

BOARD OF COMMISSIONERS

TODD M. SINAI, PRESIDENT

August 3, 2026 - 6:45 PM

AGENDA

1. Call to Order

2. Roll Call

3. Announcements

- The Board will meet in Executive Session on August 3, 2026 to receive reports from its professional staff.
- National Night Out will be held on Tuesday, August 4, 2026 from 6:00 p.m. until 9:00 p.m. in the parking lot of Suburban Square.
- The Board of Commissioners will be in recess from August 4, 2026 until September 9, 2026.
- Monday, September 7, 2026, Labor Day, is a legal Holiday. The Township Administration Building and Libraries will be closed and there will be no refuse or recycling collection.
- A Budget Workshop will be held on Wednesday, September 9, 2026 at 6:00 p.m.

4. Public Privilege of the Floor

The Floor is open to provide the opportunity for the public to address the Board on any non-agenda item or any other public matter in which the Township has jurisdiction or authority.

Response to Public Privilege of the Floor - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address and correct any statement made by a member of the public during the Public Privilege portion of the agenda.

5. Public Comment

The Floor is open to provide the opportunity for the public to address the Board on matters relating to agenda items which will be voted upon at this meeting.

Response to Public Comment - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address or respond to any statement made by a

member of the public during the Public Comment portion of the agenda.

6. Consent Calendar

Consent Calendar items are grouped together in the last section of the agenda which is marked "Consent Calendar." If there is a request from any member of the Board for separate discussion of any item listed on the Consent Calendar, the item will be removed from the Consent Calendar and considered during the appropriate Committee portion after non-consent items listed under that Committee are addressed.

- a. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
- b. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
- c. **APPROVAL OF RESOLUTION TO SUBMIT AN APPLICATION TO THE PA DCED MAIN STREET MATTERS GRANT PROGRAM FOR THE CRICKET TERRACE IMPROVEMENTS**
- d. **APPROVAL OF EXECUTION OF AN AGREEMENT TO EXPAND THE PHILADELPHIA INDEGO BIKE SHARE PROGRAM INTO LOWER MERION TOWNSHIP**
- e. **AWARD OF CONTRACT - ADA CURB CUTS REPLACEMENT**

7. Building and Planning Committee

The Consent Calendar contains items referred from the July 29, 2026 meeting of this Committee (items a - b).

A meeting of the Building & Planning Committee will be held on Monday, August 3, 2025 at approximately 6:40 p.m. at which time the following items may be referred to the Board of Commissioners for action: Waiver Of Township Code Section 111-4.2 Regulating Open Containers For Two Ardmore First Friday Events. Additional information may be found on the agenda for the aforementioned Building & Planning Committee meeting.

8. Economic Development Committee

The Consent Calendar contains items referred from the July 29, 2026 meeting of this Committee (items c - d).

9. Finance Committee

The Consent Calendar contains items referred from the July 29, 2026 meeting of this Committee (item e).

- a. **AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR NATURAL GAS SERVICES**

10. Police Committee

A meeting of the Police Committee will be held on Monday, August 3, 2025 at approximately 6:35 p.m. at which time the following items may be referred to the Board of Commissioners for action: Authorization To Issue Conditional Offers Of Employment For Open Police

Positions; Authorization To Advertise Ordinance - Chapter 145, Vehicles And Traffic - Left Turn Restrictions At Montgomery Avenue From Brookway Road And N. Bowman Avenue; Authorization Of Disciplinary Action For A Police Officer. Additional information may be found on the agenda for the aforementioned Police Committee meeting.

11. Unfinished Business

12. New Business

13. Adjournment



Township of Lower Merion
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AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**

Consider for approval the following certificates of appropriateness as recommended by the Building & Planning Committee at their meeting held on July 29, 2026:

- a) 15 East Lancaster Avenue, Ardmore Commercial Center Historic District, 26-10 - Approval to install a non-illuminated projecting sign on the west pilaster of the storefront, with all installation points to be in mortar joints, citing Secretary of the Interior's Standard 9.
- b) 527 Old Lancaster Road, Haverford Station Historic District, 25-09-A - Approval to replace a centrally-placed window on the Barrett Avenue elevation with a door exiting onto the wraparound porch, citing Secretary of the Interior's Standard 9.



