warm-Up: Silent Auction & Dance Party.** Win a week in Paris, Orlando, Phillies & Flyers tickets and much more! Hors d'oeuvres, desserts, wine, beer & beverages. Celebrate and support the restoration of High School Park. \$30 per person (includes 2 drink tickets), \$55 per couple (includes 4 drink tickets) Order at [www.highschoolpark.org/winterwarmup](http://www.highschoolpark.org/winterwarmup). Glenside Hall (Keswick Avenue and Waverly Rd). 2/26, 7-11pm. (*Snow date March 5*)  
Contact: Caroline Stritzinger, The Friends of High School Park, 215.964.7684  
[cstritz@hotmail.com](mailto:cstritz@hotmail.com) 7910 Montgomery Avenue \* Elkins Park, PA 19027 \* 215-782-8082 \*  
[www.highschoolpark.org](http://www.highschoolpark.org) MPNA

## Free Concert at the Elkins Park Free Library

The Friends of the Elkins Park Free Library are hosting a terrific evening of music at the library on Wednesday, February 23 at 7:30 PM: the Cheltenham High School award-winning acapella groups, *Up the Octave* and *Sons of Pitch*, will be performing; the concert will feature many of their signature arrangements. The concert is FREE, but you MUST reserve tickets in advance, since we expect a full house. If you would like tickets, send an email to [eplibraryfriends@yahoo.com](mailto:eplibraryfriends@yahoo.com), and include your name, number of tickets needed, and email or phone contact information. Come out and support our super-talented Cheltenham youth!

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## **This Newsletter**

If you have any suggestions for items for this newsletter, feel free to email them to me at [andrewrudin@earthlink.net](mailto:andrewrudin@earthlink.net) MPNA

## **MPNA memberships**

Membership in MPNA helps pay for plantings, signage, and many other things. Annual dues are \$10 per individual, \$20 per household. Send your contribution to MPNA Board member Jim Muldoon, 106 Parkview Road, Cheltenham, PA 19012. The membership cycle is the calendar year. MPNA

## **MPNA Board**

Members of the MPNA Board are Andrew Rudin, Phil Kates, Michael Sheckman, Jim Muldoon, Debbie Posmontier and Albert Fried-Cassorla. If you are interested in helping out with MPNA, please email me [atandrewrudin@earthlink.net](mailto:atandrewrudin@earthlink.net). This newsletter is available or will be soon on our website – [www.melroseparkneighbors.org](http://www.melroseparkneighbors.org) MPNA

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