

TOWNSHIP OF LOWER MERION

BUILDING & PLANNING COMMITTEE

**WEDNESDAY, JANUARY 14, 2026
6:30 PM (Approximately)**

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

AGENDA

1. **AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW**
2. **APPROVAL OF CERTIFICATE OF APPROPRIATENESS**
3. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW**

Consider for recommendation to the Board of Commissioners approval to release funds held in escrow as Improvement Guarantees in accordance with §135-7 of the Township Code for the following:

268 W Montgomery Avenue (LOWM 260.49)

Escrow Release No. 2

Amount \$ 19,053.00

PUBLIC COMMENT

ATTACHMENT(S):

[Escrow Release](#)



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Avenue
Ardmore, PA 19003 2376
Telephone: (610) 645-6200
www.lowermerion.org

LOWM 260.49

January 6, 2026

Christopher Leswing, Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

**Re: 268 W. Montgomery Avenue
Escrow Release No. 2**

Dear Mr. Leswing:

We have received a request for release of escrow for the referenced permit. Based on our field investigations and discussions with township staff, we recommend a release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Pavement/Concrete Removal	\$15,000.00	\$0.00	\$15,000.00	\$0.00
2. Tree Removal	5,000.00	0.00	5,000.00	0.00
3. Building, Misc Removal	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal A	\$35,000.00	\$0.00	\$35,000.00	\$0.00
B. Erosion and Sediment Control				
4. Construction Entrance	\$1,100.00	\$0.00	\$550.00	\$550.00
5. Tree Protection Fence	3,000.00	0.00	1,500.00	1,500.00
6. Diversion Berm	2,000.00	0.00	1,000.00	1,000.00
7. Silt Sock	2,400.00	0.00	1,200.00	1,200.00
8. Inlet Protection	500.00	0.00	250.00	250.00
9. During Construction Basin	10,000.00	10,000.00	10,000.00	0.00
10. Final Grading and Stabilization	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
Subtotal B	\$44,000.00	\$10,000.00	\$14,500.00	\$29,500.00
C. Stormwater Management				
11. 6" HDPE	\$5,625.00	\$5,625.00	\$5,625.00	\$0.00
12. 8" HDPE	1,870.00	1,870.00	1,870.00	0.00
13. Trench Drain	5,000.00	0.00	0.00	5,000.00
14. Type "M" Inlet	8,000.00	0.00	0.00	8,000.00
15. Stormwater Management Basin	<u>60,000.00</u>	<u>0.00</u>	<u>60,000.00</u>	<u>0.00</u>
Subtotal C	\$80,495.00	\$7,495.00	\$67,495.00	\$13,000.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Miscellaneous				
16. Depressed Curb/Street Restoration	\$2,500.00	\$0.00	\$0.00	\$2,500.00
17. Concrete Apron	5,000.00	0.00	0.00	5,000.00
18. Concrete Sidewalk	30,000.00	0.00	0.00	30,000.00
19. ADA Curb Modifications	5,000.00	0.00	0.00	5,000.00
20. Signage/Striping	5,000.00	0.00	0.00	5,000.00
21. Property Markers	1,000.00	0.00	0.00	1,000.00
22. Post-Development Traffic Study	5,000.00	0.00	0.00	5,000.00
23. Foundation As-Built Plan	1,000.00	0.00	0.00	1,000.00
24. As-Built Plan	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
Subtotal D	\$56,500.00	\$0.00	\$0.00	\$56,500.00
E. Landscaping				
25. Evergreen Trees	\$10,800.00	\$0.00	\$0.00	\$10,800.00
26. Deciduous Trees	5,400.00	0.00	0.00	5,400.00
27. Understory Trees	3,150.00	0.00	0.00	3,150.00
28. Shrubs	5,460.00	0.00	0.00	5,460.00
29. Ground Cover	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
Subtotal E	\$29,810.00	\$0.00	\$0.00	\$29,810.00
SUBTOTAL (A - E)	\$245,805.00	\$17,495.00	\$116,995.00	\$128,810.00
Engineering & Contingencies	<u>24,581.00</u>	<u>1,750.00</u>	<u>11,700.00</u>	<u>12,881.00</u>
TOTAL	\$270,386.00	\$19,245.00	\$128,695.00	\$141,691.00
Plus 10%	<u>27,039.00</u>	<u>1,925.00</u>	<u>12,870.00</u>	<u>14,169.00</u>
110% Cost of Improvements per Section 509 of the Municipal Code	\$297,425.00	\$21,170.00	\$141,565.00	\$155,860.00
Retainage		<u>(2,117.00)</u>	<u>(19,817.00)</u>	<u>19,817.00</u>
Total		\$19,053.00	\$121,748.00	\$175,677.00
Release to Developer		\$19,053.00		
Balance of Funds in Escrow Account				<u>\$175,677.00</u>

