

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

Regarding the Existing Request for Zoning Relief At
2025 W. Church Road, Wyncote, PA 19095
By The Ancillae Assumpta Academy “Ancillae”
ZHB-#26-3818

From Your Neighbor:
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August 23, 2026 Rev 1

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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:

7:00 pm Monday August 24, 2026:

Ancillae Meeting with Neighbors to Describe its Plans & Engage Public
McCoy Center- second left- stone building on the right

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

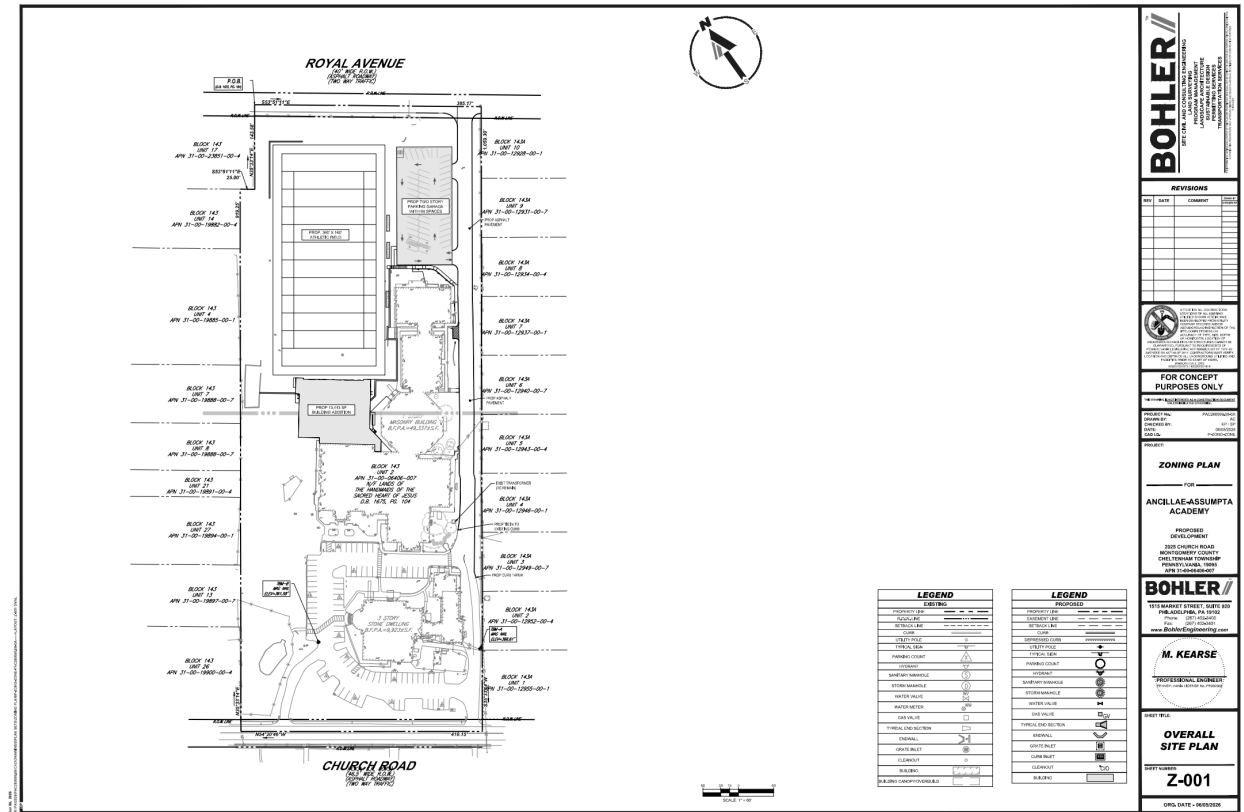
SIGN THE APPEARANCE STATEMENT TO ENTER AS A PARTY

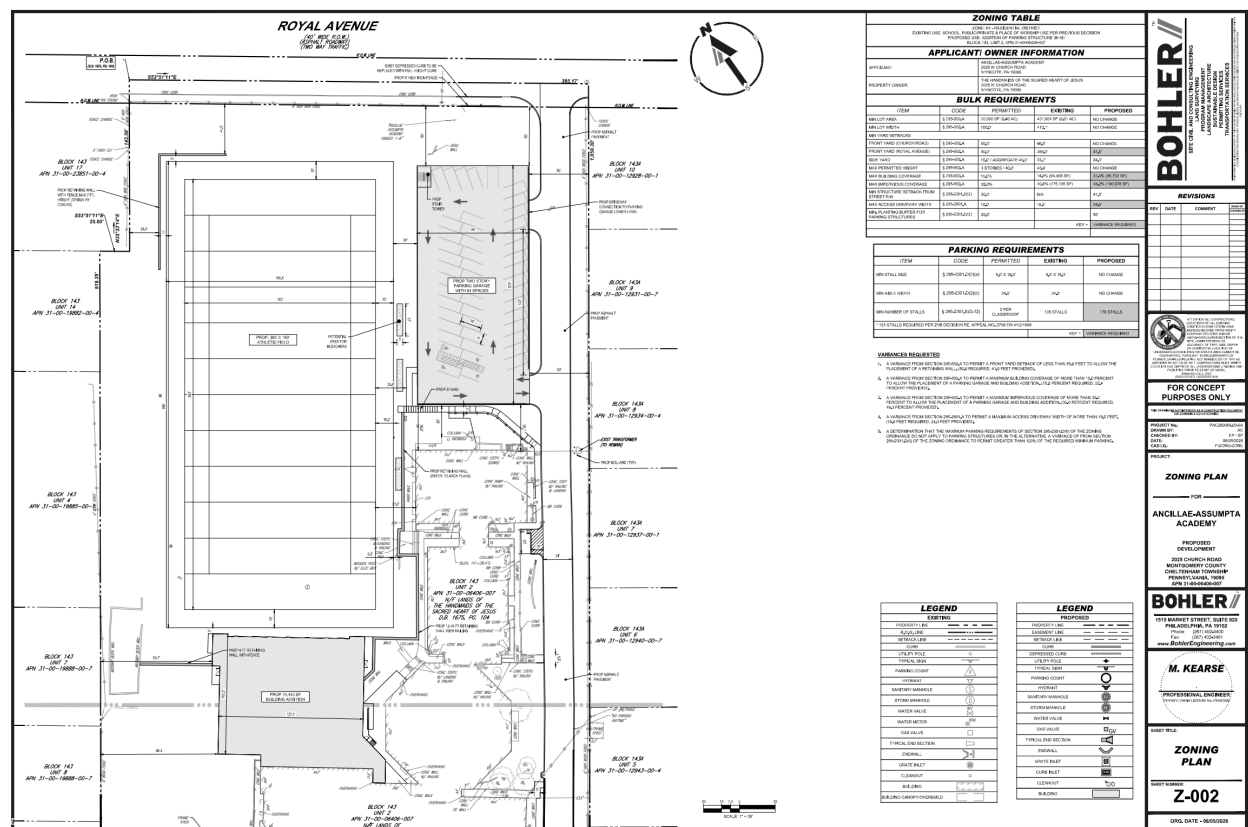
Past Associated Cheltenham Township Meetings:

- July 27, 2026, Cheltenham Township Planning Commission Meeting
- August 5, 2026, Cheltenham Township Building and Zoning Committee-
-Resulted in proposing to move the zoning decision to September
- August 10, 2026, Cheltenham Township Zoning Hearing Board-
- Resulted in approving moving the zoning decision to September

Ancillae Seeks The Following at its Residentially Zoned Property:

- Construct an approximately 13,443 square foot gymnasium/athletic facility addition that encroaches closer to the rear yards of residences along Mulford Road;
- Construct a 94-space two-story parking garage along Royal Avenue that encroaches near the rear yards of residences along Gribbel Road;
- Construct a 360' x 160' sports field along Royal Avenue and the rear yards of residences along Mulford Road;
- Construct related improvements including, but not limited to, expanding and straightening the paved downhill drive path along the rear yards of residences along Gribbel Road; and
- Move an existing playground closer to the rear yards of residences along Mulford Road.





Zoning Relief Sought by Ancillae:

1. A variance from Section 295-502.A of the Cheltenham Township Zoning Ordinance (the “Zoning Ordinance”) to permit a building coverage of 22.4% whereas a maximum building coverage of 15% is otherwise permitted.
2. A variance from Section 295-502.A of the Zoning Ordinance to permit an impervious surface coverage of 44.3% whereas a maximum impervious surface coverage of 35% is otherwise permitted. The Property is existing nonconforming with an impervious surface coverage of 40.6%.
3. A variance from Section 295-502.A of the Zoning Ordinance to permit the front yard setback from Royal Avenue to be 35 feet to **the proposed retaining wall** whereas a front yard setback of 50 feet is otherwise required.
