

**ANCILLAE'S PROPOSED PLANS MAY REDUCE THE RESIDENTIAL ENJOYMENT
OF OUR NEIGHBORHOOD AND REDUCE OUR PROPERTY VALUES**

Ancillae's Existing Request for Zoning Relief At
ZHB-#26-3818

From Your Neighbor: Diane Schott, 209 Royal Avenue, Wyncote, PA 19095,
Diane.schott@comcast.net 215-704-1607

Reach Out to Our Commissioner:

**Commissioner Dwight Pedro Lewis
Cheltenham Commissioner Ward 3
267-405-3550
dlewis@cheltenhampa.gov**

Speak Up at Upcoming Township Meetings:

**8:00 pm Wednesday September 2, 2026
Cheltenham Township Building and Zoning Committee
Via Web Conference - Link will be on the Agenda that will be posted on the
Township's Website by the Friday before the meeting date.**

**7:30 pm Monday September 14, 2026
Zoning Hearing Board Meeting
Location: Curtis Hall at Greenwood and Church Roads
SIGN THE APPEARANCE STATEMENT TO ENTER AS A PARTY**

Ancillae Seeks the Following at its Residentially Zoned Property:

- Construct an approximately 13,443 square foot gymnasium/athletic facility addition near the rear yards along Mulford Road;
- Construct a new two-story parking garage with 94 parking spaces near Royal Avenue and rear yards along Gribbel Road;
- Construct an expanded new regulation size athletic field near rear yards along Mulford Road and along Royal Avenue;
- Construct related improvements including, but not limited to, widening and changing the path of its existing asphalt driveway along the rear yards along Gribbel Road; and
- Move its existing playground closer to rear yards along Mulford Road.

For reference information and why, please see the following website:

ancillae.maintanwyncote.org
(available by Sunday August 23, 2026)

Please speak out and support the following:

- 1. NO PARKING GARAGE**
- 2. NO ENLARGED SPORTS FIELD**
- 3. MAINTENANCE OF AND NO REMOVAL OF EXISTING TREE SCREENS**
- 4. SETBACKS FROM REAR YARDS AND ROYAL AVENUE** consistent with Ancillae's 1999 agreement for the distance from the rear yards of residences along Mulford Road to the then planned music auditorium addition,
- 5. DESIGN CONSISTENT WITH THE RESIDENTIAL STANDARDS** Ancillae agreed to in 1999:
 - Simulate a residential structure,
 - Be faced in masonry or stone, and
 - Be consistent with the exterior of then existing buildings on the premises.
- 6. VISUAL, SOUND, & ODOR (EMISSION) BARRIERS** installed & maintained along Ancillae's perimeter along the rear yards of residences along Mulford and Gribbel Roads and along Royal Avenue.
- 7. TRAFFIC MANAGEMENT PRACTICES** to stop traffic jams throughout our neighborhood caused by Ancillae's operation:
 - **RIGHT TURN ONLY INTO AND EXITING FROM ANCILLAE ALONG CHURCH ROAD** – No left turns!
 - **SAFE TRAFFIC MANAGEMENT ALONG CHURCH ROAD** by professionals trained to manage traffic as agreed to in consult with Cheltenham Township and the Cheltenham Police.
- 8. SAFE TRAFFIC MANAGEMENT WITHIN ANCILLAE'S PROPERTY FOR STUDENT DROP-OFF AND PICK-UP.** Students should not be crossing traffic lanes.
- 9. AT ANCILLAE, A PROPERTY WIDE STORMWATER SURVEY & STORMWATER MANAGEMENT DESIGNED TO STOP DAMAGE** to offsite properties and Royal Avenue caused by stormwater runoff from Ancillae. (A design goal not limited by design percentages.)
- 10. CONSISTENCY WITH APPLICABLE CONDITIONS IMPOSED BY THE CHELTENHAM TOWNSHIP ZONING HEARING BOARD IN THEIR JUNE 14, 2022, DECISION FOR ARCADIA'S ACQUISITION OF THE FORMER BISHOP MCDEVITT PROPERTY** including restrictions on illumination, field use times, amplified sound systems, and signage.