

MPNA News

The Melrose Park Neighbors Association

Volume 2 – Number 117
From MPNA President – Andy Rudin
Saturday, March 26, 2011

Melrose Park EARTH DAY Set for Saturday, April 30th

Participating in Earth Day in Melrose Park is a great way to meet your neighbors! We are on for cleaning the flower beds at the Melrose Park SEPTA station, at Valley Road near Mountain Avenue, on Saturday, April 30th from 10 am to noon. The rain date is the same time on the following day, Sunday. Please bring some tools -- rakes, pruning tools, gloves, kneeling pads etc.

The perennials we already have are plentiful. This would be a cleanup and evaluation day. So you can also bring annuals, trash bags, mulch and fertilizer. I am happy to be coordinating the event this year. If you think you will probably be coming, please shoot me an email, so I can do an advance head-count. Maybe we'll have an army of planter-cleaners, in which case we can beautify some other spots.

So send your "I'll be there" emails to me, Albert Fried-Cassorla, at albfc@verizon.net.
Thanks! MPNA

Heidelberg Kerlin Information Moved to a New Website

Please use this new website location to access an updated summary of the property. We remain in search of a buyer for the property, hoping that the current owner is realizing that short term development options are limited to repairing the existing building. More later...

<http://heidelbergkerlinfarm.files.wordpress.com/2011/03/save-bolton-kerlin-4a.pdf> MPNA

Cheltenham Township Zoning Hearing Board OKs plan for Ashbourne Country Club

Published: Monday, February 21, 2011 (Copied from the article directly)

By Shabria Davis
Staff Writer

http://www.montgomerynews.com/articles/2011/02/21/glenside_news_globe_times_chronicle/news/doc4d6298282eb77276915573.txt?viewmode=fullstory

After nearly two years, the Cheltenham Township Zoning Hearing Board reached a decision in the matter of the Ashbourne Country Club development.

Matrix Development Group, the company spearheading the project, applied for zoning relief back in May 2009.

Engineering, Zoning, and Inspections Director David Lynch said the three-person zoning hearing board made the unanimous decision to approve the plan, following a three-hour hearing Feb. 14.

The approved plan contains of a maximum of 70 single-family homes, 156 carriage houses, a clubhouse and swimming pool.

“The zoning hearing board decision allows for a reasonable and productive use of the 103-acre parcel,” said Peter Friedman, the attorney representing Matrix Development Group.

According to Lynch, the original application requested 485 units, composed of both age-restricted and market-rate housing.

“The zoning relief is just for age-restricted housing,” said Lynch, adding the release allows for 222 units.

Matrix Development Group faced a lot of criticism from concerned residents, who questioned whether or not the development would have a positive impact on the community.

“The community expressed concerns,” said Lynch. “They questioned the impact the development would have on traffic and property values, if an age-restricted development was viable to the area, and if building on the site would cause over development.”

Lynch said residents worried about overdevelopment believed the site should hold as few as 100 to 150 units, with other citizens believing the area should remain open space.

“There were a small number of people who wanted nothing there,” said Lynch. “They wanted to maintain the open space.”

“The applicant proposed numerous plan modifications to accommodate the residents of the surrounding area,” said Friedman.

Now that Matrix Development Group has received zoning relief, the developers must submit a subdivision land development document, per township procedure.

Lynch said it will take between 90 and 120 days for the zoning hearing board to approve the document, at which time the developers will be able to apply for the necessary building permits.

“They may not get land development approval until late summer or early fall,” said Lynch.

Matrix Development Group may still face some problems, after receiving land development approval.

The Pennsylvania Department of Environmental Protection currently has a sanitary sewerage moratorium in place for any additional connections for the township.

At the present time, Cheltenham Township has approximately 48 connections, or equivalent dwelling units, available.

According to Lynch, the approved development plan, containing 222 units, would require roughly 190 connections, or EDUs.

“We can’t allow a building permit without the proper sewerage allocation,” said Lynch.

Lynch said the township is currently working with the DEP to upgrade the current sewer system. MPNA

Democracy School

On Saturday May 7, We The People of Cheltenham and Transition Cheltenham will be hosting a most unique event, *The Daniel Pennock Democracy School*. This full-day class teaches attendees about how we arrived at the current state of our government and what we can really do to bring the government back to the hands of the people.

The course covers the roots of democracy and takes attendees chronologically through history, explaining each step that has led us to this point in time. It explains, in detail, how corporations have been allowed to garner so much influence thanks to decisions made by our founding fathers, legislators and the Supreme Court.

The Democracy School is incredibly important for people who are interested in grassroots organizing and returning the power of government to the people. It contains the knowledge needed for people to self-govern, especially in their local communities.

“Although our right to self-government in the communities where we live is absolute, Pennsylvania’s attorney general, speaking to the Court of the Commonwealth has said that, ‘*there is no inalienable right to local self-government,*’” according to Ben Price of CELDF. He goes on to say, “Even consent of the governed is denied as a right, as people throughout the state learn firsthand when they attempt to oppose the siting of gas drilling rigs, landfills, factory farms...and the like in their communities.”

Ben Price of the Community Environmental Legal Defense Fund is the class facilitator. CELDF has been instrumental in helping Cheltenham citizens in their fight for self-governance as well as other communities around the country. They also helped the country of Ecuador write their new constitution which includes a legally enforceable clause entitled *The Rights of Nature*, guaranteeing that the ecosystem’s right to exist and flourish cannot be impaired, the first country in the world to do so.

The \$70.00 registration fee includes all course materials, continental breakfast and lunch, catered by Linda Jean's Griile. The class is being held at Calvary Presbyterian Church, Fernbrook and Kent Rds, Wyncote and runs from 8:30AM-5PM. For more information or to register, please contact Monica Liggins at 215-572-6437 or mliggins@comcast.net. MPNA

Free Oak Lane Library Lecture Series

This is the 2nd Annual Friends of the Oak Lane Library Lecture series about the history of East Oak Lane. On Sunday March 27th, 2011 at 3PM, Dr. Jeffrey Cohen, Senior Lecturer in the Growth and Structure of Cities Program at Bryn Mawr College, will give the first lecture. His talk will look at the evolution and early architecture of East Oak Lane, exploring that through early maps and other documents that help us discover its story. Using some of the same pictures in the recent publication, Oak Lane, Olney & Logan (Arcadia Publishing, 2011 – written by Marita Krivda Poxon, Rachel S. Hildebrandt and the Old York Road Historical Society), he will discuss their architectural character and their association with other Victorian domestic buildings in Philadelphia. GIVEN AT OAK LANE PRESBYTERIAN CHURCH. 11TH & OAK LANE

At 3pm on Sunday April 17th, 2011, David S. Traub, prominent Philadelphia architect and co-founder of Save Our Sites, which advocates for the preservation of sites and structures within the City of Philadelphia David S. Traub, AIA will give his lecture “ Farm House to Ranch House. The History of Architectural Styles in East Oak Lane.” Mr. Traub will emphasize the importance of the preservation of East Oak Lane with its wide range of architectural styles as an historic neighborhood within Philadelphia. GIVEN AT KUC CHURCH, 12TH STREET & CHELTENHAM AVENUE. MPNA

This Newsletter

If you have any suggestions for items for this newsletter, feel free to email them to me at 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. This newsletter is available or will be soon on our website –www.melroseparkneighbors.org MPNA

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