4. A variance from Section 295-2601.A of the Zoning Ordinance to permit a driveway width of 24 feet whereas a maximum driveway width of 18 feet is otherwise permitted.
5. A determination that the maximum parking requirements of Section 295-2301.D.(6) of the Zoning Ordinance do not apply to parking structures or in the alternative a variance from Section 295-2301.D.(6) of the Zoning Ordinance to permit greater than 120% of the required minimum parking.

Ancillae Campus Plan Web Site and Picture Renderings:

- Ancillae's web site describing its plans can be found at:
<https://www.ancillae.org/support/campus-plan>
- Picture renderings presented by Ancillae on its website and during meetings are not a part of Ancillae's request for zoning relief and have not been submitted to the Township for review and approval and can change.
- During the July 27, 2026, Cheltenham Township Planning Commission Meeting, a representative of Ancillae stated the rendering showing the garage with an opening facing Royal Avenue no longer is true. Instead, the entrance and exit to the proposed garage will be constructed along the drive lane and no exit will face Royal Avenue.

Please Speak Out and Support the Following Restrictions:

I need your help to speak out and support the preservation and restoration of our enjoyment of our residential neighborhood.

- 1. NO EXPANDED STRAIGHTENED PAVED DOWNHILL DRIVE PATH ALONG THE REAR YARDS OF RESIDENCES**
- 2. NO NEW 94-SPACE TWO STORY PARKING GARAGE ALONG THE REAR YARDS OF RESIDENCES OR ALONG ROYAL AVENUE**
- 3. NO EXPANDED (360' x 160') SPORTS FIELD BY RESIDENTIAL PROPERTY OR ALONG ROYAL AVENUE**
- 4. MAINTENANCE OF AND NO REMOVAL OF EXISTING TREE SCREENS** along the rear of yards of residences along Mulford and Gribbel Roads and along Royal Avenue.
- 5. 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,

Should now be applied to:

- the distance from residential properties and
- the distance from Royal Avenue

for the planned construction IF ANY of the

- Expanded Straightened Drive
- Two Story Garage
- 13,443 sq ft gymnasium/athletic facility addition
- 360' x 160' Sports Field
- New/Moved Playground (currently planned to be closer to the rear yards of residences along Mulford Road)

6. DESIGN CONSISTENT WITH THE RESIDENTIAL STANDARDS Ancillae agreed to in 1999.

In 1999, Ancillae agreed the then new addition (a music auditorium)

- Will simulate a residential structure,
- Be faced in masonry or stone, and
- Be consistent with the exterior of then existing buildings on the premises.

