

**ANCILLAE'S PROPOSED PLANS MAY
REDUCE THE ENJOYMENT OF OUR RESIDENTIAL NEIGHBORHOOD &
REDUCE OUR PROPERTY VALUES
(UPDATED OCTOBER 5, 2026)**

**Ancillae's Existing Request for Zoning Relief
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 Commissioners:

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

Building and Zoning Commissioner:
Matthew Aremon, President of the Board of Commissioners
maremon@cheltenhampa.gov
267-901-5080

Speak Up at Upcoming Township Meetings:

8:00 pm Wednesday October 7, 2026

Cheltenham Township Building and Zoning Committee

Via Web Conference:

<https://cheltenhampa-gov.zoom.us/j/87279542642?pwd=x9S48pV9wT24hFugP5NKyZnYLg4Qb8.1#success>

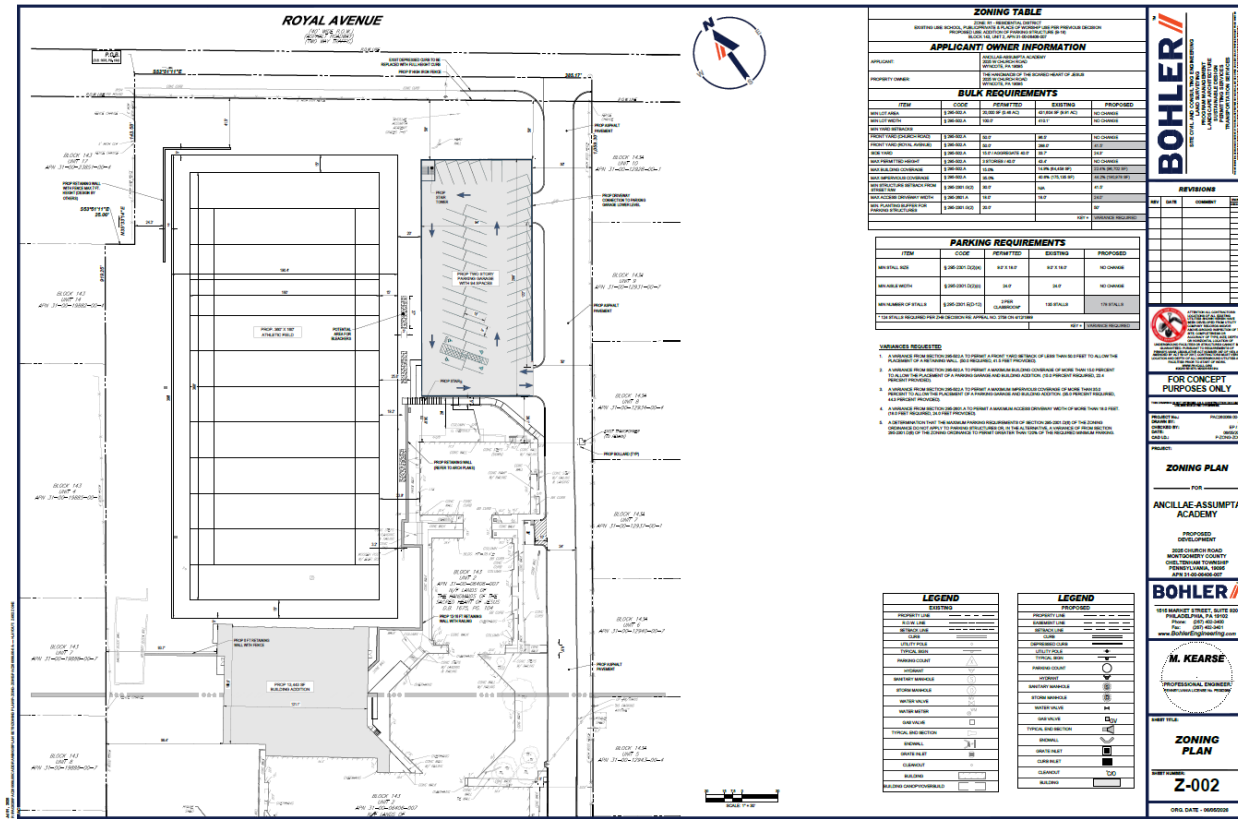
7:30 pm Tuesday October 13, 2026

Zoning Hearing Board Meeting

Location: Curtis Hall at Greenwood & Church Roads

SIGN THE APPEARANCE STATEMENT TO ENTER AS A PARTY – TO BE ABLE TO APPEAL THE DECISION

Ancillae's Proposed Zoning Plan:



Ancillae Plans to Construct the Following at its Residentially Zoned Property:

- A 13,443 square foot gymnasium/athletic facility addition closer to the rear yards of residences along Mulford Road than existing onsite structures.
- A new 94-space two-story parking garage along Royal Avenue & the rear yards of residences along Gribbel Road increasing total onsite parking spaces by 54 spaces - from 124 existing spaces to a proposed 178 spaces.
- A regulation-size sports field along Royal Avenue & the rear yards of residences along Mulford Road - ten yards longer than the existing sports field, with the possibility of bleachers.
- Widen from eighteen to twenty-four feet & realign/straighten the paved downhill drive extending from Church Road to Royal Avenue using land closer to the rear yards of residences along Gribbel Road than the existing drive.
- Move an existing playground closer to the rear yards of residences along Mulford Road.
- Install a new large underground stormwater management basin below the expanded sports field to manage 20% of existing stormwater runoff & 100% of added stormwater runoff via groundwater infiltration &, when basin is not filled, hold back the stormwater runoff for a period of time & then discharge to Royal Avenue at a slower rate.

PLEASE SPEAK OUT & SUPPORT THE FOLLOWING:

- **PRESERVE:** The quiet enjoyment of our neighborhood. The physical integrity of our properties & our streets. & The value of our properties.
- **OPPOSE THE REDEVELOPMENT. WHERE/IF REDEVELOPMENT IS APPROVED, INCLUDE THE FOLLOWING.**
- **GOOD NEIGHBOR DESIGN & CONSTRUCTION PRACTICES INCLUDING:** Structural height restrictions. Setbacks & residential design consistent with Ancillae's 1999 neighbor agreement. Use land closer to Ancillae's structures instead of closer to residential properties, including for the drive path. Gym facility for one regulation size basketball court only- not larger than two. Install tall evergreen tree screens along residential properties & Royal Avenue
- **GOOD NEIGHBOR STORMWATER MANAGEMENT:**
 - Apply best management practices for stormwater management such as permeable paving or geogrids in gravel.
 - Fully contain 100% of existing & future stormwater run-off & convey to offsite below ground sewers.
 - No increases to the below ground stormwater burden to offsite properties.
 - No stormwater runoff that damages or floods offsite properties or roads.
- **GOOD NEIGHBOR TRAFFIC MANAGEMENT PRACTICES INCLUDING:**
 - End traffic jams throughout our neighborhood caused by Ancillae's operation.
 - No future requests to increase the student cap above the current cap of 600 pupils.
 - No increase in event frequency greater than existing & no associated future requests.
 - Right turn only into & from Ancillae along Church Road - No left turns.
 - Professional traffic management on Church Road and Royal Avenue when burdening traffic.
 - Redevelop Ancillae Property along Church Road for bus parking & Ancillae traffic- instead of widening existing drive.
 - Good neighbor courtesy onsite: Turn gas & diesel engines off while stopped on property. No honking.
 - Good neighbor courtesy offsite: Avoid side streets (driving & parking). Let neighbors out of driveways. No honking.
- **GOOD NEIGHBOR OPERATING PRACTICES INCLUDING:**
 - 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, & signage.
 - No nighttime illumination alongside neighbors-including inside buildings, structures, or features
 - Good neighbor landscape management for neighboring properties & streets:
 - No encroaching with vines, poison ivy, invasive species, leaf litter, or overhanging branches.
 - Leaves to street in accordance with Township requirements, not > 14 days before scheduled collection date.
 - Annual inspections by a certified arborist.
- **GOOD NEIGHBOR COMMUNITY PRACTICES:**
 - No financial burden to our Township/annual "Payments in Lieu of Taxes"
 - Annual certifications of compliance submitted to our Township Manager.
 - Routine & open communications with the neighborhood.

For reference information, please see the following website:

"maintainwyncote.org"

(a work in progress, look for routine updates)