We recommend a release of escrow in the amount of \$19,053.00. As there is currently a balance of \$194,730.00, following this release of \$19,053.00, the balance remaining in the account will be \$175,677.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization by the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Mastronardo", with a stylized flourish at the end.

Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

JAM/njm

cc: Brandon Ford, Assistant Township Manager
Colleen Hall, Senior Planner
Montgomery 268 LLC



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF CERTIFICATE OF APPROPRIATENESS**

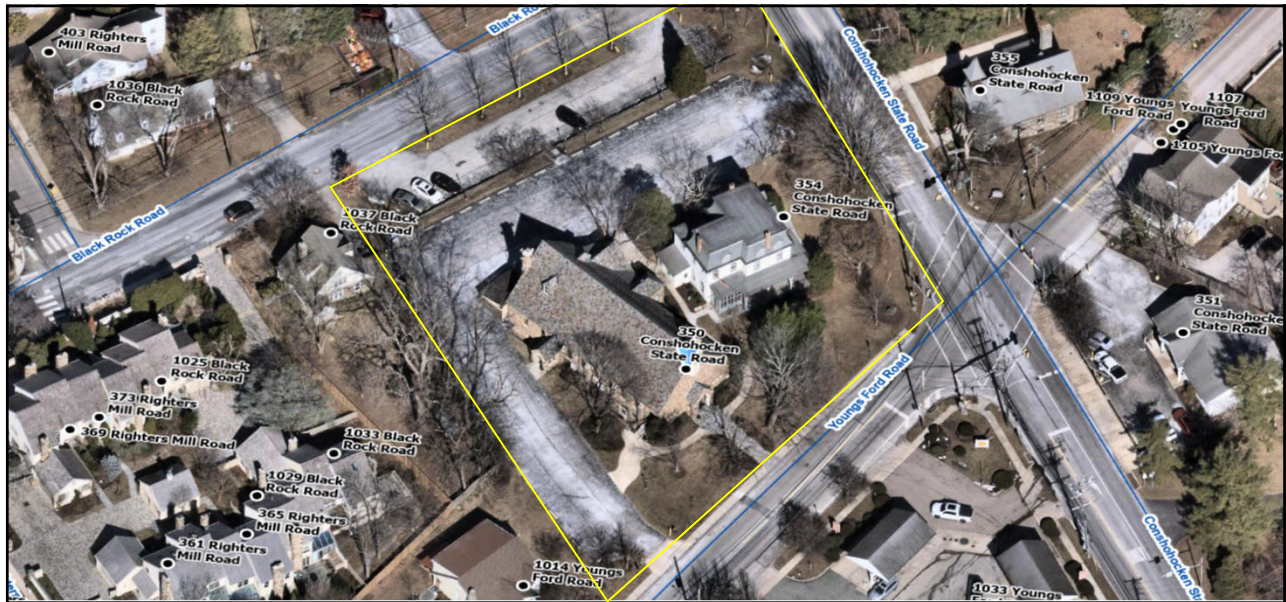
Consider for recommendation to the Board of Commissioners approval of the following certificate of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on December 2, 2025:

a) 350 Conshohocken State Road, St. John Vianney Church, Gladwyne Historic District, 25-27 - approval to construct six stone piers at driveway entrances, with limestone caps and "Enter"/"Exit" plaques, citing Secretary of the Interior's Standards 9 and 10.