7. VISUAL, SOUND, AND VEHICLE EMISSION ODOR BARRIERS installed and maintained along Ancillae's perimeter along the rear yards of residences along Mulford and Gribbel Roads and along Royal Avenue.

8. TRAFFIC MANAGEMENT PRACTICES to end traffic jams throughout our neighborhood caused by Ancillae's operation including:

- **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.

9. SAFE TRAFFIC MANAGEMENT CONDUCTED WITHIN ANCILLAE'S PROPERTY FOR STUDENT DROP-OFF AND PICK-UP.

Students should not be crossing traffic lanes.

10. AT ANCILLAE, A PROPERTY WIDE STORMWATER SURVEY AND 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.

11. 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.

Here's Why:

WHY COMMENT? IT'S ANCILLAE'S PROPERTY TO DO WHAT THEY WANT WITH IT:

Admittedly the Ancillae-Assumpta Academy is widely recognized as an excellent private school, and its respect is well earned.

However, Ancillae's property is zoned R1 Residential and is located within a residential neighborhood.

The changes Ancillae seeks extend beyond its existing permitted land use for its R1 residentially zoned property.

Certain land use changes that extend beyond existing permitted land use are subject to Township review and approval and require the Township to seek public comment.

The changes Ancillae is seeking have the potential to reduce the value of our homes and reduce the enjoyment of our residential neighborhood.

Ancillae has continuously changed since it first started as a kindergarten for girls in 1946.

It last sought a change in 1999 when it sought to increase its student size to 625 students and add a musical auditorium. In 1999, 579 students were enrolled at the school, exceeding its then permitted student size of 435 students. In response to neighbor intervention, its student size was capped at 600, and Ancillae agreed to change the location and design of the addition and stated it would manage traffic along Church Road.

The coed private school now has 580 students from nursery school to eighth grade, fifteen musical ensemble groups, and teams across ten sports for boys and girls.

Ancillae's web site includes the following:

"Ancillae-Assumpta Academy operates under a vision set out by our founders, the Handmaids of the Sacred Heart of Jesus: To grow the world's capacity for embracing God's unconditional Love while living in wholeness, peace and reconciliation.

We fulfill this vision through our mission: To Educate All With Love and For Love.

We do so by:

- *Nurturing faith development*
- *Approaching the world with hope and hospitality*
- *Reverencing creation*
- *Celebrating diversity*
- *Siding with the poor*

- *Acting as a spark for building community*
- *Openly sharing all that we are”*

However, it is unclear Ancillae’s operation protects our diverse neighborhood community or the portions of our community without the financial resources to hire legal recourse to protect the value of their residential property and the enjoyment of their homes.

Will Opposing Ancillae’s Requested Changes Impact My Ability to Seek Changes to My Property?

Changes you seek to your property are subject to Township rules and regulations and may require Township review and approval and public comment.

However, your comments on a separate matter are independent of any change you may seek to your property.

The Township evaluates each change of land use on its own merit.

THE PROPOSED 94-SPACE TWO STORY NON-RESIDENTIAL PARKING GARAGE:

As of August 23, 2026, Ancillae’s web site included the following:

“The parking deck will be two stories. The top level will be approximately 12 inches higher in elevation than the current parking lot immediately outside the Innovation Center. The property slopes downward from there, so the lower level of the deck will be immediately beneath.”

The proposed 94-space two story parking garage will

- be constructed near the rear yards of at least two homes along Gribbel Road,
- be across the street from a residential property on Royal Avenue and
- be within 50 feet of Royal Avenue.

Ancillae’s web site includes renderings that show the garage will have an exit drive facing Royal Avenue.

During the July 27, 2026, Cheltenham Township Planning Commission Meeting, a representative of Ancillae stated that rendering no longer is true.

Ancillae now plans to construct the entrance and exit to its proposed garage along the planned expanded drive. There will be no exit facing Royal Avenue.

Thus, Ancillae now plans to construct the 94-space non-residential two-story parking garage with an entrance and an exit facing the rear yards of at least two residential homes, along with an expanded drive behind those homes, where Ancillae will remove trees to expand the drive.

Such changed land use at the Ancillae property is not what a resident anticipates in a residentially zoned area.

The real need for the proposed 94-space two story parking garage is unclear.

Ancillae has not said it will reduce traffic on Church Road.

Instead, Ancillae seeks the garage to manage overflow parking during large events held on its property such as sports and musicals.

Before Arcadia acquired the former Bishop McDevitt High School property in 2022, Ancillae had an agreement with Bishop McDevitt to use the former Bishop McDevitt parking lot when large events were held at Ancillae.

Why is that large parking lot no longer available for Ancillae?

Why are two large non-residential parking areas needed along the residentially zoned portion of Royal Avenue- one at Ancillae and one at the former Bishop McDevitt now owned by Arcadia?

BURDEN POSED BY CONSTRUCTING A 94-SPACE NON-RESIDENTIAL TWO STORY PARKING GARAGE:

The proposed 94-space non-residential two-story parking garage poses an unfair burden on our residential community, reduces the enjoyment of living in our residential community and has the potential to reduce property values in our residential community...