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AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

Consider for approval the following applications as recommended by the Building & Planning Committee at their meeting held on July 29, 2026:

- a) 2026-R-15, 901 West Lancaster Avenue, Bryn Mawr, Bryn Mawr Fire Company, Class II - Approval to install an HVAC unit on the building's rear façade, citing Secretary of the Interior's Standard 9, with a subcommittee to review a site plan and final installation details.
- b) 2026-R-16, 220 Cuylers Lane, Haverford, Class II - Allowance of an application to replace two large second floor windows and to pack them out by three inches on the left and right sides and to replace three first floor windows beneath leaded glass transoms to proceed with no delay, citing Secretary of the Interior's Standard 9, with a subcommittee to review final section details of both window replacement types.
- c) 2026-R-17, 1731 County Line Road, Villanova, Class II - Approval to replace stucco and trim boards in the front gable of the residence and retroactive approval of the reconstruction of a stone-faced kitchen chimney, citing Secretary of the Interior's Standard 9, with a subcommittee to review modifications to the stucco texture and details on the scope of work.
- d) 2026-R-18, 120 East Athens Avenue, Ardmore, Class II - Approval to install solar panels on rear-facing roof slopes, citing Secretary of the Interior's Standard 9.
- e) 2026-R-19, 231 Avon Road, Bryn Mawr, Class II - Approval to modify and enlarge the freestanding garage, replace various architectural elements, and install new hardscaping, citing Secretary of the Interior's Standards 9 and 10.
- f) 2026-R-20, 15 West Old Gulph Road, Gladwyne, Class I - Approval to make modifications and additions to a former stable building on the property, citing Secretary of the Interior's Standards 9 and 10.
- g) 2026-R-21, 1501 Monk Road, Gladwyne, Class II - Approval to modify and enlarge a non-historic addition to a historic stone farmhouse and install standing-seam roofing throughout, citing

Secretary of the Interior's Standards 9 and 10, with a subcommittee to review notated drawings and additional details for hardscaping, metal roofing and gutters that impact the historic section of the residence.



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AGENDA ITEM INFORMATION

COMMITTEE: Economic Development

ITEM: **APPROVAL OF RESOLUTION TO SUBMIT AN APPLICATION TO THE PA DCED MAIN STREET MATTERS GRANT PROGRAM FOR THE CRICKET TERRACE IMPROVEMENTS**

Consider for adoption a resolution authorizing application to the PA DCED Main Street Matters grant program for the Cricket Terrace Improvement Project.

ATTACHMENT(S):

[07-29-2026 DCED MSM Cricket Terrace RESOLUTION.docx](#)

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE TOWNSHIP OF LOWER MERION AUTHORIZING THE
APPLICATION TO THE PENNSYLVANIA DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT FOR A MAIN
STREET MATTERS GRANT TO CONSTRUCT IMPROVEMENTS
TO CRICKET TERRACE**

WHEREAS, the Commonwealth of Pennsylvania (“the Commonwealth”) has established the Main Street Matters Program through the Pennsylvania Department of Community and Economic Development (PA DCED) to provide grants for large public and private development projects, including the improvement of public spaces, buildings, and infrastructure within Main Street districts, as well as public safety and aesthetic enhancements; and

WHEREAS, Ardmore is a designated Main Street within the Township of Lower Merion, recognized by the Pennsylvania Department of Community and Economic Development (PA DCED) for its commitment to downtown revitalization through the Main Street Program, making it eligible for funding opportunities through the Main Street Matters Program to support economic development, infrastructure improvements, and community revitalization efforts within the district; and

WHEREAS, the Township of Lower Merion is an eligible applicant as a municipality for a grant that shall not exceed a total of \$1,000,000 under this program; and

WHEREAS, eligible projects for development, rehabilitation, and improvements under the Main Street Matters Program include the acquisition, rehabilitation, or restoration of buildings, public infrastructure improvements such as streetscapes, sidewalks, lighting, and other public safety infrastructure, as well as enhancements to public spaces that support community and economic growth; and