PUBLIC COMMENT

ATTACHMENT(S):

[HARB Supplemental Slides.pdf](#)



350 Conshohocken State Road - St. John Vianney Church - Gladwyne Historic District

25-25

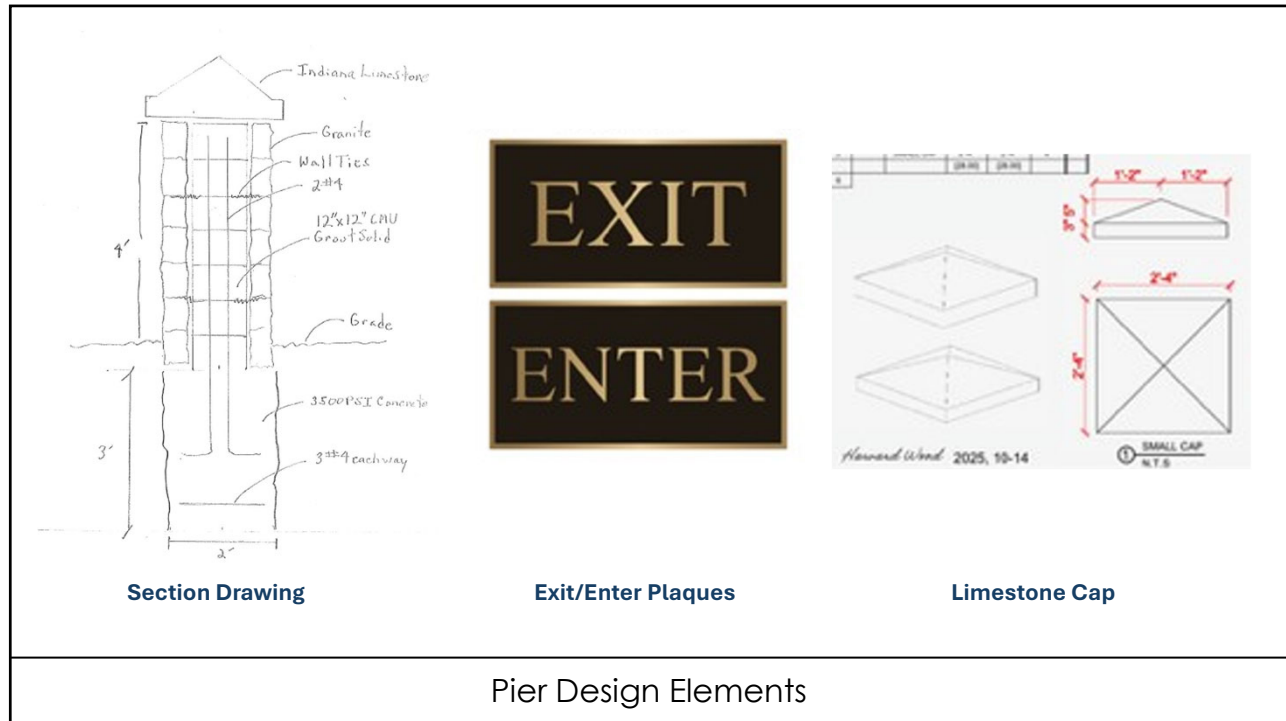
HARB