- Adding a 94-space non-residential two-story parking garage behind at least two homes along Gribbel Road poses an unfair visual, noise, and odor (emission) burden to those homes, reduces the enjoyment of living in those homes and has the potential to reduce the property values of those homes.
- Adding a 94-space non-residential two-story parking garage next to one residential property along Royal Avenue and across from another residential property on Royal Avenue has the potential to pose an unfair traffic burden to those residences and thereby reduce the enjoyment of living in those homes and reduce the property value of those homes.
- Adding a 94-space non-residential two-story parking garage across from one residential property on Royal Avenue has the potential to pose an unfair visual burden to that residential property owner and thereby reduce the enjoyment of living at that residential property and reduce the value of that residential property.
- Adding a 94-space non-residential two-story parking garage along Royal Avenue has the potential to pose an unfair visual and traffic burden to the local residential community and thereby reduce the enjoyment of living in our residential community and reduce the property values in our residential community.

- Adding a 94-space nonresidential two-story parking garage contributes to exceeding the maximum building coverage at the residentially zoned Ancillae property when a large non-residential parking area exists across the street. Such poses an unfair burden of non-residential parking development in our local residential community and has the potential to reduce the enjoyment of living in our residential community and reduce property values in our residential community.
- Approving a 94-space non-residential two-story parking garage without an approved stormwater management plan has the potential to pose an unfair stormwater burden to our residential community and thereby reduce the enjoyment of living in our residential community and reduce property values in our residential community.

PROPOSED 13,443 SQUARE FOOT GYMNASIUM/ATHLETIC FACILITY ADDITION

The proposed new addition will be constructed closer to the rear yards of residences along Mulford Road than existing structures at Ancillae.

Back in 1999, Ancillae received approval from the Cheltenham Township Zoning Hearing Board to construct a new addition for an auditorium for music. Ancillae stated it needed the auditorium because Ancillae found it disruptive to continuously set up and break down areas for music. At that time Ancillae was using one area for both music and a gym. The construction of an auditorium freed up use of the gymnasium for use as a gym.

As of August 23, 2026, Ancillae's web site included the following:

"Our gym was built in 1966 and shows significant signs of age. Our current gym does not contain a regulation-sized basketball court which puts our teams at a disadvantage. With just this one undersized court available, our four basketball teams compete for limited practice time, diminishing program development. The gym also serves as the sole gathering space for major school-wide events - from Picture Day to the Christmas Bazaar to First Communion and Graduation receptions - placing intense wear and tear on the court and forcing athletic programming to pause during these events."

- Why is such a large addition needed?
- How many basketball courts will be in the new 13,443 square foot Gymnasium/Athletic Facility?
- Why construct the new addition closer to the rear yards along Mulford Road than the agreed upon distance for the 1999 addition?
- Why are two large gymnasiums needed along the residentially zoned portion of Royal Avenue- one at Ancillae and one at the former Bishop McDevitt now owned by Arcadia?

BURDEN POSED BY CONSTRUCTING A 13,443 SQUARE FOOT GYMNASIUM/ATHLETIC FACILITY ADDITION:

The proposed 13,443 square foot non-residential addition has the potential to pose an unfair burden to our residential community and reduce the enjoyment of living in our residential community...

- Adding a 13,443 square foot Gymnasium/Athletic Facility contributes to exceeding the maximum building coverage at the Ancillae property, poses an unfair burden of non-residential development in the local residential community and has the potential to reduce property values in our residential community.
- Constructing a 13,443 square foot non-residential addition closer to the rear yards of homes along Mulford than existing structures at Ancillae has the potential to pose an unfair burden to impacted residences, reduce the enjoyment of living in those homes and reduce the property values of those homes.
- Approving a 13,443 square foot non-residential addition without an approved stormwater management plan has the potential to pose an unfair stormwater burden to our residential community and thereby reduce the enjoyment of living in our residential community and the property values in our residential community.

PROPOSED 360' X 160' REGULATION SIZE SPORTS FIELD

The proposed 360' x 160' sports field will extend near the rear yards of residences along Mulford Road, near the side yard of a residence along Royal Avenue, and near Royal Avenue.

Use of the existing sports field is loud at times.

Why is a 360' x 160' regulation size sports field needed for students that extend up to eighth grade?

As of August 23, 2026, Ancillae's web site included the following:

"Our athletic field sits in a low area of campus, creating muddy and often unusable conditions. It is also 10 yards short of regulation size, and refs have to move the entire play back 10 yards when the teams are in the red zone about to score a touchdown. This smaller field limits competition and practice opportunities. A new field benefits Ancillae's neighbors too. With the construction of new turf field, we can capture and slow the campus's stormwater with a basin underneath significantly improving our existing stormwater management system."

- Why are two regulation size sports fields needed along the residentially zoned portion of Royal Avenue- one at Ancillae and one at the former Bishop McDevitt now owned by Arcadia?

- Sports fields in the Cheltenham Township School District are constructed outside of residential areas. Sports fields at Cedarbrook and the High School are not embedded into residential neighborhoods.
- The sports field at Arcadia's main campus also is not embedded into a residential neighborhood.
- Why does our residential neighborhood get two 360' x 160' regulation size sports fields off our little residential street?

BURDEN POSED BY CONSTRUCTING A 360' X 160' REGULATION SIZED SPORTS FIELD:

The proposed 360' x 160' sports field has the potential to pose an unfair burden to our residential community, reduce the enjoyment of living in our residential community and reduce property values in our residential community....