WHEREAS, as part of the broader planning process, design considerations were made for improvements along Cricket Terrace, specifically aimed at expanding public parking in Lot #5, creating on-street parking, and improving pedestrian connectivity to the existing parking garage to increase utilization; and

WHEREAS, the Township seeks to apply to the PA DCED through its Main Street Matters Program for implementation grant funds of \$1,000,000 to construct the Cricket Terrace improvements, which are estimated by the Township Engineer to cost \$2,486,344, with a match that exceeds the minimum 50% match requirement for the total grant being sought from the Commonwealth; and

WHEREAS, the Township fully understands the application requirements, including the contracting process, if awarded grant funds from the Main Street Matters Grant Program;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Township of Lower Merion hereby authorizes the Township Manager to submit an application to the PA DCED requesting a Main Street Matters grant in the amount of \$1,000,000 from the Commonwealth Financing Authority to be used for the Cricket Terrace improvements.

BE IT FURTHER RESOLVED, that the Township hereby designates Ernie B. McNeely, Township Manager, to execute all documents and agreements between the Township of Lower Merion and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED by the Board of Commissioners this day of 2026.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



Township of Lower Merion
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AGENDA ITEM INFORMATION

COMMITTEE: Economic Development

ITEM: **APPROVAL OF EXECUTION OF AN AGREEMENT TO EXPAND THE PHILADELPHIA INDEGO BIKE SHARE PROGRAM INTO LOWER MERION TOWNSHIP**

Consider for approval to execute an agreement with Bike Transit Services to expand the Philadelphia Indego Bike Share Program into Lower Merion Township at Pencoyd Landing, One Bala, and One Belmont, utilizing \$150,000 in Montco2040 grant funds from Montgomery County.



Township of Lower Merion
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AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT - ADA CURB CUTS REPLACEMENT**

Consider for approval to award a contract for ADA Curb Cuts Replacement to the following low bidder in accordance with bids received on Thursday, July 9, 2026 at 11:00 A.M. prevailing time and the recommendation of the Finance Committee:

Albert G. Cipolloni Jr. & Sons, Inc.

Total Lump Sum Bid \$228,258.00



Township of Lower Merion
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AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AUTHORIZATION TO ENTER INTO AN AGREEMENT FOR NATURAL GAS SERVICES**

Consider for approval authorizing the Township Manager to enter into an agreement for natural gas services for Township facilities.

Staff will provide the rates for natural gas services at the meeting.

ATTACHMENT(S):

[Issue Briefing - Energy Contract](#)

TOWNSHIP OF LOWER MERION
Finance Committee
Issue Briefing

Topic: Energy Procurement

Prepared By: Ernie McNeely, Township Manager

Date: July 24, 2026

I. Action To Be Considered By The Board:

Authorize the Township Manager to accept a proposal for natural gas services for Township facilities.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must authorize award of a contract for natural gas supply services.

III. Current Policy Or Practice (If Applicable):

The Township's multi-year fixed rate contract for natural gas is expiring at the end of 2026.

IV. Other Relevant Background Information:

The Township utilizes the services of a consultant, Provident Energy, to monitor the energy supply markets, provide advice and to seek competitive pricing proposals when the contracts near expiration. While energy prices have been up considerably from when the Township last shopped, Provident recently indicated that natural gas futures were at a point that it makes sense to seek new pricing proposals.

Proposals will be solicited on July 28, 2026 for consideration on July 29, 2026. The reality of the energy market is actual pricing is not locked until the day the contracts are executed as those market prices change daily and hourly. The price, if approved on July 29, 2026, could have a small adjustment by the time contracts would be executed the following day but the pricing recommendation will have a not to exceed provision so if rates increase the award can be terminated.

V. Impact On Township Finances:

The impact on Township finances will depend on the quotes received.

VI. Staff Recommendation:

Staff will provide a recommendation based on the results of the pricing proposals at the July 29th Finance Committee meeting.