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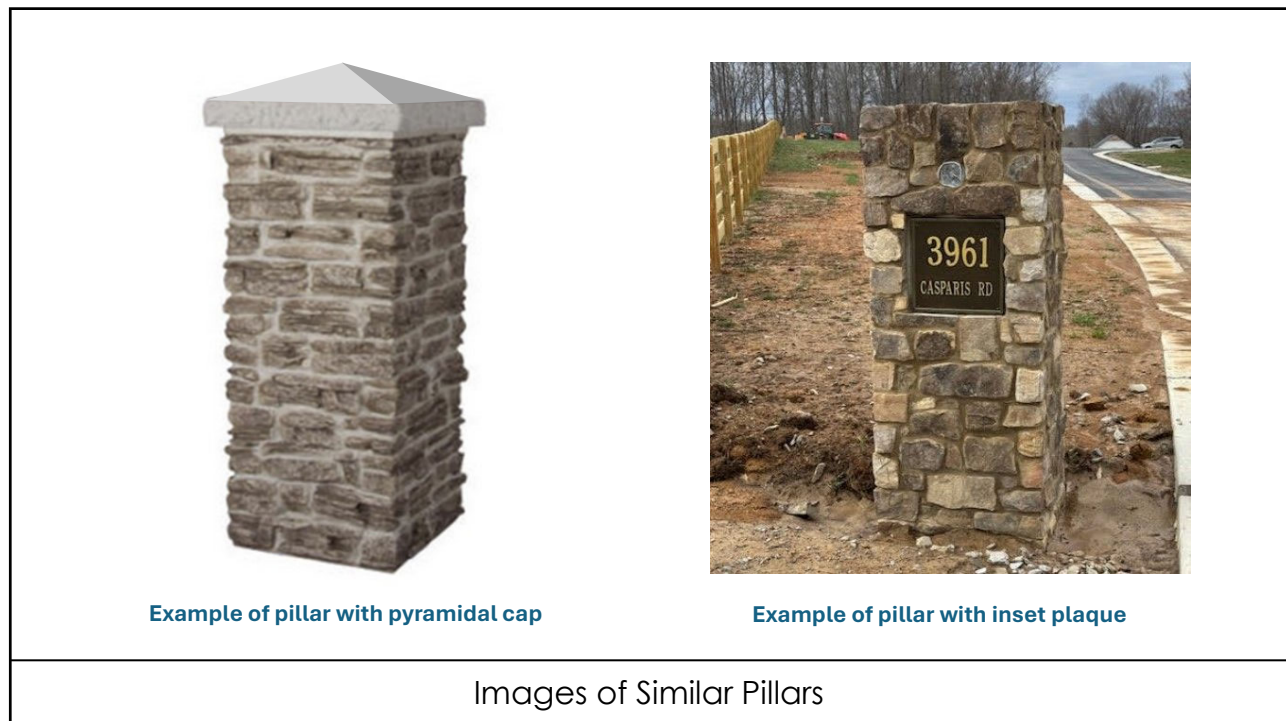
Action:

Approval to construct six stone piers at driveway entrances, with limestone caps and "Enter"/"Exit" plaques, citing Secretary of the Interior's Standards 9 and 10.