- Expanding the existing sports field to 360' x 160' in a residentially zoned property contributes to over development of the Ancillae residential property, poses an unfair burden of non-residential development in the local residential community and has the potential to reduce property values in our residential community.
- Adding a second regulation size sports field proximate to another regulation size sports field within a single residential neighborhood poses an unfair burden of too many regulation size sports fields within the immediate residential community and has the potential to reduce the enjoyment of living in our residential community and reduce property values in our residential community.
- Encroaching closer to residential properties with the construction of the 360' x 160' sports field has the potential to pose an unfair visual and noise burden to impacted residences and thereby reduce the enjoyment of living in those residences and their property values.
- Encroaching closer to Royal Avenue has the potential to pose an unfair visual and noise burden to the local residential neighborhood and thereby reduce the enjoyment of living in our residential neighborhood and property values in our residential neighborhood.
- Approving a 360' x 160' size sports field without an approved stormwater management plan has the potential to pose an unfair stormwater burden to the local residential community and thereby reduce the enjoyment of living in our residential community and property values in our residential community.

PROPOSED EXPANDING AND STRAIGHTENING OF THE PAVED DOWNHILL DRIVE PATH FROM CHURCH ROAD TO ROYAL AVENUE:

Currently an 18-foot-wide paved drive path extends from Church Road to Royal Avenue.

The current downhill drive path curves and ends on Royal Avenue across from Arcadia.

Ancillae plans to expand the paved downhill drive path from 18 feet to 24 feet and straighten the downhill drive path.

The proposed realigned end of the downhill paved drive will be on Royal Avenue across from a residential driveway.

During the July 27, 2026, Cheltenham Township Planning Commission Meeting, a representative of Ancillae stated widening of the driveway is needed to reduce traffic backups on Church Road by adding a drive lane to the left of where buses park on the existing drive lane while waiting for students.

STUDENT AND STAFF SAFETY:

During the July 27, 2026, Cheltenham Township Planning Commission Meeting, a representative of Ancillae stated that students cross the path of buses to enter Ancillae's building and Ancillae's staff manages the safety of its students.

Ancillae plans to add a drive path to the left of the buses that will put students at further risk to be in the path of vehicles. Adding a drive lane may also impose a risk to Ancillae staff.

Students should exit vehicles and buses directly to the school and not cross the path of drive lanes.

Has Ancillae considered moving its drive to the other side of its school or considered a different path for the buses, for students to exit the buses directly to the school – instead of requiring students to cross drive paths to enter the school?

Ancillae should work with Cheltenham Township and the Cheltenham Police to design and implement safe traffic control on their property.

With respect to the potential for risk to Ancillae staff, in early August, my husband and I received a letter from Ancillae dated July 31, 2026, responding to an inquiry my husband Jim Schott made during the July 27th meeting regarding traffic management on Church Road.

The letter includes:

“With regards to your traffic concerns, for many years, we did have staff assisting traffic on Church Road. There came a point in time when we were advised by the police that having our staff on Church Road was a safety issue. They asked us to discontinue that practice, which we did.”

As the Cheltenham Police found a safety issue exists with Ancillae staff managing two lane traffic on Church Road, will a safety issue exist with Ancillae staff managing two lane traffic on their property?

ENCROACHMENT CLOSER TO REAR YARDS/REMOVAL OF TREE SCREENS:

As of August 23, 2026, Ancillae’s web site included the following:

“At its closest point, the new driveway will be approximately 8 feet. Because it is not a straight path, the distance will vary as you move toward Royal Avenue. Note that the current driveway is already wider than a single lane, so it will not double in width.”

The realigned path of the downhill drive will encroach closer to the rear yards along Gribbel Road and remove trees that form the existing treed barrier between Ancillae and those homes.

IMPACT TO STORMWATER RUNOFF

The expansion and realignment of the paved downhill drive, and the removal of trees will increase stormwater runoff- that Ancillae states will be addressed by improved stormwater management.

However, Ancillae’s plans for storm water management are not yet submitted to the Township for review and approval and cannot be submitted until after the zoning change is approved.

POTENTIAL FOR IMPACT ACROSS ROYAL AVENUE

The existing paved drive path curves and ends across from Arcadia property. The proposed expanded straightened paved drive will exit directly across from a residential driveway. Such realignment has the potential to cause storm water to flow downhill to the residential driveway. It is unclear how the storm water will be controlled to prevent crossing Royal Avenue to the residential driveway.

BURDEN POSED BY CONSTRUCTING AN EXPANDED STRAIGHTENED PAVED DOWNHILL DRIVE LANE:

The proposed expansion and realignment of the paved downhill drive lane poses an unfair burden to our residential community and has the potential to reduce the enjoyment of living in our residential community and reduce property values in our residential community....

- The proposed expansion and straightening of the paved downhill drive lane poses an unfair burden to residences along the drive lane by increasing vehicle traffic, increasing vehicle noise, increasing vehicle emission odors, encroaching closer to residential properties, removing portions of the existing treed barrier between residential properties and the drive lane, and increasing stormwater runoff without an existing approved stormwater management plan. Such an unfair burden has the potential to reduce the enjoyment of living at those residences and reduce their property values.
- The proposed expansion and straightening of the paved downhill drive lane has the potential to pose an unfair burden to the local residential community by increasing vehicle traffic, increasing vehicle noise, increasing vehicle emission odors, and increasing stormwater runoff without an existing approved stormwater management plan. Such an unfair burden has the potential to reduce the enjoyment of living in our residential community and reduce our residential property values.

NOISE:

Noise from outside play and use of the existing sports field at Ancillae already is loud at times.

The addition of an expanded sports field, the moving of the existing playground to be closer to residences along Mulford Road, the large gym addition, the parking garage addition, and the expanded drive will add to the existing noise.

In 1999, in response to concerns raised by neighbors, Ancillae re-designed its then proposed addition to eliminate or block sources of noise that might otherwise be heard at properties that face the addition and made changes to its plans to preserve the quiet enjoyment of the neighborhood.

How will Ancillae eliminate or block sources of noise associated with the current proposed changes to preserve the quiet enjoyment of our neighborhood?

VEHICLE EMISSIONS:

During the July 27, 2026, Cheltenham Township Planning Commission meeting, a representative of Ancillae stated that buses park along the drive lane while waiting for students and that the parked buses are a source of traffic jams on Church Road.

Do vehicle emission odors already pose a problem?

The expanded drive will add a second lane of traffic.

Vehicle emission odors will increase along the proposed expanded drive and at the proposed 94-space two-story parking garage.

How will Ancillae prevent vehicle emission odors from negatively impacting neighboring properties?

VISUAL IMPACT TO OUR RESIDENTIAL NEIGHBORHOOD:

VISUALLY CONFORM WITH RESIDENTIAL LAND USE:

In 1999, in response to concerns raised by neighbors, Ancillae agreed its then planned addition will simulate a residential structure, will be faced in masonry or stone, and will be consistent with the exterior of then existing buildings on its premises.

How will the design of the proposed new addition and the parking garage be consistent with Ancillae's agreement in 1999?

SETBACKS:

In 1999, in response to concerns raised by neighbors, Ancillae increased the distance of the then planned addition from rear property lines along Mulford Road.

Ancillae should do the same with its proposed addition, proposed parking garage, expanded realigned drive, expanded sports field and new/moved playground.

VISUAL BARRIER/PLANNED REMOVAL OF TREES:

A treed barrier exists along the perimeter of Ancillae's property.

Ancillae has stated it plans to remove trees to expand its drive.

The extent, if any, trees will be removed from other areas is unclear- for example to expand its sports field, to build the parking garage, and/or move a playground closer to the rear yards along Mulford Road.

As of August 23, 2026, Ancillae's web site includes the following:

"Our goal is to preserve as much of our beautiful campus tree line as possible. Where it becomes necessary to remove a tree, new landscaping will be carefully planned."

Ancillae's statement is unclear. What is it committing to?

Ancillae should retain and maintain a safe visual treed barrier consistent with residential land use along the rears of homes along Gribbel and Mulford Roads and along Royal Avenue to preserve the residential enjoyment of our neighborhood.

The term "safe" is needed as it is unclear if Ancillae is maintaining its trees and many branches hang over Royal Avenue.

The removal of trees has the potential to increase stormwater runoff. Ancillae's plans for stormwater management have not yet been submitted to the Township for review and are not required to be submitted for review until after the Township approves its zoning plan.

NEIGHBORHOOD TRAFFIC

In 1999, Ancillae's traffic engineer testified:

- There would be no effect brought about by the then requested increase of student enrollment to 625 students (from 570 students) on traffic in the immediate area.
- That any increase in traffic generated by increased enrollment would be unrecognizable in the daily variation of traffic.
- There would be no degradation in the level of service at any intersection except for drives from the Academy; and only those vehicles entering or exiting the Academy would experience any decrease in level of service.

In 1999:

- Ancillae exceeded its permitted maximum enrollment of 435 students imposed by the Cheltenham Township Zoning Hearing Board in 1979 at Appeal No. 1843;
- 570 students were enrolled at the school;
- Ancillae sought approval to enroll up to 625 students;
- The Cheltenham Township Zoning Hearing Board approved enrollment of up to 600 students;
- Information in the Cheltenham Township Zoning Hearing Board's 1999 Decision shows Ancillae agreed to cooperate with Township officials in seeking possible solutions to traffic difficulties throughout the neighborhood;
- A nun at Ancillae directly told my husband that Ancillae would maintain traffic control on Church Road.

Today, in 2026, our neighborhood routinely experiences traffic backups along Church Road and throughout our side streets during the beginning and end of routine operation of the school and camp and during events held at the school such as musicals, sports, and graduation.

Such traffic ties up and blocks local residential traffic from turning right or left onto Church Road from side streets that exist between Rices Mill Road and Bickley Road and blocks driveways on our side streets.

During the July 27, 2026, Cheltenham Township Planning Commission Meeting, my husband, Jim Schott, asked what happened to Ancillae's agreement to manage traffic.

In early August, my husband and I received a letter from Ancillae dated July 31, 2026, responding to my husband's inquiry.

The letter includes:

"With regards to your traffic concerns, for many years, we did have staff assisting traffic on Church Road. There came a point in time when we were advised by the police that having our staff on Church Road was a safety issue. They asked us to discontinue that practice, which we did."

Ancillae proposes expanding its onsite drive to reduce traffic backups on Church Road caused by buses parking while waiting for students. The expanded drive will add another lane of traffic to pass through Ancillae's property. Concerns regarding expanding the drive are described above.

Has Ancillae considered alternatives to expanding its drive?

Has Ancillae considered working with Township officials to seek possible solutions as agreed to in the 1999 decision?