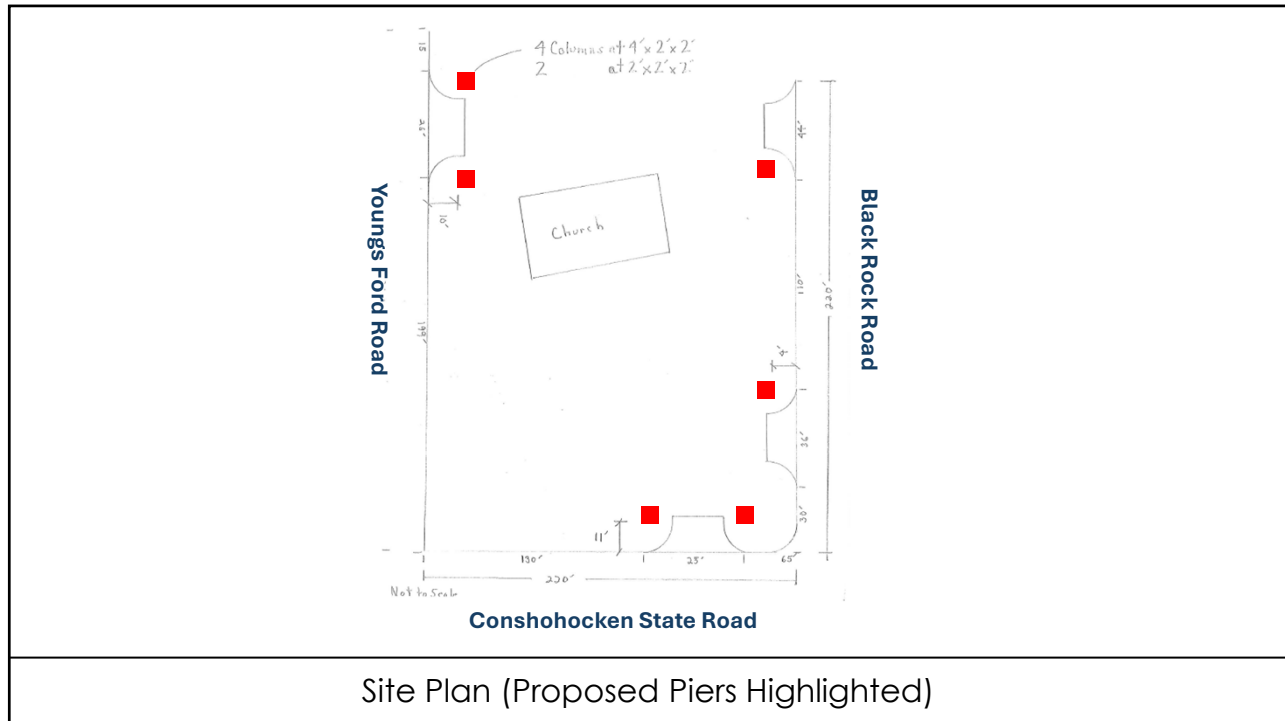
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Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

Consider for recommendation to the Board of Commissioners approval of the following applications as recommended by the Historical Commission at their meeting held on December 15, 2025:

- a) 231 Avon Road, Haverford, Class II, 2025-R-20 - approval to make various modifications including a new pent roof on the front elevation, reconfiguration of walls at the driveway in front of the residence, replacement of slate roofing as needed, new gutters and downspouts, new wood windows, and a new bay window, citing Secretary of the Interior's Standards 9 and 10.
- b) 1612 Montgomery Avenue, Villanova, Class II, 2025-R-19 - approval to replace six windows with Pella Reserve wood windows with matching fenestration, citing Secretary of the Interior's Standard 9, with a subcommittee to review additional installation details.

PUBLIC COMMENT

ATTACHMENT(S):

[HC Supplemental Slides.pdf](#)



231 Avon Road, Haverford

Class 2

Historical Commission

55

Action:

Approval to make various modifications including a new pent roof on the front elevation, reconfiguration of walls at the driveway in front of the residence, replacement of slate roofing as needed, new gutters and downspouts, new wood windows, and new exterior doors, citing Secretary of the Interior's Standards 9 and 10.

Note: This application pertains to the first phase of a larger overall renovation project. The applicant will return to the HC at a future date with details on other work, including to the garage and rear courtyard.

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**Reconfigured Parking
Court/Site Walls**



New Pent Roof

View From Road – Existing and Proposed

57



**Throughout: New windows, exterior doors, slate roof, gutters,
and downspouts to match existing.**

Rear Elevation – Existing and Proposed

58



1612 Montgomery Avenue, Villanova

Class 2

Historical Commission

59

Action:

Application to replace six windows with Pella Reserve wood windows with matching fenestration, citing Secretary of the Interior's Standard 9, with a subcommittee to review additional installation details.

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**Windows
Proposed for
Replacement
on Front
Elevation**

Front Elevation

61



Views of Existing Windows to be Replaced

62