Has Ancillae considered and/or promoted right turn only access and departure along Church Road? - as eliminating left turns will improve traffic flow.

Has Ancillae considered hiring trained traffic management staff in consult with Township officials and the Cheltenham Police to safely manage traffic on Church Road?

Has Ancillae considered dedicating an existing parking lot solely to buses, in lieu of expanding its drive?

Has Ancillae considered establishing separate drive paths for cars and buses?

During the August 5, 2026, Cheltenham Township Building and Zoning Committee meeting, it was mentioned that the turning path in front of the school is too sharp for buses.

Has Ancillae considered revising its access along Church Road and its drive path in front of its building along Church Road to allow easier access for buses?

STORMWATER

As of August 23, 2026, Ancillae's web site included the following:

"We will be including a large underground retention basin as part of this project that will meet the requirements of the Township code and will have a positive impact on stormwater management in the neighborhood."

During the July 27, 2026, Cheltenham Township Planning Commission Meeting, Ancillae stated it will manage 100% of its stormwater runoff from its proposed new construction and only 20% of its existing stormwater runoff.

Ancillae has not submitted its stormwater management plans to Cheltenham Township for review and approval. It is not required to until after its request for zoning relief is approved.

Stormwater runoff from Ancillae's property contributes to damage occurring on Royal Avenue from multiple sources.

An example of stormwater runoff from Ancillae AFTER the end of a summer storm is shown in photographs at the end of this document.

During portions of June and July 2026, Royal Avenue was reduced to a single lane of traffic for over one month and required extensive road repairs due to damage caused by stormwater runoff from multiple sources, including stormwater runoff from Ancillae's property.

Royal Avenue is frequently used by emergency vehicles and its use by emergency vehicles appeared to be restricted throughout that time.

While the eroded area was recently fixed and paved over, other portions of Royal Avenue are in the path of stormwater runoff from Ancillae and are decayed.

Ancillae's zoning request includes installing a retaining wall at the northwest (lowest) corner of its property along Royal Avenue, in part to manage runoff.

However, stormwater flows from a much greater extent of Ancillae's property than the extent of the planned new retaining wall.

Ancillae's July 31, 2026, letter to my husband and me states "*water landing on the new impervious coverage will be captured through roof drains or inlets and piped to a new, large, underground stormwater management basin. This basin will hold back the stormwater runoff for a period of time and then discharge to the storm system in the street at a slower rate. The net effect should be less stormwater flowing off campus than what leaves the site today.*"

The above description addresses only new impervious coverage.

Ancillae should hire a qualified expert to assess existing runoff conditions and design its stormwater management with the goal to prevent damage to offsite properties and Royal Avenue.

Ancillae should not limit itself to managing only the 20% of existing runoff and 100% of new runoff that it plans to manage.

Additionally, the proposed revised path of the straightened and widened drive will exit Royal Avenue across from a residential driveway. How will Ancillae prevent stormwater runoff from crossing Royal Avenue to the residential driveway?

**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:**

Cheltenham Township's Zoning Hearing Board should impose applicable conditions consistent with its June 14, 2022, Decision for Arcadia's acquisition of the former Bishop McDevitt property, including, but not limited to, Condition Numbers 6, 11, 14, and 18 regarding restrictions on illumination, field use times, amplified sound systems, and signage, and are highlighted for emphasis in the excerpt from the Cheltenham Township's June 14, 2022, Decision for Arcadia provided below:

"The grant of relief above is specifically conditioned on the Applicant's compliance with the following conditions:

1. For purposes of these conditions, the following terms shall have the following definitions:

a. "Property" shall mean the real property located at 125 Royal Avenue, Wyncote, Cheltenham Township, Montgomery County, Commonwealth of Pennsylvania, a legal description of which is attached hereto.

b. "Athletic Field" shall mean any current or future athletic fields located on the

c. "Owner" shall mean Arcadia University or any successor as legal owner of the Property.

d. "Parking Lots" shall mean any current or future parking lots located on the Property.

2. The Athletic Field may be used only by and for the Owner's educational related ceremonies and functions, including student sports practices, intramural sports practices and games, and student recruiting programs including recruiting camps.

3. No intercollegiate sports games or competitions may be held on the Athletic Field.

4. The Athletic Field shall be completely fenced in, and the fence shall be kept on good repair at all times.

5. The fence surrounding the Athletic Field shall be kept locked at all times when not in use.

6. The Athletic Field shall not be illuminated, whether by permanent light standards or portable lights.

7. The Athletic Field shall only have a natural or grass surface.

8. No permanent spectator seating or stands shall be permitted on the Athletic field.

9. No dormitories or overnight lodging shall be permitted on the Property.

10. The Owner's policies on alcohol, drugs, and smoking will apply to the Property. Additionally, there shall be no alcoholic beverages or other intoxicants allowed on the Athletic Field or Parking Lot.

11. The Athletic Field may be used only between the hours of 7:00 a.m. to 6:00 p.m. from November 1 to March 31, and from 7:00 a.m. to 9:00 p.m. from April 1 to October 31.

12. The Property shall be patrolled by Arcadia's Office of Public Safety or any successor, which can be contacted by any neighborhood resident at any time 24 hours, 7 days a week, at 215-572- 2800.

13. *The Athletic Field and Parking Lots shall not be rented to or used by any person or group that is not part of or related to Owner or its educational programs, mission, or functions, except rental and use by community-based not-for-profit organizations.*

14. *There shall be no amplified sound systems used in connection with the Athletic Field or Parking Lots.*

15. *Notwithstanding Paragraph 14, temporary/portable sound amplifying devices may be used, but only under following conditions:*

- *They may be used for ceremonies and functions sponsored by or affiliated with the Owner and its programs.*
- *They may be used to enhance the clarity of spoken voice and music to attendees of those ceremonies and functions.*
- *The music must be short in duration and limited to those ceremonies and functions.*
- *The speakers from any such amplification system must be directed away from surrounding residential neighborhoods.*
- *The volume of any sound coming from the amplification must be in compliance with all Ordinances of Cheltenham Township.*

16. *No musical instruments may be played outdoors on the Athletic Field or Parking Lots.*

17. *Notwithstanding Paragraph 16, musical instruments may be played outdoors on the Athletic Field or Parking Lots with temporary/portable amplification, but only if such music comes from string quartets, small ensembles, and the like; the sound therefrom is directed away from surrounding residential neighborhoods; and the sound therefrom is in compliance with all Ordinances of Cheltenham Township.*

18. *No signage on the Property will be animated, blink, scroll, move, or otherwise have changeable text.*

19. *No subdivision or land development, as those terms are defined by the Pennsylvania Municipalities Planning Code, as may be amended, shall occur on the Property.*

20. *The use of the Property by the Owner shall be in substantial compliance with the evidence and testimony presented by the Owner to the Zoning Hearing Board.*

21. *Prior to using the Property as authorized by this Order, the Owner shall obtain all permits and approvals required by Cheltenham Township for the approved uses."*

Photos Taken AFTER a Storm Event Ended During the Afternoon of August 3, 2026:

Rear Exit of Ancillae to Royal Avenue:



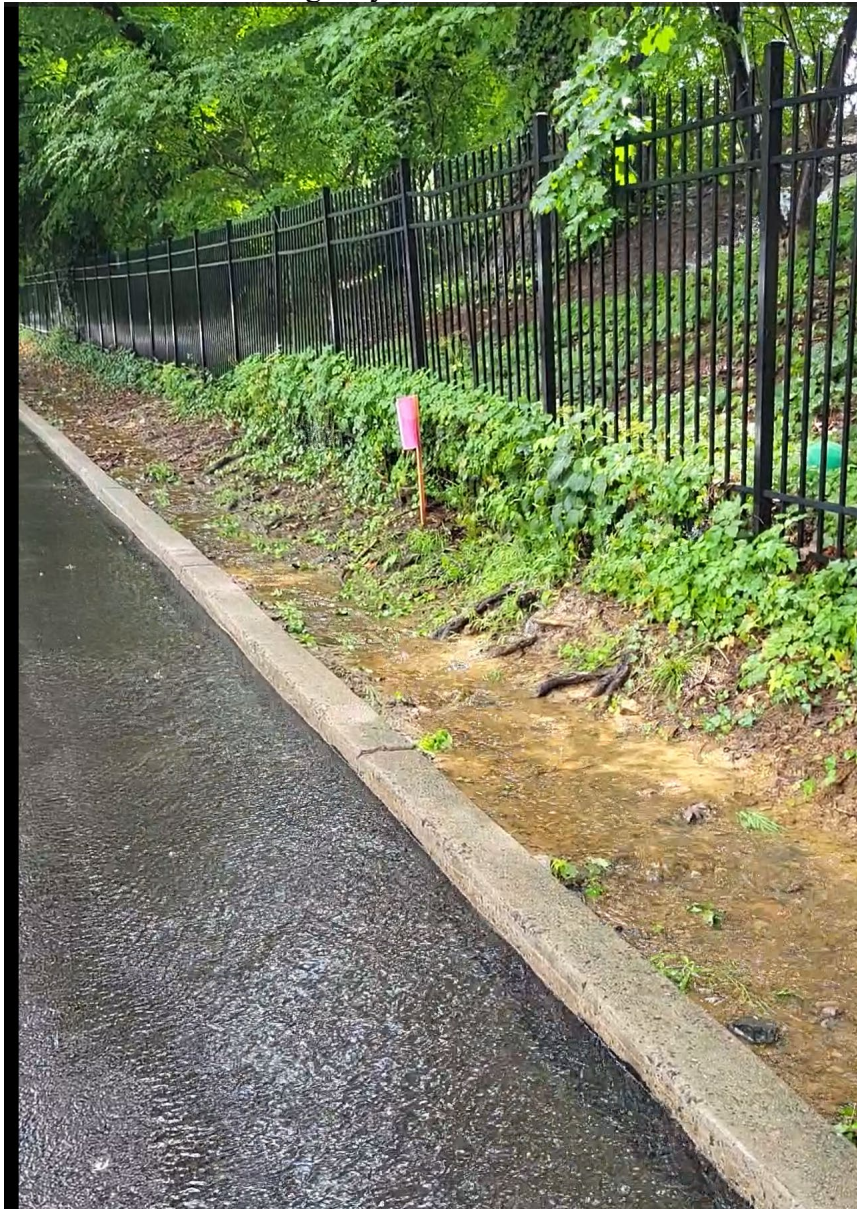
Different areas along Ancillae's property border along Royal Avenue – to the west of Ancillae's rear exit drive:







View of the south side of Royal Avenue along Ancillae Property- with posted zoning notice behind the storm water gulley:



Looking east up Royal Avenue from Bickley Road- Arcadia is on the far left and Ancillae is on the distant right:



Northeast Corner of Bickley Road and Royal Avenue:

