TOWNSHIP OF LOWER MERION

BUILDING & PLANNING COMMITTEE **WEDNESDAY, OCTOBER 14, 2026**
6:15 PM (Approximately)

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

AGENDA

1. **AUTHORIZATION TO RELEASE FUNDS IN ESCROW**
2. **APPROVAL OF EXTENSION REQUEST - 330 Spring Mill Road & 1829 County Line Road, Villanova, Ward 6, LD# 3933**
3. **ROAD NAME CHANGE - Pierce Way, Suburban Square, Ardmore, Ward 5**
4. **PRELIMINARY SUBDIVISION PLAN - 112 Bryn Mawr Avenue, Bala Cynwyd, Ward 9, LD# 3937PSP**
5. **PRELIMINARY LOT LINE CHANGE - 1850 & 1950 Spring Mill Road, Gladwyne, Ward 2, LD# 3935LLC**
6. **APPROVAL OF A SECOND STAGE PLAN - 1850 Spring Mill Road, Gladwyne, Ward 2, LD# 3936SS**
7. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
8. **AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - 901 COUNTY LINE ROAD - Z-26-007**
9. **ADVANCE RELEASE FOR INFORMATION ONLY - NO PRESENTATION, DISCUSSION OR ACTION THIS MONTH - AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 62 BUILDING CONSTRUCTION, CHAPTER 88 HISTORIC DISTRICTS, AND CHAPTER A180 HISTORIC RESOURCE INVENTORY - Z-26-008**
10. **ADVANCE RELEASE FOR INFORMATION ONLY - NO PRESENTATION, DISCUSSION OR ACTION THIS MONTH - AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING - Data Centers - Z-26-002**

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO RELEASE FUNDS 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:

1400 Mill Creek Road (LOWM 221.78)

Escrow Release No. 1

Amount $87,610.00

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 221.78

October 6, 2026

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

Re: 1400 Mill Creek Road Development
Escrow Release No. 1

Dear Mr. Leswing:

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

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
	A. Site Preparation				
1.	Clearing and Grubbing	$22,000.00	$20,000.00	$20,000.00	$2,000.00
2.	Building and Paving Demo/Dust Control	8,000.00	0.00	0.00	8,000.00
	Subtotal A	**$30,000.00**	**$20,000.00**	**$20,000.00**	**$10,000.00**
	B. Erosion and Sediment Control				
3.	Construction Entrance	$2,500.00	$0.00	$0.00	$2,500.00
4.	Tree Protection Fence	11,000.00	0.00	0.00	11,000.00
5.	18” Compost Filter Sock	2.800.00	0.00	0.00	2,800.00
6.	24” Compost Filter Sock	950.00	0.00	0.00	950.00
7.	32” Compost Filter Sock	2,500.00	0.00	0.00	2,500.00
8.	Inlet Protection	8,000.00	0.00	0.00	8,000.00
9.	Erosion Control Matting	2,600.00	0.00	0.00	2,600.00
10.	RipRap Bank Protection	1,400.00	0.00	0.00	1,400.00
11.	Compost Sock Diversion Berm	13,750.00	0.00	0.00	13,750.00
12.	Roadway Diversion Berm	1,000.00	0.00	0.00	1,000.00
13.	Temporary Basin	6,000.00	0.00	0.00	6,000.00
14.	Final Grading and Stabilization	10,000.00	0.00	0.00	10,000.00
	Subtotal B	**$62,500.00**	**$0.00**	**$0.00**	**$62,500.00**

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
	C. Sanitary Sewer				
15.	6" PVC Lateral	$1,925.00	$0.00	$0.00	$1,925.00
16.	8" DIP Lateral	455.00	0.00	0.00	455.00
17.	4" PVC Forcemain	291,200.00	45,500.00	45,500.00	245,700.00
18.	4" DIP Forcemain	23,800.00	0.00	0.00	23,800.00
19.	4" DIP Forcemain w/ Heat Trace	12,600.00	0.00	0.00	12,600.00
20.	Sanitary Sewer Manhole	4,200.00	0.00	0.00	4,200.00
21.	Air Release Manhole	25,200.00	0.00	0.00	25,200.00
22.	Rock Contingency	336,000.00	0.00	0.00	336,000.00
23.	Curb Stop and Valve Box	1,750.00	0.00	0.00	1,750.00
24.	In-Line Flushing Station	10,500.00	0.00	0.00	10,500.00
25.	Connection to Main	2,100.00	0.00	0.00	2,100.00
26.	Pump Station	450,000.00	0.00	0.00	450,00.000
27.	Sanitary Sewer Testing	14,000.00	0.00	0.00	14,000.00
	Subtotal C	**$1,173,730.00**	**$45,500.00**	**$45,500.00**	**$1,128,230.00**
	D. Stormwater Management				
28.	6" PVC	$10,350.00	$0.00	$0.00	$10,350.00
29.	8" PVC	32,200.00	0.00	0.00	32,200.00
30.	15" HDPE	4,800.00	0.00	0.00	4,800.00
31.	18" HDPE	14,700.00	0.00	0.00	14,700.00
32.	24" HDPE	19,500.00	0.00	0.00	19,500.00
33.	15" CMP	1,800.00	0.00	0.00	1,800.00
34.	30" CMP	3,220.00	0.00	0.00	3,220.00
35.	Sump Box	2,000.00	0.00	0.00	2,000.00
36.	Stormwater Manhole	7,000.00	0.00	0.00	7,000.00
37.	Type M Inlet	38,500.00	0.00	0.00	38,500.00
38.	Type C Inlet	14,000.00	0.00	0.00	14,000.00
39.	Area Drain	3,000.00	0.00	0.00	3,000.00
40.	Snout BMP	5,000.00	0.00	0.00	5,000.00
41.	Level Spreader	2,500.00	0.00	0.00	2,500.00
42.	Backflow Preventer	9,000.00	0.00	0.00	9,000.00
43.	Stormwater Management System #1	35,000.00	0.00	0.00	35,00.000
44.	Stormwater Management System #2	42,000.00	0.00	0.00	42,000.00
45.	Stormwater Management System #3	49,000.00	0.00	0.00	49,000.00
	Subtotal D	**$293,570.00**	**$0.00**	**$0.00**	**$293,570.00**
	E. Miscellaneous				
46.	Concrete Curb	$33,000.00	$0.00	$0.00	$33,000.00
47.	Concrete Walk	19,500.00	0.00	0.00	19,500.00
48.	Pavers	5,220.00	0.00	0.00	5,220.00
49.	Roadway Pavement Section	76,000.00	0.00	0.00	76,000.00
50.	Subsurface Parking Pavement Section	123,000.00	0.00	0.00	123,000.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
51.	Mill/Overlay	$240,000.00	$0.00	$0.00	$240,000.00
52.	Concrete Monuments/Iron Pins	3,300.00	0.00	0.00	3,300.00
53.	Traffic Control Signs/Wayfinding Signs	5,000.00	0.00	0.00	5,000.00
54.	Pavement Marking	5,000.00	0.00	0.00	5,000.00
55.	Maintenance/Protection of Traffic	5,000.00	0.00	0.00	5,000.00
56.	Prefabricated Bridge/Installation	616,000.00	0.00	0.00	616,000.00
57.	Wetland Verification	5,000.00	0.00	0.00	5,000.00
58.	Cast in Place Retaining Walls	91,000.00	0.00	0.00	91,000.00
59.	Survey Stakeout	30,000.00	0.00	0.00	30,000.00
60.	Mill Creek Rd Laydown Area	25,000.00	14,950.00	14,950.00	10,050.00
61.	As-Built Plan	5,000.00	0.00	0.00	5,000.00
	Subtotal E	**$1.287,020.00**	**$14,950.00**	**$14,950.00**	**$1,272,070.00**
	F. Landscaping and Lighting				
62.	Shrubs	$26,894.00	$0.00	$0.00	$26,894.00
63.	Riparian Buffer Plantings	40,000.00	0.00	0.00	40,000.00
64.	Perennials	2,730.00	0.00	0.00	2,730.00
65.	Evergreen Trees	25,200.00	0.00	0.00	25,200.00
66.	Deciduous Trees	24,570.00	0.00	0.00	24,570.00
67.	Reforestation Trees	23,800.00	0.00	0.00	23,800.00
68.	Live Stakes	945.00	0.00	0.00	945.00
69.	Lighting/Glare Control	15,000.00	0.00	0.00	15,000.00
	Subtotal F	**$159,139.00**	**$0.00**	**$0.00**	**$159,139.00**
	SUBTOTAL (A – F)	**$3,005,959.00**	**$80,450.00**	**$80,450.00**	**$2,925,509.00**
	Engineering & Contingencies	300,596.00	8,045.00	8,045.00	292,551.00
	Total Cost of Improvements	**$3,306,555.00**	**$88,495.00**	**$88,495.00**	**$3,218,060.00**
	Plus 10%	330,656.00	8,850.00	8,850.00	321,806.00
	110% Cost of Improvements per Section 509 of the Municipal Code	**$3,637,211.00**	**$97,345.00**	**$97,345.00**	**$3,539,866.00**
	Retainage		(9,735.00)	(9,735.00)	9,735.00
	Total		**$87,610.00**	**$87,610.00**	**$3,549,601.00**
	Release to Developer		**$87,610.00**		
	Balance of Funds in Escrow Account				**$3,549,601.00**

We recommend a release of escrow in the amount of $87,610.00. As there is currently a balance of $3,637,211.00, following this release of $87,610.00, the balance remaining in the account will be $3,549,601.00.

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,

Joseph A. Mastronardo, P.E.
PENNONI ASSOCIATES
Township Engineer

JAM/njm

cc: Charles Doyle, Assistant Director of Planning
Colleen Hall, Senior Planner
1400 Mill Creek Holding, LP

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF EXTENSION REQUEST - 330 SPRING MILL ROAD & 1829 COUNTY LINE ROAD, VILLANOVA, WARD 6, LD# 3933**

Consider for recommendation to the Board of Commissioners approval of a request to extend for one year, terminating on November 19, 2027, a Tentative Sketch Plan. The plan, previously approved on November 19, 2025, shows improvements to Stoneleigh, the public garden of the non-profit Natural Lands Trust, including the removal of the existing pool house and pool, on the previous Oakwell property, construction of new small Welcome Center and garden plaza with fifty (50) additional parking spaces connected to the existing 66 spaces accessed from County Line Road, and the addition of twenty-nine (29) event-restricted parking spaces along the existing driveway from West Montgomery Avenue. The plan also shows the potential relocation of the existing historic tea house, and enhancements to the design of both existing and proposed walkways.

PUBLIC COMMENT

ATTACHMENT(S):
Issue Briefing - Stoneleigh
Land Development Plan Filing Extension Letter (Stoneleigh)

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Approval of Extension Request - 330 Spring Mill Road & 1829 County Line Road

Prepared By: Colleen Hall, Senior Planner, Department of Building & Planning

Date: October 9, 2026

I. Action To Be Considered By The Board:

Approve a request to extend for one year, terminating on November 19, 2027, a Tentative Sketch Plan. The plan, previously approved on November 19, 2025, shows improvements to Stoneleigh, the public garden of the non-profit Natural Lands Trust, including the removal of the existing pool house and pool, on the previous Oakwell property, construction of new small Welcome Center and garden plaza with fifty (50) additional parking spaces connected to the existing 66 spaces accessed from County Line Road, and the addition of twenty-nine (29) event-restricted parking spaces along the existing driveway from West Montgomery Avenue. The plan also shows the potential relocation of the existing historic tea house, and enhancements to the design of both existing and proposed walkways.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must approve an approval extension to a previously approved plan.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

Stoneleigh is a 52-acre Public Garden Environmental Educational Institution located on the former Haas Este located at the intersection of Spring Mill and County Line Roads in Villanova. The Institution is operated in conjunction with Natural Lands Trust (NLT), a regional open space conservancy that also operates several other open space preserves in Lower Merion Township and throughout the region. Stoneleigh is zoned IN- Institutional Nature Preserve. On November 19th, 2025, The Board of Commissioners approved modifications to the Institutional Nature Preserve provisions of the Zoning Code to permit greater flexibility for the hours and regulations of special events associated with Nature Preserves over 25 acres in size located on primary, secondary or tertiary streets.

At the same Board of Commissioners meeting Stoneleigh/NLT received approval for three (3) separate, but interrelated land development applications including:

1. Subdivision and Preliminary Lot Line Change approval to merge the neighboring 10-acre Oakwell Estate into the Stoneleigh Preserve;
2. Rezone the merged residentially zoned lands from Oakwell LDR1(Single-family residential) to IN (Institutional Nature Preserve) so the new Stoneleigh Preserve would be entirely zoned as IN;
3. Tentative Sketch Plan approval to make land development improvements necessary to integrate the merged area from the Oakwell Estate into Stoneleigh. Improvements include:
    a. Removal of the existing pool house and pool on the previous Oakwell Property,
    b. Construction of new small Welcome Center and garden plaza with fifty (50) additional parking spaces connected to the existing Stoneleigh parking lot accessed from County Line Road; and
    c. The addition of twenty-nine (29) event restricted parking spaces along the existing Stoneleigh driveway from West Montgomery Avenue.

Section 135-3.4 of the Subdivision and Land Development Code requires applicants to submit a Preliminary Land Development within twelve (12) months from the Board of Commissioners approval of a Tentative Sketch Plan. The Preliminary Land Development Plan for this approval must be filed on or before November 19, 2026.

Natural Lands Trust requests that the Board of Commissioners grant a one-year extension of the deadline for submission of the Preliminary Land Development Plan extending the submission deadline from November 19, 2026, to November 19, 2027, to allow time to continue refining plans for building and site improvements.

V. Impact On Township Finances:

There is not a direct impact on Township Finances.

VI. Staff Recommendation:

Staff recommends that the Board of Commissioners approve the request for the one-year extension to submit a Preliminary Land Development Plan.

DENISE R. YARNOFF
Denise@rrhc.com
Extension 0211

RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

August 27, 2026

RECEIVED
AUG 31 2026
Building & Planning Dept.

Via Certified Mail and E-mail

Christopher Leswing
Lower Merion Township
Township Administration Building
75 Lancaster Avenue
Ardmore, PA 19003-2323

Re: Natural Lands Trust/Stoneleigh – 330 Spring Mill Road & 1829 County Line Road, Villanova, Ward 6, LD # 3933TS
Extension of Preliminary Plan Filing

Dear Chris:

As you are aware, I represent Natural Lands Trust, Inc. ("NLT") in connection with the property known as Stoneleigh, located at 330 Spring Mill Road and 1829 County Line Road (the "Property"). On November 19, 2025, the Lower Merion Township Board of Commissioners conditionally approved NLT's Tentative Sketch Land Development application, which proposes the removal of the existing pool house and pool, construction of a new Welcome center and garden plaza with associated parking, and the relocation of the historic tea house on the Property (the "Approval").

Pursuant to Section 135-3.4(A)(4) of the Lower Merion Township Subdivision and Land Development Ordinance and Condition 25 of the Approval, NLT is required to file a Preliminary Land Development Plan with the Department of Building and Planning within twelve (12) months of the Board of Commissioners' approval of the Tentative Sketch Land Development application. Accordingly, the Preliminary Land Development Plan must be filed on or before November 19, 2026.

Since the Approval, NLT has been working with its various consultants and professionals to design and plan the proposed additional buildings and improvements on the Property. In addition, NLT has been continuing to improve the existing Stoneleigh facilities through the Spring, Summer and this Fall. NLT is making substantial progress in designing and engineering the Preliminary Plans and anticipates that they will be ready to submit within the next 12 months.

Accordingly, the NLT respectfully requests that the Board of Commissioners grant a one-year extension of the deadline for submission of the Preliminary Land Development Plan, extending the submission deadline from November 19, 2026, to November 19, 2027.

Thank you for your time and consideration of this request. Please advise as to whether the extension request will be placed on the agenda for any upcoming public meeting. Additionally, please advise whether NLT's attendance at any such public meeting is recommended to discuss or address the extension request.

Very truly yours,
/s/ Denise R. Yarnoff
DENISE R. YARNOFF

DRY/cpw
cc: Colleen Hall, Senior Planner (*via email*)
Oliver Bass, Natural Lands Trust (*via email*)
Ethan Kauffman, Natural Lands Trust (*via email*)
Cameron P. Wolfson, Esquire (*via email*)

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **ROAD NAME CHANGE - PIERCE WAY, SUBURBAN SQUARE, ARDMORE, WARD 5**

Consider for recommendation to the Board of Commissioners approval to name Ora Pierce Way (a driveway in Suburban Square which runs between Montgomery Avenue and Coulter Avenue) as required by Condition of Approval No. 22 of the land development approval granted on January 19, 2022, for 115 Coulter Avenue.

ATTACHMENT(S):
Issue Briefing - Pierce Way Renaming
Suburban Square - Coulter Place Map

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Road Name Change – Pierce Way, Suburban Square

Prepared By: Colleen Hall, Senior Planner, Department of Building & Planning

Date: October 9, 2026

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners approval to name Pierce Way (a driveway in Suburban Square which runs between Montgomery Avenue and Coulter Avenue) as required by Condition of Approval No. 22 of the land development approval granted on January 19, 2022, for 115 Coulter Avenue.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must approve the road name change as required by Chapter 133-Streets and Sidewalks.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

A Preliminary Plan for 115 Coulter Avenue was approved in January of 2022 for the construction of a five-story mixed use building with 131 apartments. With that approval, an adjacent driveway was formalized into a new private roadway. The adjacent driveway did not have a name and was often considered an extension of Glenn Road, which the roadway meets at the Montgomery Avenue signal and continues north. A condition of this approval was to use a historic name associated with the history of the site and/or Ardmore for the access driveway adjacent to the proposed building so that it is differentiated from Glenn Road.

Chapter 133, Streets and Sidewalks, Article VI, Naming of Streets dictates requirements for street naming. Section 133-28A, states the assignment or change of all public or private street names shall be recommended by the Department of Building and Planning and the Planning Commission and approved by the Board of Commissioners.

Typically, the approval process for a new street name would be initiated concurrent with the subdivision and land development process. In this case, a condition was added to the approval

which deferred this action to a later time. The building construction has received its certificate of occupancy and construction is nearly completed. Now is the time to complete the naming of the private roadway.

The Building and Planning staff has followed the code process and verified all of the items in Section 133-30, Selection of Street Names. The name chosen for the private roadway is Pierce Way, due to historical significance of a resident and Commissioner, Ora Pierce, representing Ardmore.

§ 133-30. Selection of street names.
Any proposed new street name should be unique in Lower Merion Township, be pleasant sounding, appropriate to the location and easy to read. Personal names are discouraged unless the name has an historical connection with the property being developed or subdivided, or to the Township, or is that of a well-known local identity or prominent resident, past or present. Names of 12 or fewer characters are encouraged to maximize visibility of street signs. The following restrictions shall apply:

A. To eliminate potential confusion and delay of emergency response, no street name shall be approved that duplicates or can be confused with the name of an existing street. Any proposed street names or street name changes shall be compared with the street names listed in the Township Plan of Streets to determine if the proposed name would create a duplicate name or be considered confusing.

B. Streets with the same name but different street type designation shall not be permitted (e.g., Avon Road and Avon Street are duplicates).

C. To eliminate confusion resulting from diction problems in reporting emergency situations, names that are similar or have difficult spelling, are obscure or phonetically challenging shall not be approved.

D. Numerical names (1st Street, etc.), alphabet letters (A, C, etc.), complicated names or names with unconventional spelling (use Abbey rather than Abbye), frivolous names or names considered to be in poor taste will not be accepted.

E. Names that include words or syllables that might be confused with prefix or suffix designation (such as Circle Drive) will not be accepted.

F. Names shall not contain hyphens, apostrophes or other nonletter characters.

G. New street names shall not contain more than two words, exclusive of direction or street type.

H. Directional indicators, such as north and west, shall not be included in street name proposals as a prefix or suffix to a street name. When streets cross the east/west or north/south baseline, the appropriate directional indicator may be assigned by the Department of Building and Planning as part of the approval process.

The private roadway is located in Suburban Square, Ardmore traversing north-south from Coulter Avenue to the Montgomery Avenue signal. The segment is adjacent to the parking garage in Suburban Square and the newly constructed building at 115 Coulter Avenue. It is across the street from the Ardmore Farmer's market and the Trader Joe's parking lots. The roadway is depicted on the attached map.

Suburban Square submitted the name Thorncroft Road for review by the Planning Commission. Thorncroft is the name of the former estate on the property. At the October 5, 2026, Planning Commission meeting a suggestion was made to consider naming the road after Ora Pierce, a former Lower Merion commissioner and the first African American woman to serve on the Lower Merion Board of Commissioners.

After public comments and deliberations the Planning Commission recommended naming the road after Ora Pierce. After the Planning Commission meeting staff contacted Suburban Square and they have agreed to modify their request to name the new street Pierce Way.

V. Impact On Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation:

Staff recommends that the Board approve the Road Name Change to Pierce Way for the north-south private road segment traversing from Coulter Avenue to the Montgomery Avenue signal in Suburban Square.

Glenn Rd
Edgewood Rd
St James Pl
Montgomery Ave
Pierce Way
Coulter Ave

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **PRELIMINARY SUBDIVISION PLAN - 112 BRYN MAWR AVENUE, BALA CYNWYD, WARD 9, LD# 3937PSP**

Consider for recommendation to the Board of Commissioners approval of a Preliminary Subdivision Plan. The Plan shows the subdivision of the existing property into two lots by eliminating the shared driveway in favor of a revised site layout depicting independent driveways for each lot. Proposed site improvements on 110 Bryn Mawr Avenue (Lot 1) include construction of a two-story single-family dwelling with a 2,901 SF footprint, a single-story 767 SF detached two car garage, a single story 205 SF pool house, and a new driveway from Bryn Mawr Avenue on Lot 2. 112 Bryn Mawr Avenue, the existing 1,881 SF Class II Historic Resource, will be preserved and a new underground stormwater management system will be installed.

In addition, the applicant requests the following waiver from the Township Code:

a. §135-4.4.B: To create an irregular lot.

On Monday, October 5, 2026 the Planning Commission recommended approval of the subdivision subject to the conditions shown on the following pages, which shall be complied with on the Final Plan.

PUBLIC COMMENT

ATTACHMENT(S):
Conditions of Approval - 112 Bryn Mawr Ave
Planning Commission Memo - 112 Bryn Mawr Ave
TE Review
MCPC Review
Slides 112 Bryn Mawr Ave.pdf

LD# 3937PSP –112 Bryn Mawr Avenue, Bala Cynwyd
CONDITIONS OF APPROVAL AS RECOMMENDED BY THE
PLANNING COMMMISION ON OCTOBER 5, 2026

Land Development #: **3937PSP**
Address and Ward: **112 Bryn Mawr Avenue, Bala Cynwyd, Ward 9**
Expiration Date: **October 25, 2026**
Zoning District: **LDR4**
Applicant / Owner: **Shauli David / Haviv David**

Consider for recommendation to the Board of Commissioners approval of a Preliminary Subdivision Plan. The Plan shows the subdivision of the existing property into two lots by eliminating the shared driveway in favor of a revised site layout depicting independent driveways for each lot. Proposed site improvements on 110 Bryn Mawr Avenue (Lot 1) include construction of a two-story single-family dwelling with a 2,901 SF footprint, a single-story 767 SF detached two car garage, a single story 205 SF pool house, and a new driveway from Bryn Mawr Avenue on Lot 2. 112 Bryn Mawr Avenue, the existing 1,881 SF Class II Historic Resource, will be preserved and a new underground stormwater management system will be installed.

In addition, the applicant requests a waiver from the Township Code
1. §135-4.4.B, to create an irregular lot.

On Monday, October 5, 2026, the Planning Commission recommended approval subject to the conditions shown on the following pages, which shall be complied with on the Final Plan:

Prior Approvals & Plans:

2. This approval letter supersedes the previous approval letter for the Preliminary Subdivision Plan application number 3830PSP which was submitted to the Township on March 14, 2019, and approved by the Board of Commissioners on November 20, 2019.

Township Engineer's Review:

3. The Township Engineer's review letter dated September 28, 2026, shall be incorporated by reference into these conditions of approval to the extent the same is not inconsistent with these conditions of approval or any relief or modifications granted.

Historic Objects:

4. The original stone piers, formerly located on 112 Bryn Mawr Avenue and proposed to be located on 110 Bryn Mawr Avenue, shall be retained and preserved. Prior to issuance of any permits, the applicant shall execute a covenant with the Township to protect and preserve the historic objects. Draft covenant language shall be submitted to the Township Solicitor for review and approval prior to execution.

Permits:

5. A permit from the Public Works Department shall be required for the proposed sanitary sewer lateral modifications. If the existing lateral is to be reused, a video inspection shall be required to verify acceptable conditions are maintained.

LD# 3937PSP –112 Bryn Mawr Avenue, Bala Cynwyd
CONDITIONS OF APPROVAL AS RECOMMENDED BY THE
PLANNING COMMMISION ON OCTOBER 5, 2026

Architectural Elevations/Site Design:

6. Architectural elevations and renderings of all sides of the proposed dwelling shall be submitted with the Final Plan, including the proposed materials.

7. The proposed building shall be constructed substantially as shown on the architectural elevations prepared by Lauren Thomsen Design Architecture + Planning LLC**.,** dated November 7, 2025, with the exception of any de minimis changes, including those mutually agreed to with staff.

8. The mean grade calculation of the structure shall be labeled for Lot 1. The architectural plans shall be coordinated with and shall comply with the grading proposed with this application.

9. The stair tread, riser and railings final design shall comply with the applicable building code.

10. The HVAC/mechanical equipment shall be screened on all sides whether on the roof of the building or on the ground. If located on the roof, the screening shall be integrated into the architecture of the building to improve the appearance and better mitigate noise from the unit(s).

Landscape Plan/Streetscape:

11. The existing foundation plantings shall be no higher than 4’ and plants over 6’ should be pruned and or removed to comply with the Historical Commissions recommendation on November 17, 2025.

12. Four additional shade/street trees shall be provided. All shade/street trees shall be native deciduous canopy trees.

13. The applicant shall consider providing additional plant material at the two corners of the property along Bryn Mawr Avenue.

14. The applicant shall work with the Township to select plant material that does not affect the underground utilities.

15. If the existing privet hedge is to remain, it shall be maintained so as to not encroach into the sidewalk.

16. All bamboo and noxious weeds shall be removed from the property. If the bamboo is migrating onto the property from an adjoining property, a barrier shall be installed to prevent the bamboo from further encroachment and to prevent migration and regrowth of the bamboo.

17. All existing trees to remain shall be devined.

18. The Landscape Plan shall be approved by the Planning Department.

19. A revised landscape plan complying with SALDO Section 135 Article 5 and Natural Features code (§101 Article III), and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan.

20. All trees in the right-of-way shall be trimmed. Dead or diseased trees shall be removed and replaced. New street trees shall be planted as required.

Stormwater Management:

21. The stormwater system shall be revised to include additional peak rate of runoff control including that the ten (10) year post development condition shall be controlled to the pre-development two (2) year peak rate.

22. All inlets in non-paved areas shall be shown to be graded in a twelve (12") inch sump condition in order to increase the efficiency of runoff collection.

23. Additional spot elevations shall be provided for the pool and patio area in order to clearly define proposed drainage patterns.

24. The stormwater management analysis must encompass all disturbed areas, including Lot 2 and its associated PCSM facility. The drainage area captured by PCSM #2 must be included as inflow to the Lot 1 PCSM facility.

25. The proposed level spreader discharge along the southern property line shall be relocated to avoid conflicts with the existing fence on the adjacent property. The level spreader shall be located at existing grade, maintaining the existing drainage conditions and avoid downstream obstruction. An alternate location for the proposed PCSM #1 level spreader should be investigated.

Construction Details:

26. The applicant shall conduct regular street cleaning of all roadways adjacent to active portions of the construction site. Staff shall have the right to order street cleaning more often if there is evidence of construction related debris in the roadway during the project.

27. All construction-related vehicles shall be parked on site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes personal vehicles operated by construction workers or vehicles operated for construction workers, material suppliers, product vendors, and all construction trades engaged in the project.

28. The applicant shall submit a parking plan with the Final Plan detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits.

Utilities:

29. All proposed utilities shall be specified to be underground where feasible.

30. The applicant shall obtain a sanitary permit from the Township's Public Works office for the proposed new connection to the Township's sanitary sewer main.

31. The location of all transformers and utility boxes shall be shown on the Final Plan. Additional utility improvements resulting in material changes to approved plan including but not limited to the loss of required parking, changes to circulation patterns or the alteration of the quantity or location of proposed landscaping shall require an amendment to the approved plan.

Road Design Standards:

32. The applicant shall obtain a highway permit from the Township's Public Works office for the opening of new driveway aprons. The applicant shall restore the sidewalk and curb in conformance with the Township's Site Design and Construction Standards manual. Turfgrass is specified for the reconstructed verge.

33. The applicant shall obtain a highway permit from the Township's Public Works office for the installation and/or reconstruction of the curbs, sidewalks, and driveway entrances and exits. All sidewalks, curbs, and driveway entrances shall be constructed in accordance with Township's the Site Design and Construction Standards Manual.

34. The Traffic Safety Unit of the Lower Merion Police Department shall approve the final driveway location and configuration.

35. The applicant shall add notes and details to the plan identifying the repair and replacement of settled or missing curb along the property frontage as required by the Township. The replacement curb shall be granite.

Sustainability:

36. The applicant shall consider incorporating green technology into the project including but not limited to a green roof, solar panels, geothermal heat and air conditioning and an electric vehicle charging station. The applicant shall also consider having no natural gas connections.

37. The new single-family dwellings with garages shall be constructed to include a dedicated 40-amp branch circuit capable of powering a 32 amp Level 2 EVCS within the garage, and installation of a 220-240 volt/40 amp outlet in a location within the garage that would be conducive to EVCS use.

Lighting:

38. An outdoor lighting plan, sealed by a responsible design professional that includes illuminance patterns shall be submitted to and approved by the Director of the Building and Planning Department prior to issuance of any permits. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass.

39. The lighting plan shall be designed to comply with the IECC or the ANSI/ASHRAE/IES Standard 90.1 that is in effect at the time of the application.

LD# 3937PSP –112 Bryn Mawr Avenue, Bala Cynwyd
CONDITIONS OF APPROVAL AS RECOMMENDED BY THE
PLANNING COMMMISION ON OCTOBER 5, 2026

Standard Plan Items/Conditions of Approval:

40. Any changes to the approved plans shall require the submission of a Second Stage Plan. Building and Planning staff can waive this requirement if the changes are determined to be insignificant.

41. The pool will require a separate building permit. The pool, equipment, and enclosure must comply with the 2021 International Swimming Pool and Spa Code.

42. An as-built plan must be submitted certifying the amount of impervious surface on each lot prior to finalization of the permit(s).

43. New legal descriptions, including metes and bounds, shall be submitted with the Final Plan for each new lot line and/or property boundary.

44. New deeds shall be recorded for all lots after the Final Plan has been recorded. The following restriction, to be verified by the Building and Planning Department, shall be placed in the deed for Lot 1: The continued operation and maintenance of the stormwater management facilities are the responsibility of the property owner.

45. If required by a Township Public Safety Agency, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building

46. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant.

47. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property. The address numbers shall be a minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

48. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

49. The Final Plan, complying with all applicable conditions of approval, shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Preliminary Plan approval by the Board of Commissioners.

50. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.

51. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.

52. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein.

Staff Report *Agenda Item #2*

Meeting Date: October 5, 2026

TO: **Lower Merion Township Planning Commission Members**

FROM: **Department of Building and Planning – Holly Colello, Planner & Colleen Hall, Senior Planner**

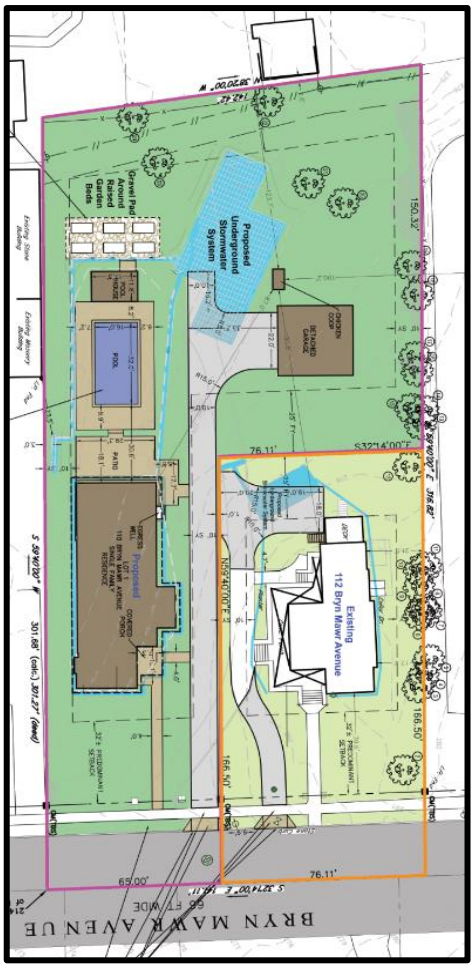
SUBJECT: **Preliminary Subdivision Plan –112 Bryn Mawr Avenue, Bala Cynwyd, Ward 9, LD# 3937PSP**

PROPOSAL:

The applicant, Shauli David, and owner, Haviv David, are requesting preliminary subdivision approval of 112 Bryn Mawr Avenue totaling 38,958 sq. ft. (.89-acres) into two lots:

- Lot 1 - 110 Bryn Mawr Avenue, 28,805 sq. ft (.66-acre): Construction of a two-story single-family dwelling with a 2,901 SF footprint, a single-story 767 SF detached two car garage, a single story 205 SF pool house, a chicken coop, and a new driveway to take access from Bryn Mawr Avenue.

- Lot 2 - 112 Bryn Mawr Avenue, 10,154 sq. ft. (.23-acre): The existing 1,881 SF **Class II Historic Resource** will be preserved, and a new underground stormwater management system will be installed. A portion of the existing driveway will be removed and redesigned with access from Bryn Mawr Avenue.



The original Preliminary Subdivision Plan Application No. 3830PSP was submitted on March 14, 2019, prior to the adoption of the Township's current Zoning Code on February 26, 2020, and the current Subdivision & Land Development Ordinance (SALDO) on May 18, 2022. The previous approval, identical in subdivision configuration as the current plan, was not recorded within 5 years and is no longer valid. The current application must comply with revised code standards and requirements updated since 2019.

WAIVER:

The applicant requests a waiver from Subdivision & Land Development Code Section §135-4.4.B, to create an irregular lot.

SUBMISSION MATERIALS:

The proposal is illustrated on the attached set of plans and includes:

- **Civil:** Seven (7) sheets prepared by Yohn Engineering, LLC., dated August 23, 2019, last revised June 11, 2026.
- **Architectural Elevations:** Three (3) sheets prepared by Lauren Thomsen Design Architecture + Planning LLC**.,** dated November 7, 2025, for the single-family dwelling only.
- **Landscape:** Two (2) sheets prepared by Ground Control Landscape Architects dated January 10, 2022, last revised June 12, 2026.

LAND DEVELOPMENT HISTORY – 2019 through 2026:

While a Preliminary Subdivision Plan was approved in 2019, its approval expired under a five-year limit as required by the Pennsylvania Municipalities Planning Code. The following timeline explains the background to current proposal:

Subdivision Plan Application No. 3830PSP (Year 2019)

The subject property was previously approved as a Preliminary Subdivision Plan, Application No. 3830PSP. The plan was submitted to the Township on March 14, 2019, and approved by the Board of Commissioners on November 20, 2019. The currently proposed subdivision configuration replicates the previously approved plans; however, the previously proposed shared driveway and dwelling location depicted on Lot 1 have been modified.

As part of the 2019 Preliminary Subdivision Plan approval:

- The Board of Commissioners granted relief from the previous Subdivision & Land Development code §135-35 to permit the creation of an irregular lot.
- A condition required the applicant to obtain Second Stage Plan for Lot 1.
- Staff recommended locating the single-family dwelling, proposed on Lot 1, closer to the prevailing front yard setback of Bryn Mawr Avenue.

Second Stage Plan Application No. 3830L1 (Year 2022)

On January 11, 2022, the applicant submitted a Second Stage Plan for 110 Bryn Mawr Avenue (Lot 1). The plan proposed a three-story single-family dwelling with a 3,776 SF footprint and three car garage. The plan also depicted a shared driveway serving both 110 & 112 Bryn Mawr Avenue. The Board of Commissioners subsequently granted approval of the application on April 27, 2022.

Amended Final Subdivision Plan Application no. 3830A (Year 2026)

On May 22, 2026, the applicant submitted an Amended Final Subdivision Plan. The plans showed elimination of the shared driveway easement to establish independent driveway access for 110 & 112 Bryn Mawr Avenue. During the Township review process, it was discovered that the *applicant failed to record the original preliminary subdivision plan that was approved by the board of commissioners on November 20, 2019.* Pennsylvania Municipalities Planning code allows 5 years for an applicant to record their plans with the County. The time to record the approved 2019 Preliminary Subdivision plans had lapsed. The applicant has submitted a new Preliminary Subdivision Plan to the Township.

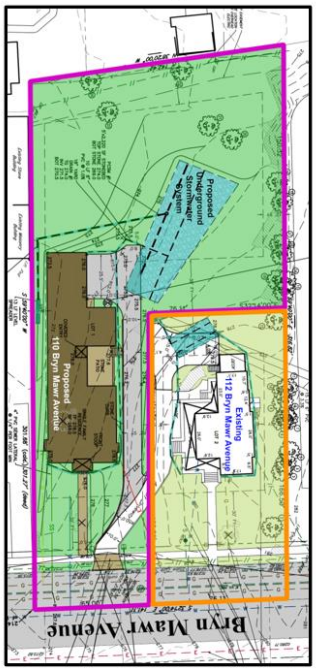
New Preliminary Subdivision Plan Application no. 3937PSP (Year 2026)

On July 20, 2026, the applicant submitted a new Preliminary Subdivision Plan. Their current submission materials are subject to the 2020 Zoning Code and 2022 SALDO requirements. The graphics below provide a visual history of the approved and proposed site improvements from 2019 through 2026.

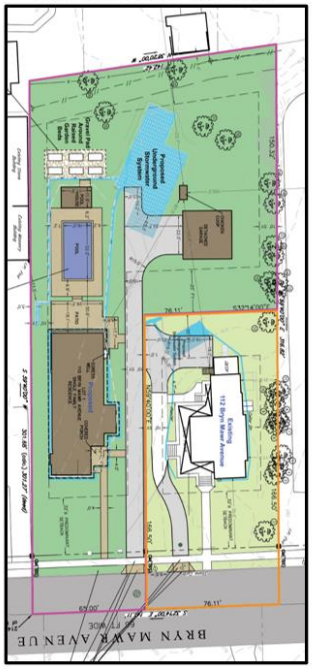
Approved 11/20/2019
Preliminary Subdivision Plans



Approved 4/27/2022
Second Stage Plans

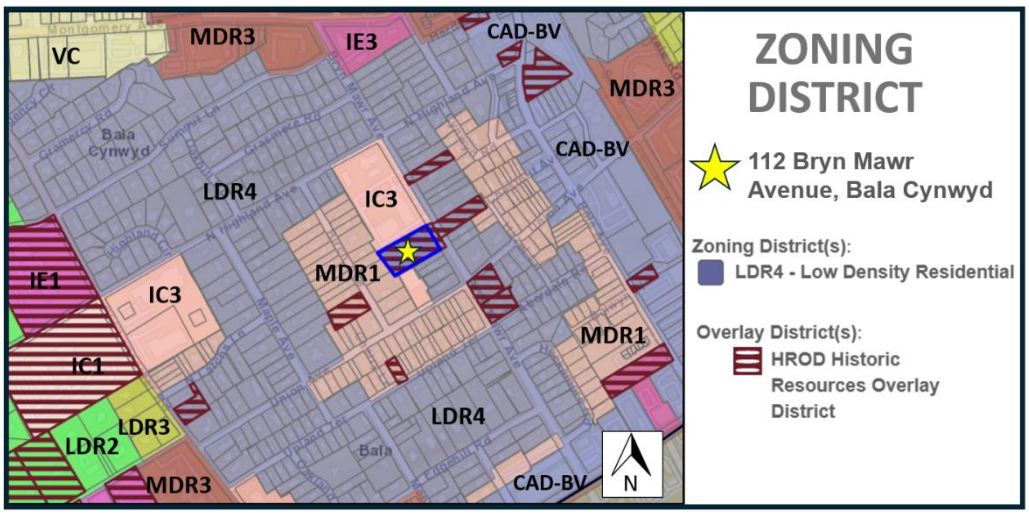


Preliminary Subdivision Plans for
10/5/2026 PC Meeting



ZONING DISTRICT – LDR4 Low Density Residential

The property contemplated for subdivision includes a historic dwelling and is located in the LDR4 Zoning District. Form standards associated with the LDR4 district are intended to complement the existing residential neighborhood character, promoting conformity with existing building placement and lot design. Rather than placing every new house at a standard setback, the LDR4 District includes provisions requiring dwellings to conform with an established building patterns along the street. The district has a relatively modest minimum lot size and a 45% impervious limit which allows neighborhood-sensitive building placement through the predominant setback requirements.



FORM STANDARDS:

The proposal is subject to the following zoning requirements. The proposed plans are consistent with LDR4 Zoning District requirements, as depicted in the compliance chart below:

Table 4.1.4. LDR4 Dimensional Standards					
REQUIRED – LDR4			EXISTING 112 Bryn Mawr Ave	PROPOSED Lot 1 110 Bryn Mawr Ave	PROPOSED Lot 2 112 Bryn Mawr Ave
Lot Occupation (See § 155-3.4, Lot occupation.)					
A	Lot width	60 feet minimum	141.1 ft.	65 ft.	76.11 ft.
	Lot area	7,500 square feet minimum	38,958 SF	28,805 SF	10,154 SF
	Impervious surface	45% maximum	11.5% 4,475 SF	32.2% 9,283 SF	43.8% 4,448 SF
Setbacks (See § 155-3.5, Frontages.)1					
Principal Building (feet)					
B	Front yard	Predominant setback[4]	39.1 ft.	44.5 ft.	39.6 ft.
C	Side yard	10 ft. minimum	17.4 ft.	10.7 ft.	17.4 ft.
D	Rear yard	25 ft. minimum	179.7 ft.	143.2 ft.	35.2 ft.
Accessory Buildings and Structures (feet)[2]					
E	Front (measured from rear of PB)	20 ft. minimum	n/a	Pool House = 70.8 FT Detached Garage = 61.6 FT Chicken Coup = 87.0 FT	n/a
F	Front corner	25 ft. minimum	n/a	Pool House = NA	n/a
G	Side yard	5 ft. minimum	n/a	Pool House = 17.9 FT Detached Garage = 25.8 FT Chicken Coup = 51.1 FT	n/a
H	Rear yard	5 ft. minimum	n/a	Pool House = 62.0 FT Detached Garage = 85.3 FT Chicken Coup = 70.9 FT	n/a
Building Height (maximum) (See § 155-3.3, Building height.)					
I	Principal Building	2 to 3 stories up to 35 feet[3]	25 ft.	35 ft.	25 ft.
	Accessory Building	2 stories up to 20 feet[2]	n/a	Detached Garage - 1 story	n/a
	Accessory Structure	1 story up to 15 feet	n/a	Chicken Coop - 1 story	n/a
Frontage Yard Types (See § 155-3.5, Frontages.)					
Facade Types (See § 155-3.5I, Frontages.)					
Parking (See Article VIII, Parking Standards.)					

1. Garage location shall be according to § 155-8.4, Parking location.
2. Refer to §155-3.4F.
3. Refer to §155-4.1C(4).
4. See §155-3.4I, Predominant setback. Where the predominant setback does not apply, the front setback shall be a minimum of 25 feet.

MEETING SCHEDULE & REVIEW PROCESS:

The *tentative* Preliminary Subdivision Plan schedule:

→	Monday, October 5, 2026	Planning Commission
Upcoming	Wednesday, October 14, 2026	Building & Planning Committee
	Wednesday, October 21, 2026	Board of Commissioners

Additional information about the Township's Land Development approval process is illustrated in the Subdivision & Land Development Flowchart. This application is currently in the *Stage 4: Public Meetings* portion of the process.

ADDITIONAL REVIEWS:

- **Historical Commission:**
  The Historical Commission reviewed the property at 112 Bryn Mawr Avenue, from which the subject property was created. The property is identified as a Class II resource on the Township's Historic Resource Inventory, and is subject to the Historic Resource Overlay District requirements as well as review by the Historical Commission. The applicant appeared before the Commission in 2022 and 2025 with the following recommendations:

  - **January 24, 2022 –** The HC recommended approval of a revised plan, with the proposed Lot 1 dwelling location more appropriate than previously proposed. The revised plans locate the dwelling façade relocation with better relation to neighboring properties at 108 Bryn Mawr Avenue and to the front of the secondary façade of the historic resource at 112 Bryn Mawr Avenue. The revised plan showed the setback as recommended by the HC.
  - **November 17, 2025 –** The HC determined the current application creates minimal impact on the existing Historic Resource on Lot 2 with complementary materials, lower roof, massing, and scale that acceptably offset impact upon the Historic Resource. The HC subsequently formed a subcommittee to review specific material selections for the exterior of the proposed residence and garage, the final design elevations and plans for the detached garage, pool terrace, and pool house, and a final landscape plan that would minimize large-scale plantings further than the front face of the stone porch on the existing Historic Resource. This application is in accordance with Secretary of the Interior's Standards 9 and 10.

- **Township Engineer's Review dated September 28, 2026 (Attached):**
  The Township Engineer's review letter identifies corrections to address all limits of disturbed areas, incorporating a Post Construction Stormwater Management (PCSM) system, and relocation of a proposed level spreader. These review comments have been incorporated into the staff's recommended conditions of approval.

- **Montgomery County Planning Commission (MCPC) dated August 19, 2026 (Attached):**
  The MCPC review identified concern for stormwater management and site design. It noted the proposed stormwater system requires a clear long-term maintenance and inspection plan, and revision to design of the PCSMS #1 outlet to reduce the maintenance and erosion concerns. The county also spoke to relocating proposed landscaping, trees, and the side yard path away from the

proposed gas line to avoid future conflicts with utility work. Furthermore, the county letter noted the Lot 1 driveway along Bryn Mawr Avenue should be evaluated for safe circulation, site distance, and potential vehicle conflicts. These review comments have been incorporated into the staff's recommended conditions of approval or addresses as a requirement in the Township Engineer review letter.

- **Neighborhood Club of Bala Cynwyd Civic Association:**
  The applicant presented the project highlight on June 2, 2026. The civic association members did not have any questions or concerns.

CONSIDERATIONS:

1. Waiver request from SALDO §135-4.4.B. – Irregular Lot

Subdivision & Land Development Code Section 135-4.4(B) prohibits irregular lots and states that "an excessively irregular lot is one which is not four sided". As shown, 110 Bryn Mawr Avenue (Lot 1) is six sided and requires relief from 135-4.4.B(2). Creating a four-sided lot would result in both lots being irregular as their depth would exceed 2.5 times their width which is prohibited by Code Section 135-4.4.B(1)

Applicants Burden:

In compliance with the SALDO Code, applicants must provide justification for any requested waiver and submit an alternative design that demonstrates comparable or improved results. The applicant has submitted the following justification to meet this requirement:

"The Applicant is requesting a waiver of Subdivision and Land Development code section 135-4.4.B.(2) to create an irregular Lot 1. Lot 2 will be regular. The existing parcel is more than five times larger than the minimum lot size in the district and two to five times larger than most of the parcels in the immediate vicinity, almost all of which have length to width ratios exceeding 2.5 to 1. Due to the length and width of the existing parcel, any subdivision of the parcel requires a waiver of code section 135-4.4.B.(2). The Applicant is requesting a waiver to come close to splitting the width of the lot, while still preserving sufficient width for the existing historic home. This will result in two lots, more consistent with the lots and homes in the immediate area and not contrary to the public interest. Not granting the waiver would not permit subdivision of the parcel, which would cause undue hardship on the Applicant. As discussed, this waiver was granted with the approved subdivision of the parcel in 2019.

TOWNSHIP RESPONSE:

The Township reaffirms granting the 2019 Board of Commissioners approval waiver, as the proposed subdivision maintains an historic resource while complimenting the neighborhood sensitive building placement along Bryn Mawr Avenue.

2. Stormwater Management

The Township engineer review letter has identified several areas on the applicant's submission materials that require additional clarification. The applicant's stormwater analysis must address all disturbed areas, including Lot 2 and Post Construction Stormwater Managements system #2, with the drainage from PCSM #2 accounted for as inflow to the Lot #1 PCSM facility. Additionally, the Post Construction Stormwater Managements system for lot #1 level spreader conflicts with the

neighboring property's existing fence and should be relocated to an appropriate location at existing grade that maintains existing drainage patterns and avoids downstream obstructions.

TOWNSHIP RESPONSE:

The Township has included several conditions of approval under the Stormwater Management section of the recommended Conditions of approval to the Planning Commission. These conditions will address issues identified in the review letters from the Township Engineer and Montgomery County Planning Commission. The applicant shall ensure that these issues are satisfactorily resolved prior to recording the final plans.

PLANNING COMMISSION ACTIONS & STAFF RECOMMENDATIONS:

The Planning Commission must take the following actions for this application:

1. Provide a recommendation on the Preliminary Subdivision Plan.

2. Provide a recommendation on the waiver from Subdivision & Land Development Code Section §135-4.4.B, to create an irregular lot.

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 256.18 September 28, 2026

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

Re: 112 Bryn Mawr Avenue
Preliminary Subdivision Plan Review

Dear Mr. Leswing:

In accordance with your request for the above referenced submission, we have reviewed a set of seven (7) plans dated 08-23-19, latest revision dated 09-14-26, and associated stormwater management calculations dated 08-23-19, latest revision dated 05-07-26, prepared by Yohn Engineering, LLC. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- **Stormwater Management** – The stormwater management analysis must encompass all disturbed areas, including Lot 2 and its associated PCSM facility. The drainage area captured by PCSM #2 must be included as inflow to the Lot 1 PCSM facility. The proposed level spreader discharge along the southern property line conflicts with the existing fence on the adjacent property. The level spreader shall be located at existing grade, maintaining the existing drainage conditions and avoid downstream obstruction. An alternate location for the proposed PCSM #1 level spreader should be investigated.

With the resolution of the above major engineering issue and the remaining comments in this letter incorporated, we recommend that the Preliminary Plan be approved.

B. ORDINANCE REQUIREMENTS

1. Section 101-6A(1)—All trees and vegetation to be retained within 25 feet of a building site, parking area, or other proposed improvement shall be protected from equipment damage by chain link or wire mesh fence. Tree protection fencing shall be 4 to 6 feet in height and anchored 2 feet in the ground. Fencing shall have clear signage stating that area is in the Tree Protection Zone and no disturbance can occur without authorization from the Township. Fencing around trees shall be placed at the dripline.

2. Section 101-6A(6)—Grade changes around the driplines of trees to be retained shall be minimized. Treatment of the impacted trees prior to construction to protect the root system shall be performed if/as directed by the Township Arborist. The Township Arborist must also approve the procedure.

3. Section 101-6A(8)—Should any trees not scheduled or permitted to be removed be irreparably damaged during construction and die within eighteen (18) months of the conclusion of construction activities, those

trees will be required to be replaced in accordance with the provision of Section 101-9A(2). Escrow shall be posted to guarantee the survival of the impacted trees until the allotted time has expired.

4. Section 101-6B(2)—If trenches for utilities and/or storm facilities are proposed within the driplines of trees, all disturbed roots must be cut as cleanly as possible. The trench must be backfilled as quickly as possible, avoiding compaction. Tree limbs must be cut back in proportion to the root area loss. This shall be noted on the plan and made a condition of permit issuance.

5. Section 121-4A(19)—Existing stormwater drainage patterns shall be maintained or improved for all discharge points to the adjacent properties. The proposed level spreader discharge along the southern property line conflicts with the existing fence on the adjacent property. The level spreader shall be located at existing grade, maintaining the existing drainage conditions and avoid downstream obstruction. An alternate location for the proposed PCSM #1 level spreader should be investigated.

6. Section 121-4A(14)—The stormwater management analysis must encompass all disturbed areas, including Lot 2 and its associated PCSM facility. The drainage area captured by PCSM #2 must be included as inflow to the Lot 1 PCSM facility. The drainage area maps and stormwater management design calculations shall be updated accordingly.

7. Section 121-4E(2d)—The seepage bed shall have a minimum of twelve (12”) inches of cover above the stone. Additional spot elevations shall be provided to verify that adequate cover is provided.

8. Section 121-4E(4)—A description of how the permanent stormwater control facility will be operated and maintained shall be submitted by the design engineer. The frequency of inspection shall be listed on the plan. The contact information for the party responsible for the operation and maintenance of the facility and all associated piping shall be listed.

9. Section 121-4E(1b)—Calculations shall be provided for the proposed ten (10’) foot level spreader for PCSM #2. It must be verified that discharge from the basin will flow in a non-erosive condition.

10. Section 121-4E(1e)—Roof drains shall be provided for the detached garage and connected to the proposed seepage bed.

11. Section 121-4F(2.b)—Runoff capture and conveyance facilities are required to collect runoff from the drainage areas to the PCSM facilities without bypass. Hydraulic grade calculations shall be provided for the proposed storm sewer system. Tailwater imposed by the infiltration basin shall be included in the analysis. An inlet drainage area map and capacity calculations shall be provided.

12. Section 121-10—No grading changes shall be shown within three (3’) feet of the property line without written approval from that property owner in order to ensure transition to the grading on the adjoining property.

13. Section 135-4.4(F)—Concrete road control monuments shall be shown to be installed at the right-of-way at the intersection of each property line and at all changes in direction. Iron pins or other survey monumentation shall be permitted if concrete monuments cannot be installed. Approval from the Township Engineer is required for the substitution.

14. Section 135-4.9M(9.c)— The Traffic Safety Unit of the Lower Merion Police Department must approve the final driveway location and configuration.

15. Section 155-141.5(2)—It must be verified that the proposed wood deck comply with the provisions of this section regarding spacing and construction over a porous surface in order for them to be excluded from the impervious tabulation.

C. ENGINEERING COMMENTS

1. The Landscape Plan must be approved by the Planning Department and the Township Arborist prior to issuance of the permit/recording the Final Plan.

2. All inlets in non-paved areas shall be shown to be graded in a twelve (12") inch sump condition in order to increase the efficiency of runoff collection.

3. A permit from the Public Works Department is required for the proposed sanitary sewer modifications.

4. A permit from the Public Works Department is required for any work within the Township right-of-way.

5. The pool will require a separate building permit. The pool, equipment, and enclosure must comply with the 2021 International Swimming Pool and Spa Code.

6. Additional spot elevations shall be provided for the pool and patio area in order to clearly define proposed drainage patterns.

7. An as-built plan must be submitted certifying the amount of impervious surface on each lot prior to finalization of the permit(s).

A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

Sincerely,

Joseph A. Mastronardo
PENNONI ASSOCIATES
Township Engineer

Cc: Colleen Hall, Senior Planner
Yohn Engineering, LLC

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

August 19, 2026

Mr. Christopher Leswing, Director of Building/Planning
Lower Merion Township
75 East Lancaster Avenue
Ardmore, Pennsylvania 19003-2323

Re: MCPC #26-0199-001
Plan Name: 110 & 112 Bryn Mawr Avenue Subdivision
(2 lots comprising 1 acre)
Situate: Bryn Mawr Avenue
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 27, 2026. We forward this letter as a report of our review.

BACKGROUND

Owners of the residence at 112 Bryn Mawr Avenue are proposing to subdivide the approximately 1-acre property into two lots. The property, identified as Parcel ID No. 40-00-08224-00-7 in Lower Merion Township, currently contains an existing single-family residential building. The proposed subdivision would create a new lot for the construction of a 3,908-square-foot house, pool, patio, and related site improvements including a sub-surface stormwater management system.

COMPREHENSIVE PLAN COMPLIANCE

MUNICIPAL PLAN

The proposal is generally consistent with the 2016 Lower Merion Township Comprehensive Plan. The project is located within a low-density area designated on the Zoning Map. The property is also located within an area subject to infill strategies and a historic overlay, both of which should be considered prior to construction. The Comprehensive Plan encourages the logical modernization of residential housing stock in a manner that is compatible with surrounding properties and emphasizes design standards that foster harmony between new development and established neighborhood character. New

construction should reflect the context of the surrounding community to help preserve the Township's identity, desirability, and long-term viability.

COUNTY PLAN

The proposal is generally consistent with the County's comprehensive plan, *Montco 2040: A Shared Vision*. The project is located within a Town Residential Area on the plan's Future Land Use Map. Primary uses include multi-family dwellings, townhouses, twin homes, small-lot single-family detached homes, and institutional uses, while limited retail and office uses are identified as secondary uses. *Montco 2040* encourages residential development that is compatible with the character of the surrounding neighborhood through front yard setbacks, consistent building design, and scale. Parking should be located to the rear of buildings and accessed from alleys or side driveways where feasible.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Lower Merion Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

1. Long-Term Operation and Maintenance. The proposed stormwater management system carries an intensive maintenance schedule and requires attention at a minimum of two times per year. We recommend the township confirm that a process is in place for overseeing and enforcing this maintenance agreement over the life of the system, including a designated responsible party, an inspection and reporting schedule, and a mechanism for follow-up if maintenance is not performed.

2. PSM #1 Outlet Configuration. The outlet for PSM #1 conveys drainage a long distance to a level spreader and includes a 90-degree bend, a configuration that increases the potential for clogging, erosion, and maintenance burden. We recommend the applicant consider discharging closer to the structure through a naturalized outlet — such as a rain garden — or an outlet designed to irrigate the raised beds self-contained within the actual property. A shorter, naturalized outlet would improve infiltration, minimize runoff, reduce maintenance, and add esthetic value to the site.

SITE DESIGN

1. Landscaping and Plantings Near the Proposed Gas Line. The proposed landscaping, side yard path, and tree plantings are located very close to the proposed gas line serving the property. Utility installation, repair, and replacement in this corridor would likely disturb or remove these improvements. We recommend the applicant consider reserving this area as open space or relocating the plantings and path outside the utility corridor, to reduce the likelihood of future disruption and the loss of newly established trees and landscaping.

2. Driveway Separation and Vehicle Circulation. The proposed driveway configuration appears to be close together along Bryn Mawr Avenue, which may create potential conflicts for vehicle passage as they enter or exit the property. We recommend that the applicant and township evaluate whether the driveway spacing, sight distance, and turning movements provide safe and efficient access, and consider consolidating or adjusting the driveway locations if needed to reduce vehicle conflict points.

CONCLUSION

MCPC generally supports the applicant's proposal. We believe that confirming a clear long-term maintenance oversight process for the stormwater system, refining the PSM #1 outlet with a more naturalized and closer discharge point, separating the proposed landscaping and path from the gas line corridor, and evaluating the spacing and operation of the proposed driveways will produce a more durable, lower-maintenance, and better-functioning site.

Please note that the review comments and recommendations contained in this report are advisory to the municipality. Final decisions and approval of any proposal will be made solely by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#26-0199-001) on any plans submitted for final recording.

Sincerely,

Timothy DeSchepper

Timothy DeSchepper, Montogomery County Planning Commission
tim.deschepper@montgomercountypa.gov – (610)278-3733

c: Shauli and Haviv David, Owners
Christopher C. Yohn, P.E., Yohn Engineering, LLC
Ernie McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Gilbert P. High Jr., Twp. Solicitor
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Angela Forney, Twp. Planning Technician

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan

112 Bryn Mawr Avenue, Bryn Mawr, Ward 13

Application #3937PP	Preliminary Subdivision Plan



1

Proposal – Preliminary Subdivision Plan

The applicant, Shauli David, and owner, Haviv David, are requesting preliminary subdivision approval of 112 Bryn Mawr Avenue totaling 38,958 sq. ft. (.89-acres) into two lots:

- Lot 1 - 110 Bryn Mawr Avenue, (.66)-acre: Construction of a two-story single-family dwelling with a 2,901 SF footprint, a single-story 767 SF detached two car garage, a single story 205 SF pool house, and a new driveway to take access from Bryn Mawr Avenue.

- Lot 2 - 112 Bryn Mawr Avenue, (.23)-acre: The existing **Class II Historic Resource** will be preserved, and a new underground stormwater management system will be installed. A portion of the existing driveway will be removed and redesigned with access from Bryn Mawr Avenue.



2

Relief Request

The applicant requests a waiver from Subdivision & Land Development Code Section §135-4.4.B, to create an irregular lot.

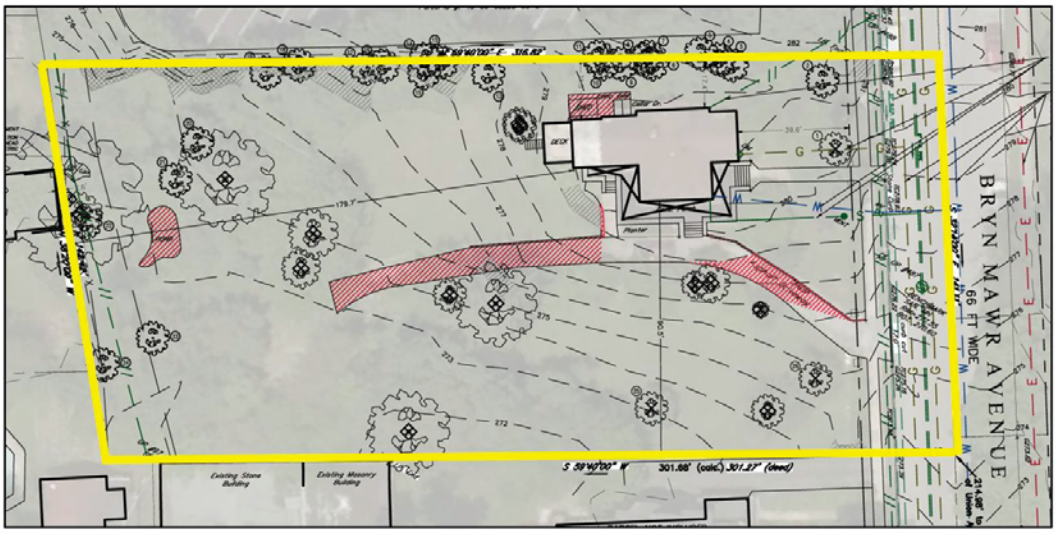
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Existing Conditions



4

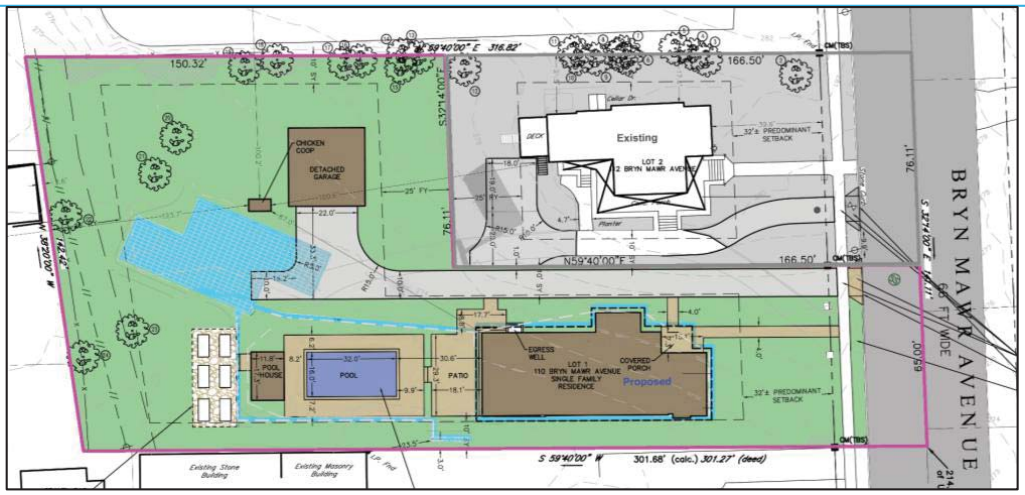
Demolition Plan



Existing site improvements to be demolished are shown with a red hatch and include an asphalt driveway, pond, concrete pad, and shed.

5

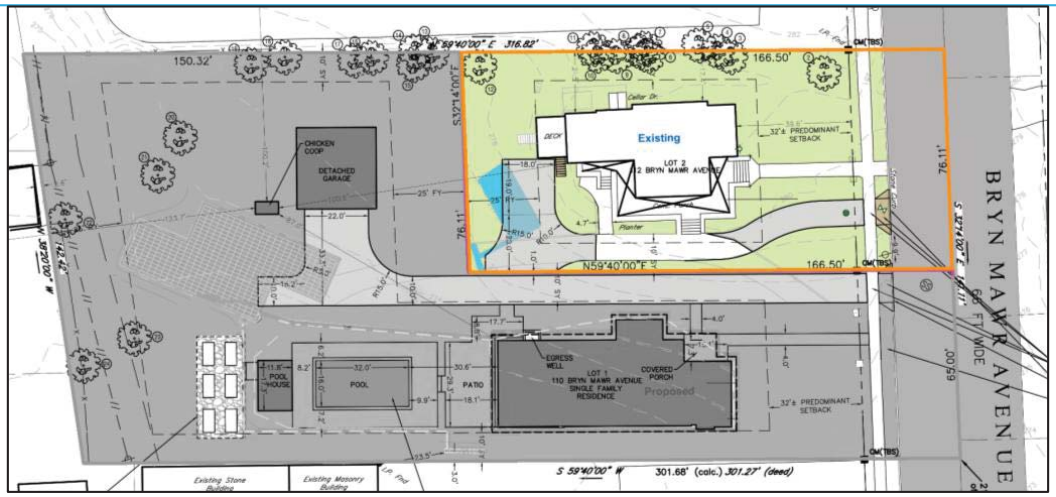
Proposed Civil Plans –110 Bryn Mawr Ave (Lot #1)



Construction of a two-story single-family dwelling with a 2,901 SF footprint, a single-story 767 SF detached two car garage, a single story 205 SF pool house, underground stormwater management system and a new driveway to take access from Bryn Mawr Avenue.

6

Proposal –112 Bryn Mawr Ave (Lot #2)



The existing Class II Historic Resource will be preserved, and a new underground stormwater management system will be installed. A portion of the existing driveway will be removed and redesigned with access from Bryn Mawr Avenue.

7

Considerations – Relief Request Irregular Lot

Subdivision & Land Development Code Section 135-4.4(B) prohibits irregular lots and states that "an excessively irregular lot is one which is not four sided". As shown, 110 Bryn Mawr Avenue (Lot 1) is six sided and requires relief from 135-4.4.B(2). Creating a four-sided lot would result in both lots being irregular as their depth would exceed 2.5 times their width which is prohibited by Code Section 135-4.4.B(1).

- The Township supports granting the waiver, as the proposed subdivision maintains an historic resource while complimenting the neighborhood sensitive building placement along Bryn Mawr Avenue of the new dwelling.

8

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **PRELIMINARY LOT LINE CHANGE - 1850 & 1950 SPRING MILL ROAD, GLADWYNE, WARD 2, LD# 3935LLC**

Consider for recommendation to the Board of Commissioners approval of a Preliminary Lot Line Change Plan. The Plan shows equal exchange of approximately 0.41-acre (17,702 square feet) of undeveloped land between 1850 Spring Mill Road (Zoned LDR1) and 1950 Spring Mill Road, Riverbend Environmental Education Center (Zoned IN). The exchange will place the Sawmill Run stream and existing bridge entirely within the Riverbend Environmental Education Center property. No new development or site improvements are proposed as part of the land exchange.

In addition, the applicant requests the following waivers from the Township Code:

a. §135-4.4.B(1): To permit a lot with a depth greater than 2.5 times its width.
b. §135-4.4.B(2): To permit an excessively irregular lot.
c. §135-4.4.B(3): To permit side lot lines that are not at right angles or radial to the right-of-way.
d. §135-4.7.D: To defer delineation of a wetland and wetland buffer or provide a wetland study on the civil and landscape plans.
e. §135-4.7.E: To defer delineation of riparian buffers across the two properties.
f. §135-4.9(f): To not install sidewalks along Spring Mill Road frontage.
g. §135-5.2.C: To not provide a vegetated softening buffer between institutional and residential uses.

On October 5, 2026, the Planning Commission recommended approval of the lot line change and requested waivers subject to the conditions shown on the following pages, which shall be complied with on the Final Plan.

PUBLIC COMMENT

ATTACHMENT(S):
Conditions of Approval - 1850 &1950 Spring Mill Rd
Issue Briefing - 1850 & 1950 Spring Mill Rd - Applications Summary
Planning Commission Memo - 1850 & 1950 Spring Mill Rd
TE Review
MCPC Review

Slides 1850, 1950 Spring Mill Rd

LD#3935LLC – 1850 & 1950 SPRING MILL ROAD, GLADWYNE
CONDITIONS OF APPROVAL AS RECOMMENDED BY THE
PLANNING COMMMISION ON SEPTEMBER 8, 2026

Land Development #:	**Preliminary Lot Line Change Plan, Application #3935LLC**
Address and Ward:	**1850 & 1950 Spring Mill Road, Gladwyne, Ward 2**
Expiration Date:	**October 23, 2026**
Zoning District(s):	**LDR1 & IN**
Applicant / Owner:	**William V. and Lorraine M. Williams are the owners and applicants for 1850 Spring Mill Road. William T. Dion, Esq., is the authorized applicant representing Riverbend Environmental Education Center, the owner of 1950 Spring Mill Road.**

Consider for recommendation to the Board of Commissioners approval of a Preliminary Lot Line change between the two properties. The plans were prepared by Site Engineering Concepts, LLC, dated June 12, 2026, last revised August 20, 2026. The proposal consists of an equal exchange of approximately 17,702 square feet of undeveloped land between 1850 Spring Mill Road, a vacant parcel zoned LDR1 (Low Density Residential), and 1950 Spring Mill Road, the Riverbend Environmental Education Center property, which is zoned IN (Institutional) and contains a Class II Historic Resource. No new development, site improvements, or other physical changes are proposed as part of this application.

In addition, the applicant requests the following waivers from the Township Code:

a. §135-4.4.B(1): To permit a lot with a depth greater than 2.5 times its width.
b. §135-4.4.B(2): To permit an excessively irregular lot.
c. §135-4.4.B(3): To permit side lot lines that are not at right angles or radial to the right-of-way.
d. §135-4.7.D: To defer delineation of a wetland and wetland buffer or provide a wetland study on the civil and landscape plans.
e. §135-4.7.E: To defer delineation of riparian buffers across the two properties.
f. §135-4.9(f): To not install sidewalks along Spring Mill Road frontage.
g. §135-5.2.C: To not provide a vegetated softening buffer between institutional and residential uses.

On Monday, October 5, 2026, the Planning Commission recommended approval subject to the conditions:

Township Engineer's Review:

1. The Township Engineer's review letter dated September 25, 2026, shall be incorporated by reference into these conditions of approval to the extent the same is not consistent with these conditions of approval.

Utilities:

2. The applicant shall show on-lot septic systems and connections on the plan. The parcels shall not be subdivided in a manner that segregates the on-lot disposal system serving an existing building on an adjacent property. Any modifications to the on-lot sewage disposal systems shall require separate permits and approval from the Montgomery County Health Department.

Easements & Covenants:

3. The applicant shall provide easement language for any shared utilities and submit them to the Township for review. The language of any new or revised easement shall be subject to the approval of the Township Solicitor prior to recording the Final Plan.

4. The applicant shall provide a public easement, for the extent needed, for the green bench in feasible locations. The Township Solicitor shall approve the language of the easement.

5. Any proposed easements shall be shown on the record plan.

Landscape and Site Amenities:

6. The existing retaining wall shall be repaired where necessary. The maintenance of this wall is the responsibility of the property owners, and this responsibility must be noted in the deed.

7. All existing trees shall be devined.

8. All trees in the right-of-way shall be trimmed to improve site distance. Dead or diseased trees shall be removed.

9. The applicant shall submit a wetland study and shall delineate the wetlands on their civil and landscape plans when determined necessary by the Board of Commissioners or a transfer of property ownership.

10. The applicant shall provide a green bench in a feasible location along the Spring Mill Road frontage. The final design location of the green bench shall not impact any Township shade trees and may require field adjustments. Wood chips shall not be used on the green bench. The final location and field adjustment shall be approved by the Public Works and Building and Planning departments.

11. The applicant shall install the required plantings and provide restoration of the riparian corridor as field located by Township staff.

Plan Drafting:

12. The plans shall be signed and sealed by a licensed surveyor.

13. The applicant shall update the zoning chart to include the existing and proposed lot width on their civil submission.

Road Design Standards:

14. Concrete road control monuments must be shown to be installed at the right-of-way at all property lines and at changes in direction. Iron pins can be installed only with concurrence of the Township Engineer where concrete monument installation is not feasible.

15. The applicant shall revise their plans to identify the additional right-of-way for 1950 Spring Mill Road from a point 50 feet from the edge of the stone arch culvert along the property, as being

offered for dedication. The Township may accept the additional right-of-way if it is determined to be necessary to accommodate future expansion of public infrastructure in the future.

16. The applicant shall install granite curbing along 1850 Spring Mill Road property frontage to maintain the pavement edge and facilitate a green bench where feasible between the curb and existing retaining wall.

17. The entrance from the proposed drive on Spring Mill Road -shall be staked out and the Traffic Safety Unit of the Police Department notified to make an inspection.

Standard Conditions of Approval:

18. Standard signature blocks for Lower Merion Township, Montgomery County, and the property owners shall be added to the plans before recording.

19. New legal descriptions, including metes and bounds, shall be submitted with the Final Plan for each new lot line and/or property boundary.

20. New deeds shall be recorded subsequent to the recording of the Final Plan.

21. Legal descriptions for each property shall be submitted for registration and recording and shall be consistent with the Final Plan, prepared, signed and sealed by a registered surveyor showing the bearings and distances, gross and net areas, and error of closure.

22. Two copies of the revised plan shall be submitted with all changes highlighted and a letter shall be provided indicating how each requested revision has been addressed.

23. The Final Plan, complying with all applicable conditions of approval shall be filed with the Department of Building and Planning within twelve (12) months from the date of approval by the Board of Commissioners.

24. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.

25. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.

26. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein.

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Preliminary Lot Line Change - 1850 & 1950 Spring Mill Road

Prepared By: Colleen Hall, Senior Planner

Date: October 9, 2026

I. Action To Be Considered By The Board:

Approval of a Lot Line Change Plan. The Plan shows equal exchange of approximately 0.41-acre (17,702 square feet) of undeveloped land between 1850 Spring Mill Road (Zoned LDR1) and 1950 Spring Mill Road, Riverbend Environmental Education Center (Zoned IN). The exchange will place the Sawmill Run stream and existing bridge entirely within the Riverbend Environmental Education Center property. No new development or site improvements are proposed as part of the land exchange.

II. Why This Issue Requires Board Consideration:

Township Code, Chapter 135, Subdivision & Land Development, requires approval from the Board of Commissioners for any proposed subdivision or lot line change within the Township.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

The proposed lot line change is one of three applications related to an equal exchange of approximately 0.41-acre between private landowners, William and Lorraine Williams located at 1850 Spring Mill Road, and Riverbend Environmental Education Center located at 1950 Spring Mill Road. The co-applicants propose to facilitate the future expansion of Riverbend Environmental Education Center, and construction of a new single-family dwelling through three (3) separate, but interrelated, applications. The collective intent of proposed applications is to convey a portion of Sawmill Run from the residential property to the institutional uses associated with Riverbend Educational Center in exchange for additional land to the residential property.

Each application is submitted under a different section of the Township Code and requires separate review, all previously recommended for approval by the Planning Commission to the Building and Planning Committee, and the Board of Commissioners.

The items included the following:

- Preliminary Lot Line Change
- Zoning Map Amendment
- Second Stage Plan

On September 16, 2026, the Board of Commissioners approved authorization to advertise the proposed petition for zoning map amendment. Subsequently at the October 14, 2026, meeting, the Building & Planning Committee is requested to recommend approval of the remaining Preliminary Lot Line Change and Second Stage Plan. All three applications, pursuant to recommendation, with the Preliminary Lot Line Change and Second Stage Plan considered for approval and Zoning Map amendment for adoption at the October 21, 2026, Board of Commissioners meeting.

Application #1 – Preliminary Lot Line Change Plan Review Under §135-3.6:

The purpose of the application is for the equal exchange of approximately 0.41 acres (17,702 square feet) of undeveloped land between 1850 Spring Mill Road (Zoned LDR1) and 1950 Spring Mill Road, Riverbend Environmental Education Center (Zoned IN). The exchange will place the Sawmill Run stream entirely within the Riverbend property. No new development or site improvements are proposed as part of the land exchange.

The Township Solicitor and Zoning Officer determined that development of the subject property may proceed under the version of the Zoning Code in effect prior to the February 26, 2020, amendments. Accordingly, the proposed development is subject to the 50-foot front yard setback established by the recorded Steidle Tract Subdivision Plan, which was granted approval June 6, 1987, prepared by Momenee-King Associates, dated March 4, 1987, and last revised January 20, 1989.

Application #2 – Petition to Amend the Township Zoning Map Under §155-11.3(B):

This application involves a request to amend the Official Township Zoning Map so that the portion of 1850 Spring Mill Road proposed to be conveyed to Riverbend Environmental Education Center is rezoned from (LDR1) Low Density Residential to (IN) Institutional Nature Preserve, and the portion of 1950 Spring Mill Road proposed to be conveyed to the Williams is rezoned from Institutional Nature Preserve (IN) to Low Density Residential (LDR1).

Application #3 – Second Stage Plan Review Under §135-3.8:

This involves construction of a new two-story, single-family dwelling with a 3,159-square-foot building footprint and a two-car garage. The proposal also includes 5,571 square feet of driveway, 1,773 square feet of patios, sidewalks, and other concrete surfaces, and 1,033 square feet of retaining walls, resulting in a total proposed impervious coverage of 11,616 square feet (0.26 acres), or 6.4% of the lot area.

The Township Solicitor and Zoning Officer determined that the proposed development may proceed under the version of the Zoning Code in effect prior to the February 26, 2020, amendments. Accordingly, the application is being reviewed under former §155-4.1, which permits a maximum building height of 40 feet, provided the required side and rear yard setbacks are increased by 5 feet for each additional foot of building height above 35 feet. The building height calculations demonstrating compliance, for a 39.53 tall building, are provided on Sheet 8 of the plan set.

V. Impact On Township Finances:

There is no impact to Township finances.

VI. Staff Recommendation:

Staff recommends approval of the Lot Line Change Plan and Second Stage Plan pursuant to recommended Conditions of Approval associated with each of the two applications.

Staff Report *Agenda item #3*

***Meeting Date**: October 5, 2026*

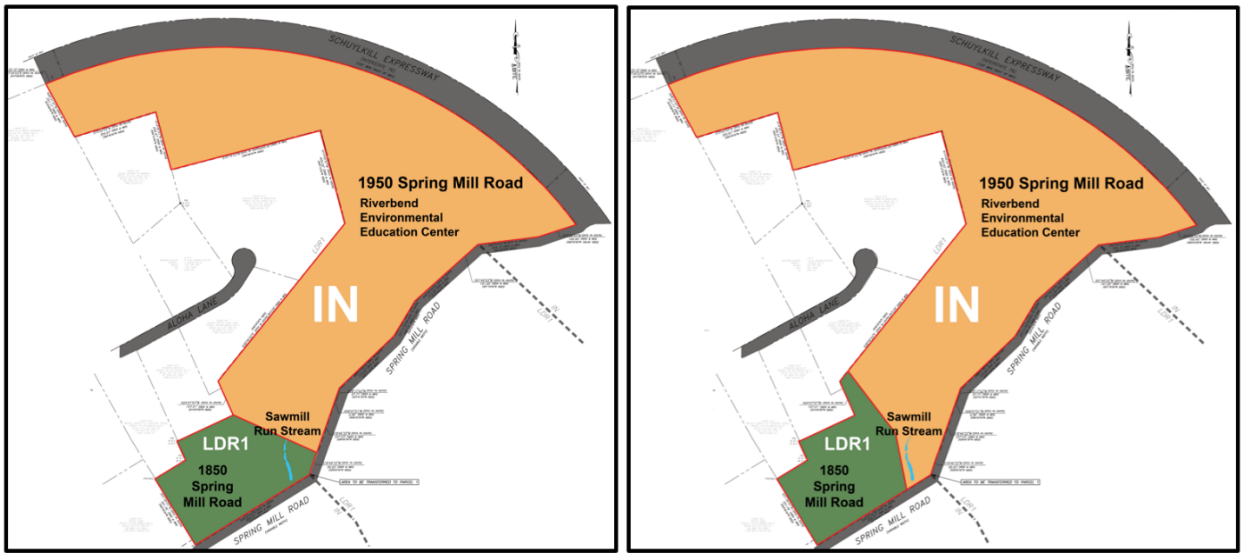
TO: **Planning Commission Members**

FROM: **Department of Building & Planning – Holly Colello, Planner & Colleen Hall, Senior Planner**

SUBJECT: **Preliminary Lot Line Change Plan – 1850 Spring Mill Road (LDR1 Zoning District) & 1950 Spring Mill Road, (IN Zoning District & HRI Class II Resource), Gladwyne, Ward 2, Application No. 3935LLC**

PROPOSAL:

William and Lorraine Williams are the owners and applicants for the property located at 1850 Spring Mill Road. Riverbend Environmental Education Center Inc. is the owner of 1950 Spring Mill Road and William T. Dion, Esq., is the authorized applicant. Together, the co-applicants propose to facilitate the future expansion of Riverbend Environmental Education Center Inc. through a Preliminary Lot Line change between the two properties. The proposal consists of an equal exchange of approximately 0.41-acre (17,702 SF) of undeveloped land between 1850 Spring Mill Road, a vacant parcel zoned LDR1 (Low Density Residential), and 1950 Spring Mill Road, the Riverbend Environmental Education Center property, which is zoned IN (Institutional) and contains a Class II Historic Resource. The Sawmill Run stream currently located on 1850 Spring Mill Road will be wholly located on Riverbend's parcel, after the exchange. No new development, site improvements, or other physical changes are proposed as part of this application.



EXISTING CONDITIONS PLANS **PROPOSED LOT LINE CHANGE PLANS**

WAIVER REQUESTS:

The applicant requests relief from the following eight (8) provisions of Subdivision Land Development Ordinance:

1. §135-4.4.B(1): To permit a lot with a depth greater than 2.5 times its width.
2. §135-4.4.B(2): To permit an excessively irregular lot.

3. §135-4.4.B(3): To permit side lot lines that are not at right angles or radial to the right-of-way.
4. §135-4.7.D: To not locate wetlands and delineation of a wetland buffer or provide a wetland study on the civil and landscape plans.
5. §135-4.7.E: To not delineate riparian buffers across the two properties and to not provide additional plantings within the riparian buffers.
6. §135-4.9(f): To not install sidewalks or curbs along Spring Mill Road frontage.
7. §135-4.9: To not provide the ultimate right of way right-of-way width of 60 feet to the Township for 1950 Spring Mill Road also known as the Riverbend Environmental Education Center.
8. §135-5.2.C: A partial waiver to not provide a vegetated softening buffer between institutional and residential uses.

APPLICANTS SUBMISSION MATERIALS:

The proposal is illustrated on the attached set of plans that include:

- **Civil Plans:** Two sheets prepared by Site Engineering Concepts, LLC, dated June 12, 2026, last revised August 20, 2026.

FORM STANDARDS: Institutional Nature Preserve (IN) & Low Density Residential (LDR1)

The proposed plans are consistent with IN and LDR1 Zoning District requirements, as depicted in the compliance chart below:

ZONING CHART DIMENSIONAL STANDARDS							
			EXISTING			PROPOSED	
Township Code Requirement	**IN Zoning District**	**LDR1 Zoning District**	**Parcel 1 (IN Zoning District)** 1950 Spring Mill Rd "Riverbend"	**Parcel 2 (LDR1 Zoning District)** 1850 Spring Mill Rd	**Swap equal amounts of land**	**Parcel 1 (IN Zoning District)** 1950 Spring Mill Rd "Riverbend"	**Parcel 2 (LDR1 Zoning District)** 1850 Spring Mill Rd
Lot Occupation (See §155-3.4, Lot occupation.)							
Minium Net Lot Area	**45,000 SF**	**90,000 SF**	1,329,160 SF 30.51 acres	197,933 SF 4.54 acres	17,702 SF	1,329,160 SF 30.51 acres	197,933 SF 4.54 acres
Minium Lot Width	**150 ft.**	**200 ft.**	3,838 ft.	577 ft.		3947 ft.	468 ft.
Setbacks (See §155-3.5, Frontages.)[1]							
Front Yard Setback	**50 ft.**	**50 ft.**	No Change				
Side Yard Setback	**50 ft.**	**20 ft.**	No Change				
Rear Yard Setback	**50 ft.**	**25 ft.**	No Change				
Building Height (maximum) (See §155-3.3, Building height.)							
Max Building Height	**40 ft.**	**35 ft.**	No Change				
Max Impervious Surface	**21%**	**20%**	No Change				

Note 1: The required 50 ft. front yard setback per the record plans of the Steidle Tract Subdivision plans prepared by Momenee-King Associates, Dated March 4, 1987, last revised January 20, 1989.

ADDITIONAL REVIEWS:

- **Township Engineer's Review dated September 25, 2026 (Attached):**
  The Township Engineer's review outlined the eight waivers and noted that they are generally supportive of the lot line change. While waivers related to the existing irregular configuration of the parcels are supported, waiving the watercourse buffer code §135-4.7.E or ultimate right-of-way requirements code §135-4.9 are not supported. Wetlands, curb, potential buffering, and septic permitting remain conditions to be addressed. Their review comments have been incorporated into the staff's recommended Conditions of Approval.

- **Historical Commission (HC):**
  Although there is a Class II Historic Resource on 1950 Spring Mill Road the proposed subdivision does not impact the historic resource, so appearance before the commission was not required.

- **Montgomery County Planning Commission (MCPC) Review dated July 16, 2026 (Attached):**
  Supports the applicant's proposal without comment.

- **Gladwyne Civic Association Civic Association:**
  The applicant appeared before the civic association on August 10, 2026, and received favorable review of the application. The civic association recommended approval.

TIMING & APPROVALS:

The applicants are seeking approval for three related land development actions:

1. An equal land swap between the residential property at 1850 Spring Mill Road and 1950 Spring Mill Road (Riverbend Environmental Education Center)
2. A zoning map amendment to rezone portions of these parcels, including a change from the LDR1 District to the IN District and from the IN District to the LDR1 District
3. A second stage approval of a new single-family residential dwelling at 1850 Spring Mill Road.

While all three actions require separate review and approval, together they advance the overall objective of preserving and expanding Riverbend Environmental Education Center. The Building and Planning Committee will consider and make recommendations on these applications, during its October 2026 meetings.

CONSIDERATIONS:

The applicant has requested eight waivers from the Subdivision and Land Development Ordinance (SALDO).

IRREGULAR LOT SHAPE (3 Waivers - §135-4.4.B)

Boundaries of both proposed lots are irregular in shape due to their original subdivision configuration following topographic boundaries rather than rectangular grid shapes that comply with depth and width required in the SALDO. The applicant has requested three SALDO waivers concerning lot configuration from:

1. §135-4.4.B(1) requires that a lot may not be created whose depth is greater than 2.5 times its width.
2. §135-4.4.B(2) prohibits an excessively irregular lot unless reasonably dictated by topography, natural features or the existing configuration of an adjacent lot.

3. 135-4.4.B(3), which requires side lot lines to be at right angles or radial to the right-of-way.

Applicants Burden:

The proposed equal-area exchange will not materially alter their existing development characteristics, reduce the area of either property, create an additional lot, or increase the development density or intensity of either property. Under these special conditions, literal enforcement of the depth-to-width requirement would be unreasonable because it would prevent or substantially complicate an otherwise beneficial equal-area exchange without providing a corresponding planning or development benefit. The applicant indicates a minimum modification requested where deviation from provision is made only to the extent necessary to permit the lot configurations shown on the proposed Lot Line Change Plan.

WAIVER REQUEST FROM §135-5.2.C – LANDSCAPE SOFTENING BUFFER

The applicant has requested partial relief from SALDO Code §135-5.2.C – General landscaping and buffer plantings design guidelines: To not install a softening buffer between Riverbend Environmental Education (1950 Spring Mill Road) and the residential parcel (1850 Spring Mill Road).

Applicants Burden:

The applicant requests that the planting requirements of the softening buffer between Riverbend Environmental Education (1950 Spring Mill Road) and the residential parcel (1850 Spring Mill Road) be coordinated between Township Staff and Riverbend Environmental Education to determine if the existing wooded areas along the proposed boundary need require enhancement.

TOWNSHIP RESPONSE TO THE FOUR SALDO WAIVER REQUESTS:

The requested waivers and partial waivers are associated with the existing configuration and vegetated characteristic of the subject parcels. The parcels are currently steeply sloped, heavily vegetated and have existing configurations that include a depth greater than 2.5 times their width, an irregular configuration, and side lot lines that are not at right angles or radial to the right-of-way. These conditions are inherent to the existing configuration and physical characteristics of the parcels and are not being exacerbated by the proposed lot line change. Given the existing nature and configuration of the parcels, strict compliance with SALDO §135-4.4.B.(1, 2 & 3) and §135-5.2.C would require substantial alteration to the existing plantings and lot configuration that may not be practical or necessary for the expansion of Riverbend Environmental Center. Therefore, granting the four (4) requested waivers is reasonable and appropriate as the waivers recognize the existing physical characteristics and configuration of the parcels while allowing the existing lot configuration and significant vegetation to be maintained.

WAIVER REQUEST FROM §135-4.7.D – Wetland Protection

The applicant has requested relief from §135-4.7.D. – Preservation and protection of existing vegetation – Wetland Protection: To not locate wetlands and delineation of a wetland buffer or provide a wetland study on the civil and landscape plans.

Applicants Burden:

The application involves an equal area exchange of undeveloped land between two existing properties. No improvements or development are proposed within the exchanged areas, and the Lot Line Change itself will not disturb or adversely affect any wetlands that may be present. Under these special conditions, requiring a full jurisdictional wetland determination and delineation as part of this limited Lot Line Change would be unreasonable and would impose investigation, expense and delay disproportionate to the nature and impact of the application. The Applicant is willing to coordinate with Township Staff regarding a more limited identification of potential wetland areas if reasonably necessary to document existing natural resources, which would provide an alternative means of protecting potential wetlands without requiring a full jurisdictional determination where no disturbance is proposed.

Township Response:

Planning staff and the Township engineer support the waiver to not provide a formal wetland study jurisdictional determination in accordance with the U.S. Army Corps of Engineers Wetlands Delineation Manual. However, both the Township and the Township engineer request that the applicant show the wetlands on their plans. Accordingly, staff has included a condition of approval requiring the applicant to install the required plantings.

This condition of approval states *"The applicant shall submit a wetland study and shall delineate the wetlands on their civil and landscape plans prior to recording the final plans."*

WAIVER REQUEST FROM §135-4.7.E – Riparian Corridor Management

The applicant has requested partial relief from §135-4.7.E – Riparian Corridor Management: To not delineate riparian buffers across the two properties and to not provide additional plantings within the riparian buffers.

Applicants Burden:

No improvements associated with the Lot Line Change are proposed within or will adversely affect the existing riparian area. The riparian buffer has been delineated within the surveyed/project area. In addition, the Applicant proposes riparian enhancement plantings along a portion of the shared property boundary, with the extent and nature of those plantings to be coordinated with Township Staff. Under these circumstances, the proposed partial waiver and enhancement plantings provide an alternative that protects and enhances the existing riparian corridor while avoiding unnecessary disturbance and provides equal or better results consistent with the environmental purposes of the requirement.

Township Response:

Township Planning Department and the Township Engineer do not support the requested waiver. This code provision is important because it establishes the Townships requirements for protecting ecologically and environmentally sensitive riparian corridors and limiting development within areas adjacent to streams and other watercourses. Where development or other activities are proposed the applicant must demonstrate that the impacts are appropriately evaluated and mitigated through an approved corridor management plan prepared by a licensed landscape architect or qualified processional as part of the Townships approval process. This ensures that the existing vegetation, floodplain conditions, soils, slopes and other environmental features are considered. Accordingly, staff has included a condition of approval requiring the applicant to install the required plantings.

A condition of approval states, *"The applicant shall install the required plantings and provide restoration of the riparian corridor which shall be in compliance with all of the provisions in Article V as well as §135-5.6.B."*

WAIVER REQUEST FROM §135-4.9.F(3)

The applicant has requested relief from SALDO Code §135-4.9.F(3) – Complete streets and context sensitive design: To defer the installations of curb and sidewalks along Spring Mill Road and install a green bench.

Applicants Burden:

Installation of isolated curb and sidewalk along the subject frontage would not connect to an existing curb or sidewalk system and would provide limited functional benefit. The existing shoulder contains steep slopes and an existing retaining wall. Installation of curb and sidewalk would therefore require substantial construction and potentially significant work to the existing retaining wall, resulting in substantial cost and physical disturbance disproportionate to the limited benefit of isolated improvements at this location. Under these special conditions, literal enforcement would be unreasonable and would cause undue hardship. As an alternative, the Applicant proposes to coordinate with Township Staff regarding pedestrian refuge/green bench improvements along the frontage. This alternative can provide a meaningful pedestrian benefit appropriate to the existing character and physical conditions of Spring Mill Road while avoiding the substantial disturbance and expense associated with isolated curb and sidewalk construction.

Township Response:

While the Township Planning Department, Township Public Works Department, and the Township Engineer are amenable to granting the requested waiver to not provide sidewalks along Spring Mill Road due to the nature of the parcels steep slope and the existing historic retaining wall, staff recommends maintaining the requirement for curbing along the property frontage as required in this code section. When installed the curbing will help direct stormwater runoff, physically support the vehicular cartway and help to facilitate the installation of a green bench/strip between the curb and the existing retaining wall for pedestrian use. Accordingly, staff has included a condition of approval requiring the applicant to install granite curbing along the length of the property frontage.



A condition of approval states, *"The applicant shall install granite curbing along the 1850 Spring Mill Road property frontage to maintain the pavement edge and facilitate a green bench between the curb and existing retaining wall."*

WAIVER REQUEST FROM §135-4.9 – ULTIMATE RIGHT-OF-WAY

The applicant has requested partial relief from §135-4.9 – Complete streets and context sensitive design: To not provide the ultimate right-of-way width for 1950 Spring Mill Road (proposed parcel #1 Riverbend)

which shall be sixty (60') feet. The ultimate right-of-way shall be shown and offered for dedication to the Township.

Applicants Burden:

The application involves an adjustment of the boundary between two existing lots along an existing street and does not create an additional lot or increase the intensity of development. The ultimate right-of-way will be shown and offered for dedication along Proposed Parcel 2, 1850 Spring Mill Road. Along the Riverbend frontage, existing conditions and improvements make dedication of the ultimate right-of-way along the entire frontage impracticable. Under these special conditions, requiring complete dedication along the Riverbend frontage would impose a substantial burden disproportionate to this limited equal-area Lot Line Change. The proposed dedication along the Williams frontage, together with the requested partial waiver along the Riverbend frontage, reasonably addresses the Township's right-of-way objective while recognizing existing physical conditions.

Township Response to relief request from §135-4.9:

Township Planning Department, Public Works Department, and the Township Engineer do not support the requested waiver. Staff recommends that the ultimate right-of-way width of 60 feet should be offered for future dedication to the Township. Accordingly, staff has included conditions of approval requiring the applicant to note dedication in the plans.

A condition of approval states: *"The applicant shall revise their plans to identify the additional right-of-way for 1950 Spring Mill Road as being offered for dedication. The Township may accept the additional right-of-way if it is determined to be necessary to accommodate future expansion of public infrastructure in the future."*

ACTIONS & STAFF RECOMMENDATIONS:

The Planning Commission must take the following actions with respect to this application:

A. Provide a recommendation on the Preliminary Lot Line Change Plan.

B. Provide a recommendation on the eight waivers.

1. §135-4.4.B(1): To permit a lot with a depth greater than 2.5 times its width.
2. §135-4.4.B(2): To permit an excessively irregular lot.
3. §135-4.4.B(3): To permit side lot lines that are not at right angles or radial to the right-of-way.
4. §135-4.7.D: To not locate wetlands and delineation of a wetland buffer on the civil and landscape plans.
5. §135-4.7.E: To not delineate riparian buffers across the two properties and to not provide additional plantings within the riparian buffers.

6. §135-4.9(f): To not install sidewalks or curbs along Spring Mill Road frontage.

7. §135-4.9: To not provide the ultimate right of way right-of-way width of 60 feet to the Township for 1950 Spring Mill Road also known as the Riverbend Environmental Education Center.

8. §135-5.2.C: A partial waiver to not provide a vegetated softening buffer between institutional and residential uses.

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 256.77

September 25, 2026

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

Re: 1850, 1950 Spring Mill Road
Lot Line Change Plan Review

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of two (2) plans dated 06-12-26, last revised 09-18-26, prepared by Site Engineering Concepts, LLC. The plans show a lot line reconfiguration between 1850 Spring Mill Road and 1950 Spring Mill Road. We recommend approval of the Lot Line Change with the resolution of the following comments:

A. ORDINANCE REQUIREMENTS

1. The following waivers from the Subdivision and Land Development Ordinance (Chapter 135) requirements are requested in connection with this application:

   a) Section 135-4.4.B(1)—A lot may not be created whose depth is greater than 2.5 times its width. Due to the irregularity of the existing parcels being subdivided, we support approval of this request.

   b) Section 135-4.4.B(2)—A lot may not be created which is excessively irregular unless reasonably dictated by the topography of the land, natural feature, or the existing configuration of an adjacent lot. Due to the irregularity of the existing parcels being subdivided, we support approval of this request.

   c) Section 135-4.4.B(3)— The side lines of a lot shall be at right angles or radial to the right-of-way lines. Due to the irregularity of the existing parcels being subdivided, we support approval of this request.

   d) Section 135-4.7.D— A wetland study jurisdictional determination shall be conducted in accordance with the U.S. Army Corps of Engineers Wetlands Delineation Manual. We support the approval of a waiver from requiring a jurisdictional determination with the condition that a wetland study be completed and wetlands delineated on the plan.

   e) Section 135-4.7.E—A twenty-five (25') foot wide buffer from each bank of the water body shall be maintained along all intermittent or perennial watercourses. Additional planting and restoration of the riparian corridor shall be in compliance with all of the provisions in Article V as well as Section 135-5.6.B. We do not support approval of this waiver request.

f) Section 135-4.9.F—Sidewalks and curb shall be installed along Spring Mill Road. Curb shall be installed along the property. We support the request to waive the sidewalk requirement; however, curb shall be required for the property frontage to maintain the pavement edge and help facilitate a green bench between the curb and existing retaining wall.

g) Section 135-4.9—Spring Mill Road requires a minimum right-of-way width of sixty (60') feet. We do not support the requested partial waiver. The ultimate right-of-way shall be offered for future dedication to the Township. The plan shall include a note offering the additional right-of-way along both the Riverbend and 1850 Spring Mill Road parcels for dedication, which the Township may accept only if needed to expand public infrastructure.

h) Section 135-5.2.C—A softening buffer is required between the Institutional and Residential properties. In accordance with the requirements of this section, the Director of Building and Planning shall determine whether the softening buffer is required. If required, additional erosion control measures shall be provided for earth disturbance associated with the proposed landscaping.

2. Section 135-4.10(B)—The proposed on-lot septic will require separate permits and approval from the Montgomery County Health Department.

B. ENGINEERING COMMENTS

1. Concrete road control monuments must be shown to be installed at the right-of-way at all property lines and at changes in direction. Iron pins can be installed only with concurrence of the Township Engineer where concrete monument installation is not feasible.

2. Legal descriptions for each property shall be submitted for registration and recording and shall be consistent with the Final Plan, prepared, signed and sealed by a registered surveyor showing the bearings and distances, gross and net areas, and error of closure.

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

Sincerely,

Joseph A. Mastronardo, P.E.
PENNONI ASSOCIATES
Township Engineer

cc: Colleen Hall, Senior Planner
Site Engineering Concepts, LLC

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

July 16, 2026

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

Re: MCPC #26-0184-001
Plan Name: 1850 & 1950 Spring Mill Road Lot Line Change
(2 lots comprising 35 acres)
Parcel ID: 40-00-56676-25-4 and 40-00-56664-50-9
Situate: 1850 & 1950 Spring Mill Road/Sentry Lane
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced preliminary lot line change plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested. We forward this letter as a report of our review.

BACKGROUND

William and Lorraine Williams, owners of the property at 1850 Spring Mill Road, propose a lot line change with Riverbend Environmental Education Center, Inc., owner of the adjoining property at 1950 Spring Mill Road. The submitted narrative states that the proposed adjustment would exchange two equal areas of undeveloped land, each measuring 17,702 square feet; Riverbend would receive land surrounding Sawmill Run, while the Williams would receive an equivalently sized wooded area. The applicant indicates that no relief from Lower Merion Township ordinances is anticipated or requested in connection with the lot line change plan.

COMPREHENSIVE PLAN COMPLIANCE

The Montgomery County Planning Commission supports the applicant's proposal without comment.

CONCLUSION

Please note that the recommendations contained in this report are advisory to the municipality, and final disposition for approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office; a paper copy bearing the municipal seal and signature of approval must be supplied for our files; and the assigned MCPC number #26-0184-001 should be printed on any plans submitted for final recording.

Sincerely,

Timothy DeSchepper

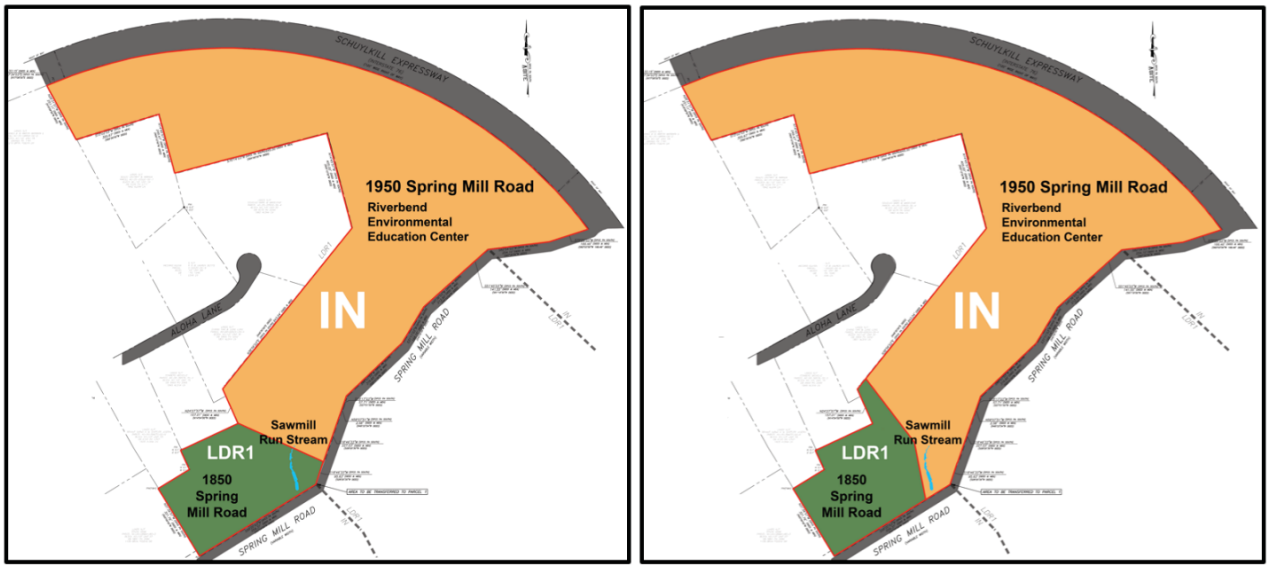
Timothy DeSchepper, Sr. Environmental Planner
tim.deschepper@montgomercountypa.gov – 610-278-3733

c: William and Lorraine Williams, Applicants
Andrew Malmstrom, SITE Engineering Concepts, LLC , Applicants' Representative
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Gilbert P. High Jr., Twp. Solicitor
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Angela Forney, Twp. Planning Technician

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan

1850 & 1950 Spring Mill Road, Gladwyne, Ward 2

APPLICATION # 3935LLC	PRELIMINARY LOT LINE CHANGE



EXISTING CONDITIONS PLANS | PROPOSED LOT LINE CHANGE PLANS

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Proposal - Preliminary Lot Line Change

William and Lorraine Williams are the owners and applicants for the property located at 1850 Spring Mill Road. Riverbend Environmental Education Center is the owner of 1950 Spring Mill Road. Together, the co-applicants propose to facilitate the future expansion of Riverbend Environmental Education Center through a Preliminary Lot Line change.

- An equal exchange of approximately 0.41 acres (17,702 SF) of undeveloped land between a vacant parcel zoned LDR1 (Low Density Residential), the Riverbend Environmental Education Center property, which is zoned IN (Institutional).
- The Sawmill Run Stream currently located on 1850 Spring Mill Road will be wholly located on Riverbend's parcel after the proposed lot line change.
- No new development or other physical changes are proposed.

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Relief – 8 provisions of SALDO

The applicant requests relief from the following eight (8) provisions of Subdivision Land Development Ordinance:

§135-4.4.B(1): To permit a lot with a depth greater than 2.5 times its width.
§135-4.4.B(2): To permit an excessively irregular lot.
§135-4.4.B(3): To permit side lot lines that are not at right angles or radial to the right-of-way.
§135-4.7.D: To not locate wetlands and delineation of a wetland buffer or provide a wetland study on the civil and landscape plans.
§135-4.7.E: To not delineate riparian buffers across the two properties and to not provide additional plantings within the riparian buffers.
§135-4.9(f): To not install sidewalks or curbs along Spring Mill Road frontage.
§135-4.9: To not provide the ultimate right of way right-of-way width of 60 feet to the Township for 1950 Spring Mill Road also known as the Riverbend Environmental Education Center.
§135-5.2.C: A partial waiver to not provide a vegetated softening buffer between institutional and residential uses.

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Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF A SECOND STAGE PLAN - 1850 SPRING MILL ROAD, GLADWYNE, WARD 2, LD# 3936SS**

Consider for recommendation to the Board of Commissioners approval of a Second Stage Plan. The Plan shows construction of a new 3,159 SF footprint, two story, single-family dwelling with a two-car garage, and stormwater management system. The proposal will also add 5,571 SF of driveway, 1,773 SF of concrete and walkways, and 1,033 SF of walls, resulting in a total proposed impervious coverage of 0.26 acres / 11,616 SF, or 6.4% of the lot area.

In addition, the Applicant requests the following waivers from the Township Code:

a. §121-4.E.(2)(b): To allow seepage beds to dewater within 72 hours where seepage beds shall be designed to empty the design storm volume for rate control in 24 hours or less.
b. §135-4.9.F(3): To not install sidewalks along Spring Mill Road

On October 5, 2026, the Planning Commission recommended approval of the second stage plan and waiver subject to the conditions shown on the following pages, which shall be complied with on the grading plan.

PUBLIC COMMENT

ATTACHMENT(S):
Conditions of Approval - 1850 Spring Mill Rd - Second Stage Plan
Planning Commission Memo - 1850 Spring Mill Rd - Second Stage Plan
TE Review 3936SS
Slides - SS 1850 Spring Mill Rd

LD#3936SS – 1850 SPRING MILL ROAD, GLADWYNE
CONDITIONS OF APPROVAL AS RECOMMENDED BY THE
PLANNING COMMMISION ON SEPTEMBER 8, 2026

Land Development #:	**Second Stage Plan, Application #3936SS**
Address and Ward:	**1850 Spring Mill Road, Gladwyne, Ward 2**
Expiration Date:	**Does not apply**
Zoning District(s):	**LDR1**
Applicant / Owner:	**William V. and Lorraine M. Williams**

Consider for recommendation to the Board of Commissioners approval of a Second Stage Plan. The Plan shows construction of a new 3,159 SF footprint, two story, single-family dwelling with a two-car garage, and stormwater management system. The proposal will also add 5,571 SF of driveway, 1,773 SF of concrete and walkways, and 1,033 SF of walls, resulting in a total proposed impervious coverage of 0.26 acres / 11,616 SF, or 6.4% of the lot area.

In addition, the Applicant requests the following waivers from the Township Code:

1. §121-4.E.(2)(b): To allow seepage beds to dewater within 72 hours where seepage beds shall be designed to empty the design storm volume for rate control in 24 hours or less.

2. §135-4.9.F(3): To not install sidewalks along Spring Mill Road.

The Second Stage Plan and relief requests are referred to the Planning Commission with attention called to following recommended conditions:

Township Engineer's Review:

1. The Township Engineer's review letter dated September 28, 2026, shall be incorporated by reference into these conditions of approval to the extent the same is not consistent with these conditions of approval.

Utilities:

2. All proposed utilities shall be specified to be underground where feasible.

3. The location of all existing utility services shall be provided on the plan. The location of all transformers and utility boxes shall be shown on the permit plan.

4. The applicant shall show on-lot septic systems and connections on the plan. Any modifications to the on-lot sewage disposal systems shall require separate permits and approval from the Montgomery County Health Department.

Easements & Covenants:

5. The applicant shall record a Stormwater Management Operations and Maintenance Covenant, in a form acceptable to the Township Solicitor, against the property to ensure perpetual maintenance of the stormwater management facilities. A draft covenant shall be submitted.

6. Any proposed easements shall be shown on the record plan.

Stormwater:

7. The applicant shall provide a downstream hydraulic analysis from the proposed basin to Sawmill Run. Should the full basin capacity not be available and the facility overflows, runoff must be conveyed completely on site to Sawmill Run in a manner that does not cause damage to property or erosion to site areas.

Landscape:

8. All existing trees shall be devined.

9. All trees in the right-of-way shall be trimmed to improve site distance. Dead or diseased trees shall be removed.

10. A revised landscape plan complying with Natural Features Code 101-9 and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the permit.

11. The applicant shall provide native or non-invasive adapted plant species on the landscape plan.

Architectural Elevations/Site Design:

12. The proposed building shall be constructed substantially as shown on the architectural elevations and plans prepared by Mohan Architects, dated September 9, 2026, with the exception of any de minimis changes, including those mutually agreed to with staff.

13. Where a stone-faced facade meets a facade that is composed of another material at a corner, stone shall return onto that facade at least 12 inches.

14. The building height shall be verified by the Zoning Officer prior to issuance of any permits. The building height shall not exceed 40 feet from mean grade to the top of the roof ridge, with appropriate setback increases.

15. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Permit Plan, including a list of the proposed materials shown on each sheet.

16. The HVAC/mechanical equipment shall be screened on all sides whether on the roof of the building or on the ground. If located on the roof, the screening shall be integrated into the architecture of the building to improve the appearance and better mitigate noise from the unit(s).

Retaining Walls and Bridge over Sawmill Run Stream:

17. Calculations are required for any retaining wall over four (4’) feet in height. Wall penetration details shall be provided as necessary. The design must be sealed by a licensed professional.

18. Structural calculations shall be provided for the proposed retaining walls. This shall be required to be submitted with the construction permit.
19. The existing retaining wall on Spring Mill Road shall be assessed by a qualified professional and repaired as necessary. The assessment report shall be submitted to the Township.

20. The endwall on the existing bridge over Sawmill Run shall be repaired as required by the Township Engineer and Director of Public Works. This requirement shall be noted on the final plan.

Road Design Standards:

21. The applicant shall install a granite curb along the property frontage to maintain the pavement edge and help facilitate a green bench in feasible locations between the curb and existing retaining wall.

22. The applicant shall obtain a highway permit from the Public Works department for roadway opening and the installation and/or reconstruction of any new curbing or driveway aprons.

23. Any new or rebuilt curbing, sidewalks, and driveway aprons shall be constructed in conformance with the Township's Site Design and Construction Standards Manual.

Construction Details:

24. The applicant shall identify a contact person to be on-site and enforce the construction parking plan as well as all other neighborhood issues that may arise due to the construction.

25. The applicant shall submit a parking plan with the permit plan detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits.

26. The applicant shall conduct regular street cleaning of all roadways adjacent to active portions of the construction site. Staff shall have the right to order street cleaning more often if there is evidence of construction-related debris in the roadway during the project.

27. All construction-related vehicles shall be parked on site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes personal vehicles operated by construction workers or vehicles operated for construction workers, material suppliers, product vendors, and all construction trades engaged in the project.

28. The stair tread, riser and railings final design shall comply with applicable building codes.

Sustainability:

29. The applicant shall consider incorporating green technology into the project including but not limited to a green roof, solar panels, geothermal heat and air conditioning and an electric vehicle charging station.

30. The applicant shall also consider having no natural gas connections.

31. The new single-family dwellings with garage shall be constructed to include a dedicated 40-amp branch circuit capable of powering a 32-amp Level 2 EVCS within the garage, and installation of a 220-240 volt/40-amp outlet in a location within the garage that would be conducive to EVCS use.

Lighting Plans:

32. If outdoor lighting is proposed, an outdoor lighting plan, sealed by a responsible design professional that includes illuminance patterns shall be submitted to and approved by the Director of the Building and Planning Department prior to issuance of any permits. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass.

33. The lighting plan shall be designed to comply with the IECC or the ANSI/ASHRAE/IES Standard 90.1 that is in effect at the time of the application.

Standard Conditions of Approval:

34. Concrete road control monuments shall be shown to be installed at the right-of-way at all property lines and at changes in direction. Iron pins can be installed only with concurrence of the Township Engineer where concrete monument installation is not feasible.

35. An as-built plan shall be submitted certifying the amount of impervious on the lot prior to finalization of the permit.

36. Two copies of the revised plan shall be submitted with all changes highlighted and a letter shall be provided indicating how each requested revision has been addressed.

37. If required by a Township Public Safety Agency, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building.

38. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant.

39. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property. The address numbers shall be a minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

40. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

41. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.

42. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.

43. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein.

Staff Report *Agenda item #4*

***Meeting Date**: October 5, 2026*

TO: **Planning Commission Members**

FROM: **Department of Building and Planning – Holly Colello, Planner & Colleen Hall, Senior Planner**

SUBJECT: **Second Stage Plan – 1850 Spring Mill Road, Gladwyne, Ward 2, Application No. 3936SS**

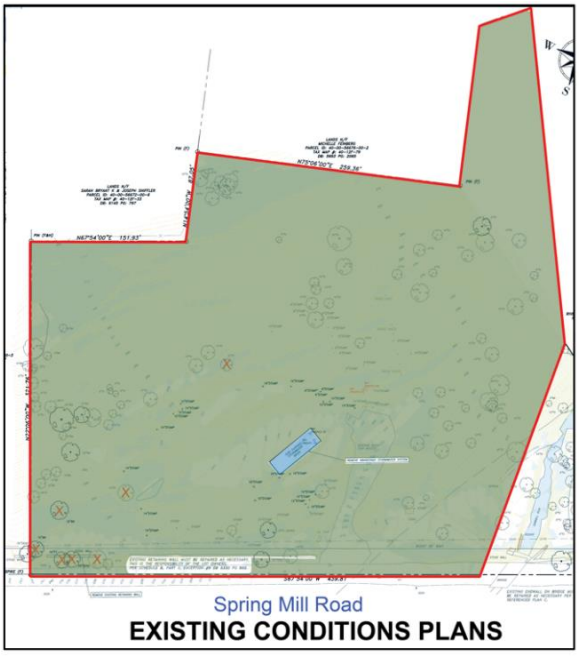
PROPOSAL:

William V. and Lorraine M. Williams, owners of 1850 Spring Mill Road, are seeking Second Stage Plan approval for the construction of a 3,159 SF footprint, two-story, single-family dwelling with a two-car garage, and underground stormwater management system on a 4.54-acre parcel. The proposal will also add 5,608 SF of driveway, 1,843 SF of concrete and walkways, and 1,213 SF of retaining walls, resulting in total impervious coverage of 11,823 SF (0.27 acres), or 6.5% of the net lot area.

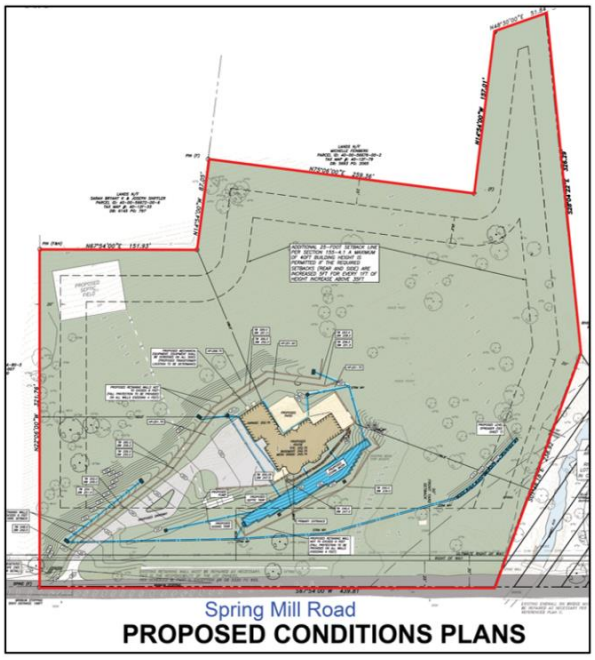
WAIVER REQUEST:

The applicant requests relief from the following two Township Code provisions, one from Chapter 121, Stormwater Management and Erosion Control and another from Chapter 135, Subdivision Land Development:

1. §121-4.E.(2)(b), Infiltration seepage beds - where seepage beds shall be designed to empty the design storm volume for rate control in 24 hours or less, the plans are designed for a maximum of 72 hours to empty.
2. §135-4.9.F(3), Complete streets and context sensitive design – where the Board of Commissioners may defer sidewalk requirements, the applicant is requesting relief to forgo construction of sidewalks along Spring Mill Road.



EXISTING CONDITIONS PLANS



PROPOSED CONDITIONS PLANS

APPLICANTS SUBMISSION MATERIALS:

The proposal is illustrated on the attached set of plans that include:

- **Civil and Landscape Plans:** Twelve (12) sheets prepared by Site Engineering Concepts, LLC, dated June 12, 2026, last revised September 17, 2026.
- **Sidewalk Vicinity Map:** One sheet prepared by Site Engineering Concepts, LLC, dated September 17, 2026.
- **Pedestrian Refuge Plan:** One sheet prepared by Site Engineering Concepts, LLC, dated September 17, 2026.
- **Architectural Plans:** Two sheets prepared by Mohan Architects, dated September 9, 2026.

FORM STANDARDS: Low Density Residential (LDR1)

The proposed plans are consistent with LDR1 Zoning District requirements, as depicted in the compliance chart below:

Table 4.1.1. LDR1 Dimensional Standards				
REQUIRED – LDR1			**EXISTING** 1850 Spring Mill Road	**PROPOSED** 1850 Spring Mill Road
Lot Occupation (See § 155-3.4, Lot occupation.)				
A	**Lot width**	**200 feet minimum**	577 ft.	468 ft.
	Lot area	**90,000 square feet minimum**	197,933 sq. ft.	197,933sq. ft. 181,750 sq. ft. (net)
	Impervious surface	**20% maximum**	120 sq. ft. 0.1%	11,823 sq. ft. 6.5%
Setbacks (See § 155-3.5, Frontages.)[1]				
Principal Building (feet)				
B	**Front yard**	**50 ft. minimum[1]**	N/A	82.5 ft.
C	**Side yard**	**45 ft. minimum[2]**	N/A	180.5 ft.
D	**Rear yard**	**50 ft. minimum[2]**	N/A	158.5 ft.
Building Height (See § 155-3.3, Building height.)				
I	**Principal building Steep-sloped roof[2]**	**2 to 3 stories up to 35 feet**	N/A	3 stories/ 39.5 ft.

[Note 1] The property is being developed using the required 50 ft. front yard setback per the record Steidle Tract subdivision plan prepared by Momenee-King Associates, dated March 4, 1987, last revised January 20, 1989.
[Note 2] Per section Zoning Code Section 155-4.1 a maximum of 40 ft. building height is permitted if the required setbacks (rear and side) are increased 5 ft. for every 1 ft. of height increase above 35 ft.

ADDITIONAL REVIEWS:

- **Township Engineer Review dated September 28, 2026 (Attached):**
  The Township Engineer review included comments concerning stormwater management, street and sidewalks requirements. Comments indicated that a conveyance of stormwater to Sawmill Run is required to be designed without causing any damage or erosion. The applicant must provide a downstream hydraulic analysis from the proposed basin to Sawmill Run. The letter also recommended

that the applicant provide granite curbs along the property frontage of Spring Mill Road to help stabilize the road and create a vegetated green bench along the property frontage. The Township Engineer review comments have also been incorporated into the staff's recommended conditions of approval.

- **Gladwyne Civic Association Civic Association:**
  The applicant appeared before the civic association on August 10, 2026, and received favorable review of the application. The civic association recommended approval.

- **Montgomery County Planning Commission (MCPC):** Does not review second stage plans.

CONSIDERATIONS:

The applicant has requested relief from Stormwater Management and the Subdivision and Land Development Code (SALDO) code requirements.

1. WAIVER REQUEST FROM 121-4.E(2)(b)

The applicant has requested relief from Stormwater Management requirement section 121-4.E(2)(b) to allow seepage beds that empty within 72 hours where regulations require seepage to empty the design storm volume for rate control in 24 hours or less.

Applicants Burden:

Infiltration Testing was completed by Delaware Valley Septic to confirm the depths at which infiltration was feasible on the property. The soils on the property were found to have slow percolation rates that limit the speed at which captured stormwater can be emptied from the stormwater bed. Additionally, steep slopes and shallow bedrock restrict the overall footprint of the system needed to achieve a faster drawdown rate. The facility is designed to be fully underground to avoid standing water and mosquito concerns. A 72-hour period is consistent with the Pennsylvania Department of Environmental Protection (PADEP) standards for infiltration facilities. For these reasons, strict compliance with the 24-hour requirement is not feasible, and the applicant requests approval of the 72-hour dewatering standard.

Township Response to relief request from 121-4.E(2)(b):

Staff has included a condition for the applicant to ensure that the waiver does not cause harm to the adjacent property or Sawmill Run stream. This condition of approval states the following:

> *The applicant shall provide a downstream hydraulic analysis from the proposed basin to Sawmill Run. Should the full basin capacity not be available and the facility overflows, runoff must be conveyed completely on site to Sawmill Run in a manner that does not cause damage to property or erosion to site areas.*

2. WAIVER REQUEST FROM SALDO CODE §135-4.9.F(3)

The applicant has requested relief from SALDO Code section 135-4.9.F(3) to defer the installation of sidewalks and curbing along Spring Mill Road.

Applicants Burden:

Currently, there are no existing sidewalks or curbs along this portion of Spring Mill Road or in the immediate vicinity, and neither sidewalk nor curb was required in connection with the original subdivision approval of the property. Installation of an isolated curb and sidewalk along the Williams frontage would not connect to an existing curb or sidewalk system and would provide limited functional

benefit. The existing shoulder contains steep slopes and an existing retaining wall. Installation of curb and sidewalk would require substantial construction and could require additional reconstruction or modification of the retaining wall. The resulting cost and site disturbance would be substantial in relation to the limited benefit provided by isolated curb and sidewalk improvements. Under these special conditions, literal enforcement would be unreasonable and would cause undue hardship. As an alternative, the Applicant proposes to coordinate with Township Staff regarding pedestrian refuge/green bench improvements along the frontage. This alternative can provide a meaningful pedestrian benefit appropriate to the existing conditions and character of Spring Mill Road while avoiding the substantial cost and physical disturbance associated with isolated curb and sidewalk construction.

Township Response to waiver request from SALDO CODE §135-4.9.F(3):

While the Township's Planning Department, Public Works Department, and the Township Engineer are amenable to granting the requested waiver to not provide sidewalks along Spring Mill Road due to the nature of the parcels steep slope and the existing historic retaining wall, staff recommends maintaining the requirement for curbing along the property frontage. Curbing will help direct stormwater runoff, physically support the vehicular cartway and facilitate the installation of a green bench/strip between the curb and the existing retaining wall. Accordingly, staff has included conditions of approval requiring the applicant to install granite curbing along the length of the property frontage. This condition of approval states the following:

> *The applicant shall install a granite curb along the property frontage to maintain the pavement edge and help facilitate a green bench between the curb and existing retaining wall.*

ACTIONS & STAFF RECOMMENDATIONS:

The Planning Commission must take the following actions with respect to this application:

1. **Provide a recommendation on the Second Stage Plan.**

2. **Provide a recommendation on the two waivers.**

    a. §121-4.E.(2)(b): To allow seepage beds to dewater within 72 hours where seepage beds shall be designed to empty the design storm volume for rate control in 24 hours or less.

    b. §135-4.9.F(3): To not install sidewalks or curbs along Spring Mill Road.

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 256.77

September 28, 2026

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

Re: 1850 Spring Mill Road
Second Stage Plan Review

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of twelve (12) plans dated 06-12-26, latest revised 09-17-26, and a stormwater management report dated 06-12-26, last revised 09-17-26, prepared by Site Engineering Concepts, LLC. The plans show the construction of a new single-family residence and associated improvements. We recommend approval of the Second Stage Plan provided the requested waivers are addressed as noted by the following Major Engineering Issues, and resolution of the subsequent comments:

A. MAJOR ENGINEERING ISSUES

- **Stormwater Management** – A waiver is requested Section (121-4E(2.b)) to allow the proposed seepage bed to empty the design storm volume for rate control in more than 24 hours. We recommend approval of the waiver request, provided a downstream hydraulic analysis be provided from the proposed basin to Sawmill Run. Should the full basin capacity not be available and the facility overflows, runoff must be conveyed completely on-site to Sawmill Run in a manner that does not cause damage to property or erosion to site areas.

- **Streets and Sidewalks** – The requested waiver of Section 135-4.9.F to install curb and sidewalk is recommended for partial approval, provided granite curb shall be installed along the property frontage to maintain the pavement edge and help facilitate a green bench between the curb and existing retaining wall.

B. ORDINANCE REQUIREMENTS

1. Section 101-6A(1)—All trees and vegetation to be retained within 25 feet of a building site, parking area, or other proposed improvement shall be protected from equipment damage by chain link or wire mesh fence. Fencing around trees shall be placed at the dripline.

2. Section 101-6A(6)—Grade changes around the driplines of trees to be retained shall be minimized. Treatment of the impacted trees prior to construction to protect the root system shall be performed if/as directed by the Township Arborist. The Township Arborist must approve the procedure.

3. Section 101-6A(8)— Should any trees not scheduled or permitted to be removed be irreparably damaged during construction and die within eighteen (18) months of the conclusion of construction activities, those trees will be required to be replaced in accordance with the provision of Section 101- 9A(2). The Township shall be contacted for the inspection of impacted trees prior to permit closeout.

4. Section 101-6B(2)—If trenches for utility piping or any storm facilities are proposed within the driplines of trees, all disturbed roots must be cut as cleanly as possible. The trench must be backfilled as quickly as possible, avoiding compaction. Tree limbs must be cut back in proportion to the root area loss. This shall be made a condition of permit issuance.

5. Section 121-4E(2.b)—Seepage beds shall be designed to empty the design storm volume for rate control in 24 hours or less. A downstream hydraulic analysis shall be provided from the basin to Sawmill Run. Should the full basin capacity not be available and the facility overflows, runoff must be conveyed completely on-site to Sawmill Run in a manner that does not cause damage to property or erosion to site areas.

6. Section 121-5A(6)—Newly graded slopes of over 25% must be stabilized with sod or jute netting and seed.

7. Section 128-6B—Tree removal in the Township right-of-way is subject to approval from the Township Arborist and Shade Tree Commission.

8. Section 135-1.3E—The proposed water lateral shall be shown on the plan from the structure to the main.

9. Section 135-4.4(F)—Concrete road control monuments shall be shown to be installed at the right-of-way at the intersection of each property line and at all changes in direction. Iron pins or other survey monumentation shall be permitted if concrete monuments cannot be installed. Approval from the Township Engineer is required for the substitution.

10. Section 135-4.9F— Sidewalks and curb shall be installed along Spring Mill Road. We support the request to waive the sidewalk requirement, however granite curb is required to be installed along Spring Mill Road to maintain the pavement edge and help facilitate a green bench between the curb and existing retaining wall.

11. Section 135-4.9M(9.c)— The Traffic Safety Unit of the Lower Merion Police Department must approve the final driveway location and configuration.

12. Section 135-4.10(B)—The proposed on-lot sewage disposal system will require separate permits and approval from the Montgomery County Health Department. Relevant details for the pump and wet well shall be provided.

C. ENGINEERING COMMENTS

1. An as-built plan must be submitted certifying the amount of impervious surface on each lot prior to finalization of the permit.

2. Calculations are required for any retaining wall over four (4') feet in height. Wall penetration details shall be provided as necessary. The design must be sealed by a licensed professional.

3. The existing retaining wall on Spring Mill Road is to be assessed by a qualified professional and repaired as necessary. The assessment report shall be submitted to the Township.

4. The endwall on the existing bridge over Sawmill Run must be repaired as required by the Township Engineer and Director of Public Works. This requirement shall be noted on the Final Plan.

A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

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

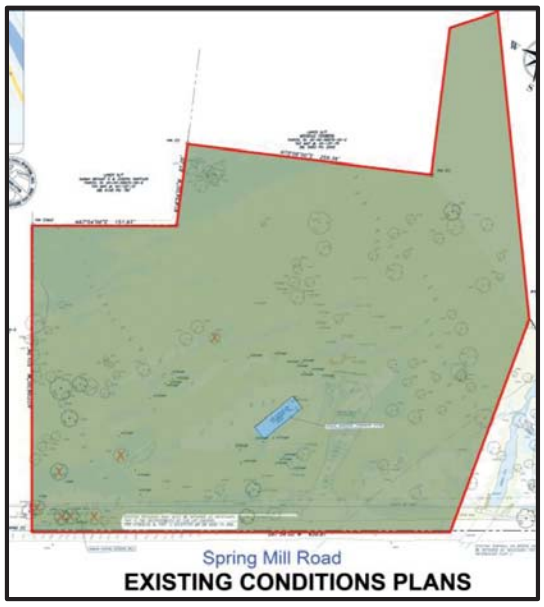
Sincerely,

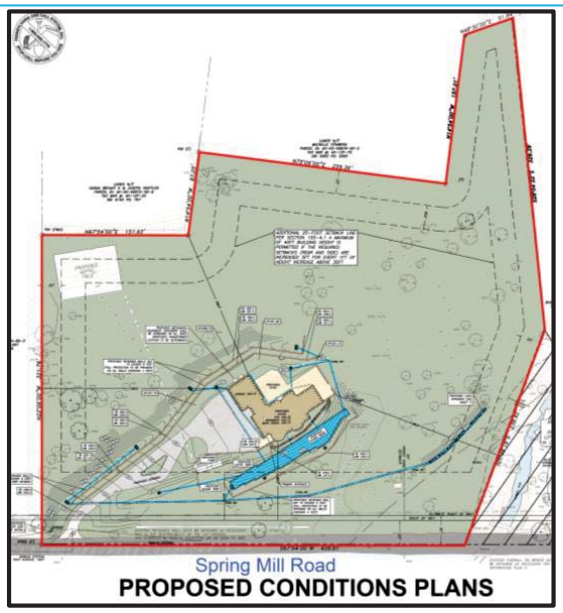
Joseph Mastronardo, P.E.
PENNONI ASSOCIATES
Township Engineer

cc: Colleen Hall, Senior Planner
Site Engineering Concepts, LLC

1850 Spring Mill Road, Gladwyne, Ward 2

APPLICATION # 3936SS	SECOND STAGE PLAN APPLICATION





13

Proposal – Second Stage Plan

William V. and Lorraine M. Williams, owners of 1850 Spring Mill Road, are seeking Second Stage Plan approval for the construction of a 3,159 SF footprint, two-story, single-family dwelling with a two-car garage, and underground stormwater management system on a 4.54-acre parcel. The proposal will also add 5,608 SF of driveway, 1,843 SF of walkways, and 1,213 SF of retaining walls, resulting in total impervious coverage of 11,823 SF, or 6.5% of the net lot area.

14

Relief

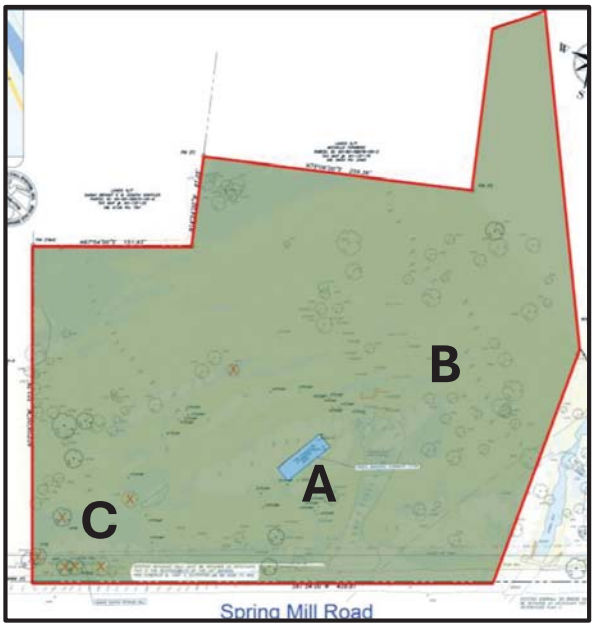
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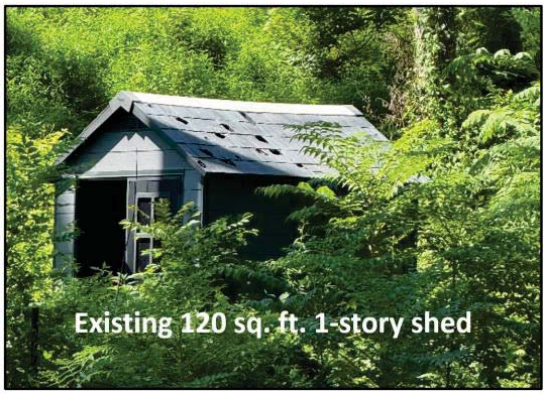
2. §135-4.9.F(3), Complete streets and context sensitive design – where the Board of Commissioners may defer sidewalk requirements, the applicant is requesting relief to forgo construction of sidewalks along Spring Mill Road.

15

Demolition Plan



A. Remove abandoned stormwater system
B. Demolish existing 120 SF shed
C. Remove 7 trees



16

Proposed Landscape Plan

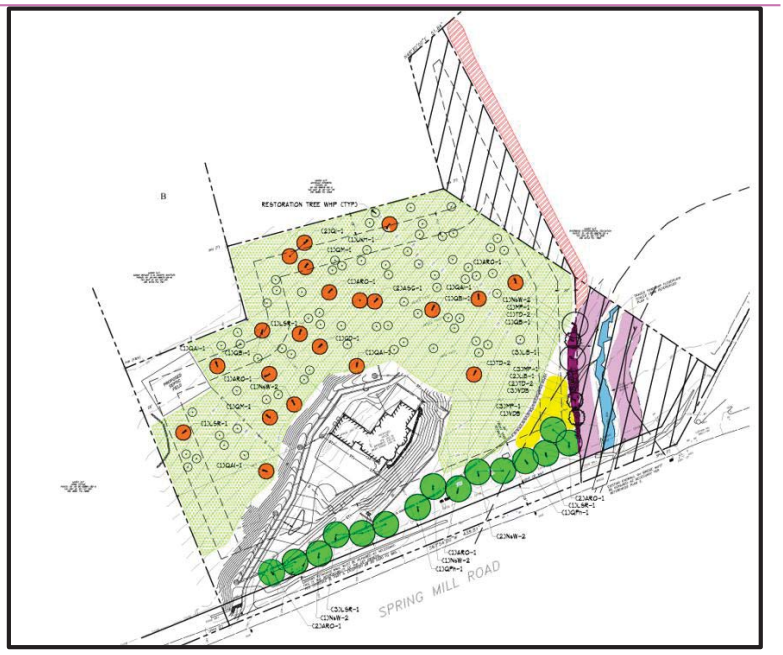
PLANTING KEY

- STREET TREES
- REPLACEMENT TREES
- STORMWATER MANAGEMENT PLANTING AREA *
- RESTORATION MANAGEMENT PLANTING AREA
- RIPARIAN BUFFER PLANTING AREA
- RIPARIAN BUFFER AREA MANAGED BY RIVERBEND
- BUFFER PLANTING AREA MANAGED BY RIVERBEND

*STORMWATER PLANTINGS SELECTED FROM THE PENNSYLVANIA STORMWATER BEST MANAGEMENT PRACTICES MANUAL APPENDIX B

PLANTING TOTALS:

TOTAL 2.5"-3" CALIPER TREES : 41
TOTAL 24"-36" SHRUBS: 37
TOTAL WHIP TREES: 70
TOTAL WARM-SEASON GRASS PLUGS: 765
TOTAL WARM-SEASON GRASS 1 GALLON CONTAINER: 208



17

Illustrative Elevations







18

Consideration –Waivers

WAIVER REQUEST FROM 121-4.E(2)(b)

The applicant has requested relief from Stormwater Management requirement section 121-4.E(2)(b) to allow seepage beds that empty within 72 hours where regulations require seepage to empty the design storm volume for rate control in 24 hours or less.

Township Response to relief request from 121-4.E(2)(b) :

Staff has included a condition for the applicant to ensure that the waiver does not cause harm to the adjacent property or Sawmill Run stream.

- Staff has included a condition of approval which states, ***"The applicant shall provide a downstream hydraulic analysis from the proposed basin to Sawmill Run. Should the full basin capacity not be available and the facility overflows, runoff must be conveyed completely on site to Sawmill Run in a manner that does not cause damage to property or erosion to site areas."***

19

Consideration –Waivers

WAIVER REQUEST FROM §135-4.9 – ULTIMATE RIGHT-OF-WAY

The applicant has requested partial relief from §135-4.9 – Complete streets and context sensitive design: to defer the installation of sidewalks and curbing along Spring Mill Road.

- Staff has included a condition of approval which states, ***"The applicant shall install a granite curb along the property frontage to maintain the pavement edge and help facilitate a green bench between the curb and existing retaining wall."***

20

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 September 28, 2026:

a) 2026-R-26, 600 Black Rock Road, Bryn Mawr, Class I - Approval to repair the structural wood framing of the second-floor balcony (porch) and to replace the balcony roof and guard rail, citing Secretary of the Interior's Standard 9.

b) 2026-R-24, 10 Monument Road, Bala Cynwyd, WCAU Building, Class II - Approval to alter west façade window openings and to install a ground-level doorway with a folding glass door system to activate adjacent outdoor space, citing Secretary of the Interior's Standard 9, with a subcommittee to review a final landscape plan to review any possible impacts on the Historic Resource, and approval of a bicycle shelter adjacent to the building's north façade as recommended for approval by the Historical Commission on March 23, 2026.

c) 2026-R-25, 26 Derwen Road, Bala Cynwyd, Class II - Approval to construct a pole-style garage structure at the rear of the historic residence, citing Secretary of the Interior's Standard 10.

d) 2026-R-17, 1731 County Line Road, Villanova, Class II - Approval to retroactively approve the reconstruction of standing gutters, with the condition that the overall height of the flat applied fascia on the west facade be reduced, in consultation with a subcommittee.

e) 2026-R-27, 630 Clothier Road, Wynnewood, Ballytore, Class II - Approval to modify the social hall addition to the former Clothier mansion, including new façade materials and a monitor roof, citing Secretary of the Interior's Standards 9 and 10.

PUBLIC COMMENT

ATTACHMENT(S):
Supplemental Materials

600 Black Rock Road, Bryn Mawr

Class I	Historical Commission



13

Action:

Approval to repair the structural wood framing of the second-floor balcony (porch) and to replace the balcony roof and guard rail, citing Secretary of the Interior's Standard 9.

14

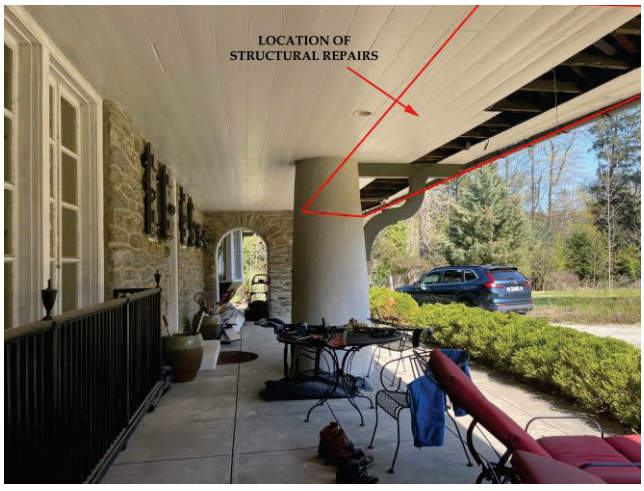
Swarthmore Lodge – Designated a Class I Resource in 2025



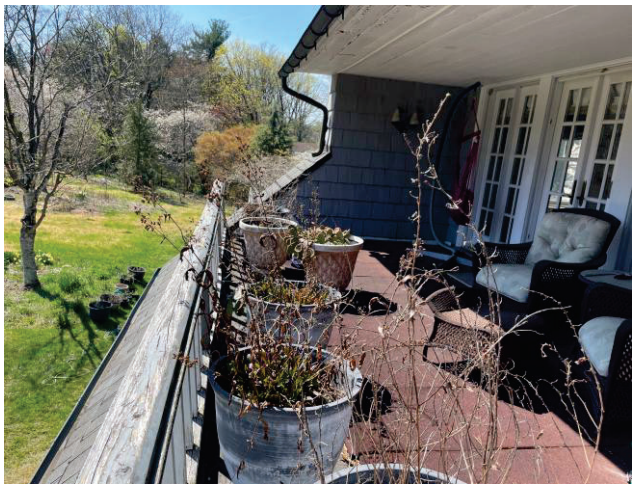
Athenaeum of Philadelphia

15

Areas of Work



Porch Ceiling – Location of Structural Repairs



Second Floor Porch/Balcony

16

Historic Photo of Original Porches and Railing, ca. 1906



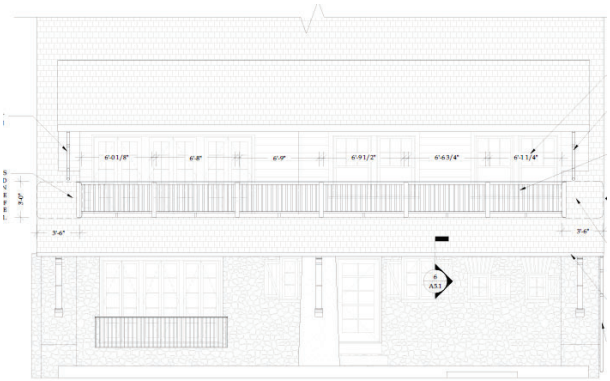
Magarge house from the driveway. A three-story house with a low effect

17

Areas of Work



Present Railing
(Not Code-Compliant)



New Railing Will Nearly Replicate
Historic Appearance

18

LOWER MERION TOWNSHIP
BUILDING & PLANNING DEPT.

Historical Commission
Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next Historical Commission meeting for consideration.

Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 600 Black Rock Road, Bryn Mawr, PA 19010

APPLICANT INFORMATION

NAME: Melanie K. Rodbart, PE
PHONE:

ADDRESS: 105 Rutgers Avenue, #244
Swarthmore, PA
EMAIL:
ZIP/POSTAL CODE: 19081

APPLICANT'S CAPACITY: ☐ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☒ OTHER: Engineer

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Ford Calhoun
PHONE:

ADDRESS: 600 Black Rock Road
Bryn Mawr, PA
EMAIL:
ZIP/POSTAL CODE: 19010

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE: Residential
PROPOSED USE: N/A

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☑ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

See full Project Narrative, attached.

CONTINUED

Application for Review Submission Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI), as listed in Section 62-2.D.2(b) of the Township Code. This document should not take the place of the applicant's knowledge of and familiarity with Chapter 88 of the Code of the Township of Lower Merion, "Historic Districts and Historic Resources" or of *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.* It is provided as a tool to owners and/or their agents and representatives to ensure the completeness of application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

1. ☑ **COMPLETED APPLICATION FOR REVIEW (AFR)**
   Complete both sides of this application form for submission with the required attachments

2. ☑ **WRITTEN NARRATIVE INCLUDING:**
   - REASON(S) FOR DEMOLITION/CONSTRUCTION
     Detail the reasons for the proposed demolition/construction
   - PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION
     Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
   - PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE
     Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource

3. ☐ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
   Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)

4. ☑ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
   Provide high resolution digital photographs of each full exterior elevation of the subject structure(s). (Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)

5. ☑ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**
   Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)

6. ☑ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
   Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction

N/A 7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
   Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

8. ☑ **$75 APPLICATION FEE**
   Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

SIGNATURES

APPLICANT: _____ DATE: 9/1/2026

OWNER [IF DIFFERENT]: _____ DATE: _____

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 4/2026

J&M PRESERVATION STUDIO
105 RUTGERS AVENUE, #244
SWARTHMORE, PA 19081
P: 215 769 1133
WWW.JMPRESERVATION.COM

PROJECT NARRATIVE

The object of the project is to repair the structural wood framing of the second-floor balcony (porch), and to replace the balcony roof and guard rail. Water infiltration from the second-floor balcony roof has caused localized wood rot, deterioration, and material loss of the wood framing. Structural repairs include reinforcement of members with scabs and sisters, installation of plywood gussets and blocking, and installation of Simpson coiled straps to supplement existing hangers. A member by member assessment was conducted to ensure that historic fabric will be retained to the greatest extent possible. Only those members with severe wood rot or deterioration will be removed as indicated in the detailed Repair Schedule. All structural repairs will be concealed by the existing wood board ceiling, which will be removed, salvaged, and reinstalled at the completion of the project.

The existing wood guard rail including the posts, rails, and balusters are severely deteriorated, present a safety risk, and do not meet current Residential Code. The guard rail will be removed, new wood posts will be installed in the same location, and a new wood composite railing will be installed to match the existing color and profile as closely as possible, while meeting Residential Code. The new posts will be anchored to the existing wood framing below.

At the sloped roof on both sides of the balcony, asphalt shingles are damaged from the existing guard rail installation. These shingles will be locally replaced with spare asphalt shingles that were stockpiled for installation. Any replacement shingles that are required will match the profile and reveal of the existing shingles as closely as possible.

The existing second floor balcony roof consists of two layers of modified bitumen membrane over tongue and groove wood floor boards. Because water infiltration at the roof has occurred, the roof will be replaced. The wood floor boards will be locally replaced where they are deteriorated. New plywood decking will be installed on top of the existing floor boards to create a consistent surface onto which a liquid applied membrane will be installed. The appearance of the roof will not change from the ground level, except for new copper flashing at the transition from the flat balcony roof to the sloped asphalt shingle roof and the removal of the curb. The existing curb that runs along the bottom of the guard rail is a later addition that did not divert water off the balcony roof and caused water to pond at the curb. This curb will be removed to allow water to drain from the balcony roof over the sloped shingle roof. The copper flashing that will be installed at this location is a historically appropriate material, in keeping with the existing copper gutter and downspouts, and will patina over time to match.

Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-26

600 Black Rock Road, Bryn Mawr, Class I

Owner / Applicant: Melanie Rodbart, J&M Preservation Studio for Ford Calhoun

Application Type: Residential

Project Summary: The applicant proposes to complete repairs to finishes at the open front porch and the balcony deck, railing, and adjacent finishes directly above it.

Comments:

- The subject resource is a recent addition to the LMT HRI, known as Swarthmore Lodge, designed by Charles Barton Keen and Frank Mead (Keen & Mead) and constructed c 1896-1900.
- The two-and-a-half-story structure has at its front façade a wide-open recessed porch covered by a second-floor living area and partially recessed balcony and deep overhang within a shed dormer form that projects from the long front slope of the expansive roof. Half of the second-floor balcony condition is original to the house, as viewed in early photos of the house. The first iteration of the balcony included a solid, splayed half wall as the guard, finished with cedar shake matching the cladding materials of the third floor shed dormers directly above. A later image depicts an early addition that widened the second-floor dormer and balcony, matching the width of the open porch below, and adding a railing. The existing conditions have retained the form of the shed dormer but the current railing is a newer iteration.
- The existing conditions of the balcony and the ceiling of the porch below include areas of deterioration that has allowed moisture to penetrate the assembly. The applicant proposes to replace provide structural repairs to the deteriorated assembly, replace ceiling finish in kind where deteriorated, replace the balcony deck finish with a waterproof membrane (not visible from anywhere other than the balcony) and remove the existing deteriorated railing and install a new composite railing that complies with current building code, therefore increasing its height by 5”. The new railing system much more closely resembles the first railing system introduced to the wider balcony and is a small and appropriate change to the historic front façade. The applicant has noted that the railing will be the Trex Transcend composite railing system with drink rail cap but should provide the manufacturer’s cutsheets / catalog pages for the assembly noting all the selections for this application. A transition flashing strip / apron flashing in natural copper will be introduced along the bottom of the railing assembly to allow water to flow off the new balcony deck assembly onto the roof eave below.

- All other visible materials proposed are in-kind replacements of existing fabric and are therefore appropriate.

We recommend approval of this application based on Standard 9.

---

10 Monument Road, Bala Cynwyd - WCAU Building

Class II	Historical Commission



19

Action:

Approval to alter west façade window openings and to install a ground-level doorway with a folding glass door system to activate adjacent outdoor space, citing Secretary of the Interior's Standard 9, with a subcommittee to review a final landscape plan to review any possible impacts on the Historic Resource, and approval of a bicycle shelter adjacent to the building's north façade as recommended for approval by the Historical Commission on March 23, 2026.

20

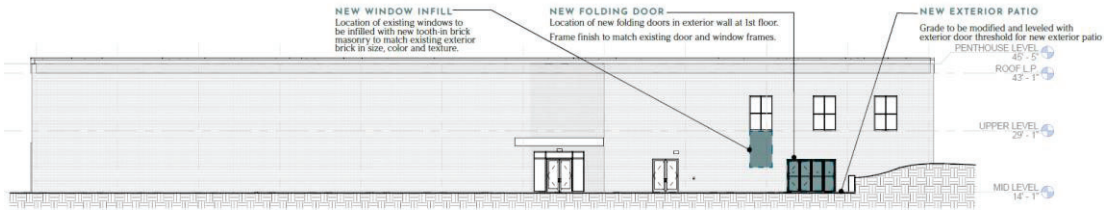
Proposed Site Plan



21

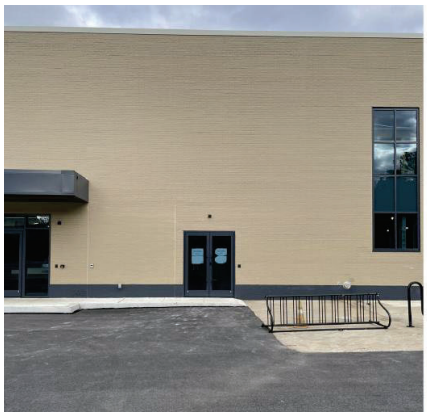
Southwest Façade – Existing and Proposed





22

Current Photos of Area of Impact







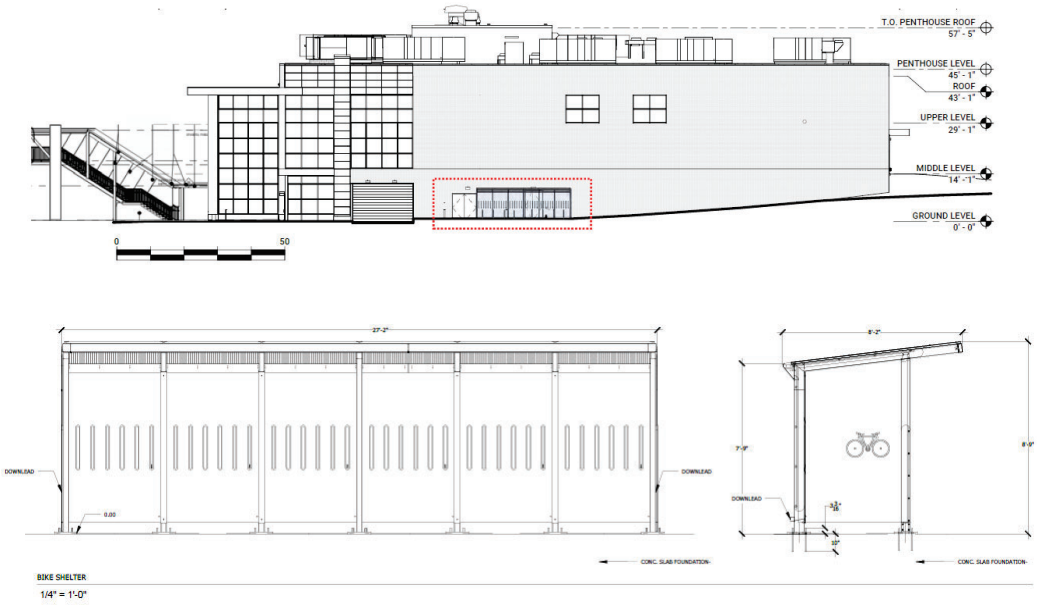
23

Rendering of Affected Area



24

Proposed Bicycle Shelter – Northwest Façade



25

Proposed Bicycle Shelter – Rendering



26

LOWER MERION TOWNSHIP BUILDING & PLANNING DEPT.

Historical Commission
Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next Historical Commission meeting for consideration.

Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 10 Monument Road (a.k.a. 393 E. City Avenue)

APPLICANT INFORMATION

NAME: 10 Monument Owner, LLC
PHONE:
ADDRESS: 401 E. City Avenue; FL 8
Bala Cynwyd, PA
EMAIL:
ZIP/POSTAL CODE: 19004

APPLICANT'S CAPACITY: ☒ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Applicant is Owner
PHONE:
ADDRESS:
EMAIL:
ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Susquehanna International Group
CURRENT USE: Office Building
PROPOSED USE: Office Building

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☑ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

See narrative and related materials in 17-sheet package dated 9/17/26 being submitted along with this Application For Review.

CONTINUED

Application for Review Submission Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI), as listed in Section 62-2.D.2(b) of the Township Code. This document should not take the place of the applicant's knowledge of and familiarity with Chapter 88 of the Code of the Township of Lower Merion, "Historic Districts and Historic Resources" or of *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.* It is provided as a tool to owners and/or their agents and representatives to ensure the completeness of application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

1. ☑ **COMPLETED APPLICATION FOR REVIEW (AFR)**
   Complete both sides of this application form for submission with the required attachments

2. ☑ **WRITTEN NARRATIVE INCLUDING:**
   - REASON(S) FOR DEMOLITION/CONSTRUCTION
     Detail the reasons for the proposed demolition/construction
   - PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION
     Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
   - PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE
     Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource

3. ☑ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
   Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)

4. ☑ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
   Provide high resolution digital photographs of each full exterior elevation of the subject structure(s). (Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)

5. ☑ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**
   Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)

6. ☑ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
   Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction

7. N/A **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
   Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

8. ☑ **$75 APPLICATION FEE**
   Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

SIGNATURES By: George W. Broseman, Attorney for Applicant/Owner

APPLICAI _____ DATE: 9/18/26

OWNER [IF DIFFERENT]: N/A DATE: _____

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 4/2026

Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-24

10 Monument Road, Bala Cynwyd, Class 2

Owner / Applicant: SIG

Application Type: Commercial

Project Summary: The applicant proposes to modify one recently installed window on the rear façade and install new entrance below it comprised of a folding glass door system.

Comments:

- The subject resource was rehabilitated in 2024 following multiple reviews by the HC and is now connected to a large pedestrian bridge that connects the facility to another office building across Monument Road for the same owner. Several smaller alterations have been reviewed and completed since the 2024 rehabilitation. The applicant now proposes alterations to the fenestration at the rear of the façade to accommodate new interior tenant fit-out.
- The current proposed changes are limited to the rear (southwest) façade of the building. As discussed at length throughout each of the previous proposals, the building was originally designed as solid monolith as the bulk of the building with a front (northwest) fully glazed "headhouse". Until the 2024 renovations the solid mass of the building had been retained as such with nothing more than flush doors allowing limited entry points. Extensive conversations took place in 2024 regarding the inappropriateness of punched windows in the rear solid section of the building and the applicant was encouraged to limit new openings to the greatest degree possible at the rear and right (southwest and northwest) facades; punched windows were proposed and incorporated all along the more visible City Avenue façade (left, southeast façade).
- Earlier in 2026, new punched windows were proposed at the northwest façade, and now new punched openings are proposed at the southwest façade.
- It is most appropriate to retain to the greatest degree possible the solid mass of the large brick monolith that was so intentionally designed at the building's inception. The current proposal includes modifications to the far south corner of the building, where punched windows have already been introduced. The mass solid bulk of the west corner of the building remains, and should continue as such, being the last vestige of that solid building block.
- The existing fenestration that is now present at the City Avenue end of the rear façade includes three punched windows and two entrance assemblies. Two of the punched windows are relatively square, the third is taller and more similar to the window openings on the City Avenue

façade. The two entrance points are comprised of one large four-panel and transom glazed assembly with entrance canopy – serving as a primary entrance for many of the building users – and a second set of double glass doors. The current applicant proposes to reduce in height the tall, punched window so that it will be the same size as its two square neighbors and to add a new entrance point below that group of windows. The new punched window will duplicate the window adjacent to it, and that change has little to no impact on the façade. The proposed entrance assembly is a group of four folding glass panels, by Nanawall. Through the recent design process, the applicant has adjusted its arrangement of the new doors and now aligns the south end with the window above it, and has designed the four door panels to be very similar in proportion to the windows above it.

- The small two-panel existing entrance door now appears lost (and visually pointless) on the façade, squeezed between two much larger and deliberate entrance points. The applicant is encouraged to consider interior alterations that could allow that small opening to be filled in so that the fenestration arrangement on this previously solid mass could have a greater sense of order if possible. The introduction of the new openings in this limited area, which now relate more appropriately to the recent windows, has little additional adverse impact than the initial introduction of punched windows.
- We encourage the applicant to consider future tenants that do not require additional fenestration changes at the remaining portion of this building block so that it can retain what little is left of its original distinct massing.
- The applicant also proposes alterations to the hardscaping of the adjacent parking area along this southwest façade, including the addition of greenspace and a short retaining wall between the new entrance and City Avenue. The modifications to parking and limited greenspace are minor and minimal impact on the building. The retaining wall includes use of a cast stone block that continues the material color of the building façade and is appropriate. Care should be taken at the joint between the new retaining wall and the building to limit new penetrations into the building wall to the greatest degree possible.
- Project 1: introduction of a bike storage / shelter at the north side of the building between the building facade and accessible parking spots. Submitted site plans indicate that there are two areas involved in the project: one area at the edge of the parking lot to the west is being modified to ensure compliance with impervious coverage requirements. The area north of the building and west of the main entrance is the location of the proposed bike shelter. The bike shelter is a simple glazed structure similar to a storefront assembly and hardscaping elements continue the adjacent surfaces. Bike racks are simple tubular steel fixtures. Paving is concrete extending from existing concrete paths. The small scale of the structure and its appropriate placement on a secondary or tertiary facade is appropriate.

We recommend approval of this application based on Standards 9 and 10.

26 Derwen Road, Bala Cynwyd

Class II	Historical Commission



27

Action:

Approval to construct a pole-style garage structure at the rear of the historic residence, citing Secretary of the Interior's Standard 10.

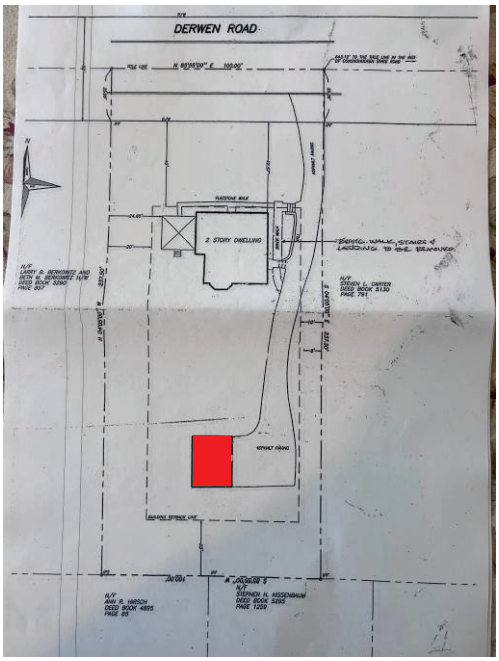
28

Garage Structure: Sample Images



29

Location of Proposed Garage





New garage will be on the site of an older garage that burned down ca. 2014.

30

LOWER MERION TOWNSHIP BUILDING & PLANNING DEPT.

Historical Commission
Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 26 Derwen Road, Bala Cynwyd

APPLICANT INFORMATION

NAME: Michael Barcus

PHONE:

ADDRESS: 26 Derwen Road, Bala Cynwyd

EMAIL:

ZIP/POSTAL CODE: 19004

APPLICANT'S CAPACITY: ☒ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE:

PROPOSED USE:

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☑ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

Garage to replace one that burned and was demolished about 10yrs ago.

CONTINUED

Application for Review Submission Checklist

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SIGNATURES

APPLICANT: _____ DATE: 9/22/26

OWNER [IF DIFFERENT]: _____ DATE: _____

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Revised 4/2026

Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-25

26 Derwen Road

Owner / Applicant:

Application Type: Residential

Project Summary: The applicant proposes to remove several potentially original windows and install new Andersen by Renewal windows in their place.

Comments:

- From LMT HIRIM: The subject resource is a stone Colonial Revival house which was one of five houses built between 1887 and 1896 in this small neighborhood named Academyville as they were constructed around Lower Merion Academy.; at least three of the five survive. The three bay, two story residence has a parallel gable roof punctuated with three gable dormers and a one-story open porch on its west façade.
- The applicant proposes to construct a detached pre-manufactured shed / garage behind the house. A submitted site plan locates the house at the rear of the parcel at the end of an existing asphalt driveway, and placed with the overhead door facing west (not facing the street front). No dimensions are provided, but if drawn to scale, the structure would be place approximately 35’ from the rear property line and roughly 70’ from the rear wall of the dwelling.
- The proposed new structure is modern in its fabrication and finish, utilizing a pole structure clad with aluminum or vinyl finishes. It is utilitarian and simplistic in nature, and the finishes do not complement the historic materials of the home, but set back at the rear of the lot has little adverse impact on the historic structure and is completely reversible. Vegetation along the north wall of the new garage structure should be considered to mitigate the impact on the historic context of the property.

We recommend approval of this application based on Standard 10.

1731 County Line Road, Villanova

Class II	Historical Commission



31

Action:

Approval to retroactively approve the reconstruction of standing gutters, with the condition that the overall height of the flat applied fascia on the west facade be reduced, in consultation with a subcommittee.

32

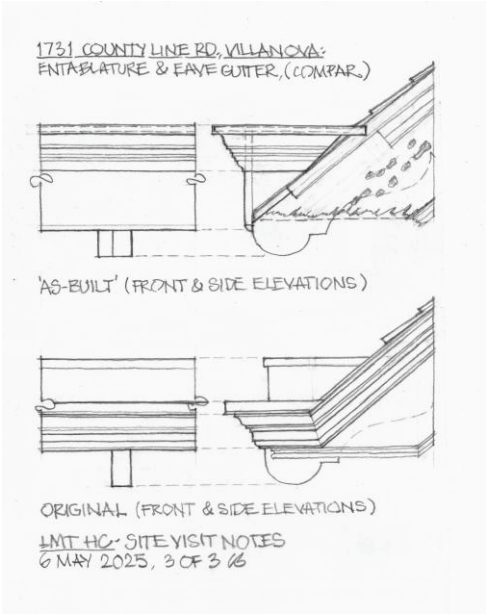
Street Frontage: Before and After





33

Sketches of As-Built vs. Original Gutter Conditions (West Façade)



34

Details of Gutter System (West Façade)





The significant height of this highly visible feature was found to be inappropriate. The Commission recommended reducing the height of the vertical fascia. It is recommended that it be reduced in height.

35

Details of Gutter System (East Façade)





The shorter height of this vertical fascia was found to be more appropriate to the resource. No changes to it were recommended.

36

Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-17

1731 County Line Road, Villanova, Class 2

Owner / Applicant: Baltazar Rubio

Application Type: Residential

Project Summary: The applicant proposes to patch deteriorating stucco and trim boards and also requests retro-active approval of new built-in gutters and downspouts.

Comments:

- From the LMT HRI: The Tudor Revival style, two and a half story home named Hillside was built in 1890 for Morris W. Stroud on the prominent corner site of County Line and Spring Mill Roads. Alterations were made, and an addition constructed, by Mrs. Stroud in 1926.
- The applicant was before the HC in July and received a recommendation for approval of proposed stucco and trim repairs along with reconstructed chimney. The applicant also requested retroactive approval of rebuilt gutters and downspouts that have been constructed over the last year, but not enough information was available at the July meeting to fully review these details and the history of their reconstruction.
- The conditions at the long lengths of built in gutters at this resource have been in discussion with Township, HC and consultants for over 18 months, when unreviewed work was discovered to be taking place. At the time, only the west length of gutter had been constructed in a manner that was clearly not a replacement in kind. The Township and HC Chair provided the applicant with extensive detail and direction to consider so that any new work would be completed appropriately. And yet, the east gutters have now been constructed in a manner that is closer to the original and less inappropriate than the west length but greatly varying from the pre-existing and recommended details.
- The most conspicuous and egregious component of the new work on the west façade is the excessive height of the new fascia board. It appears that this board could be cut down (or replaced with shorter board) that would expose much more of the existing rafters tails. It may be possible to remove and replace this fascia without compromising the sheet metal of the gutter that has been fabricated just above it. Neither the west nor the east appears to have been reconstructed in-kind to match the pre-existing conditions, as was extensively detailed by HC Chair last year and provided to the applicant, and as any proposed project that is limited to maintenance would assume. Modifications as noted above may assist in mitigating the

resultant inappropriate forms. Any other areas where this unique gutter condition may occur should be retained or replaced in-kind as originally recommended at these locations.

Following the requested modifications noted above, we would recommend approval of this application based on Standard 9.

630 Clothier Road, Wynnewood

Class II	Historical Commission



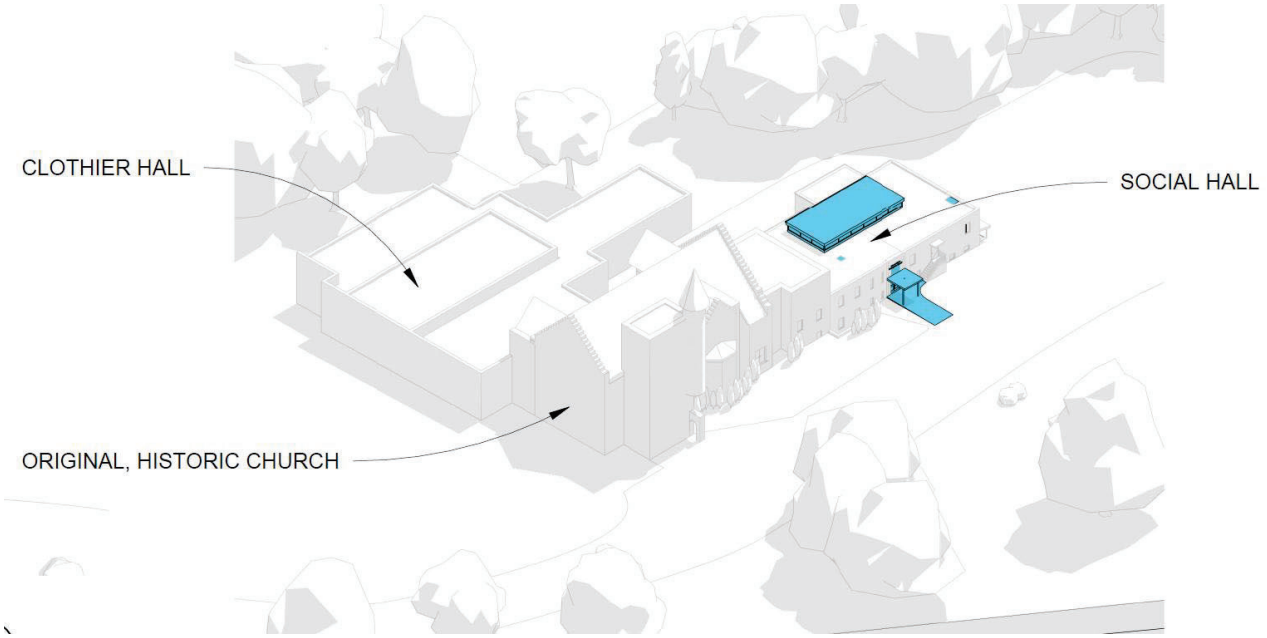
37

Action:

Approval to modify the social hall addition to the former Clothier mansion, including new façade materials and a monitor roof, citing Secretary of the Interior's Standards 9 and 10.

38

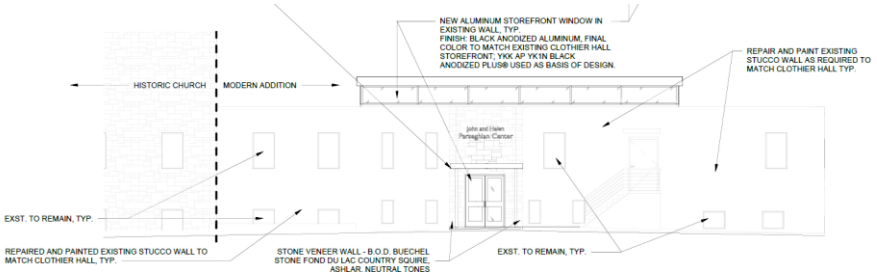
Location of Work



39

Social Hall Addition – Existing and Proposed





40

LOWER MERION TOWNSHIP
BUILDING & PLANNING DEPT.

Historical Commission
Application For Review

FOR INDIVIDUALLY DESIGNATED CLASS I AND CLASS II HISTORIC RESOURCES

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Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 630 Clothier Rd, Wynnewood, PA 19096

APPLICANT INFORMATION

NAME: Milton Major
PHONE:
ADDRESS: 421 North 7th Street, Suite 403 Philadelphia, PA
EMAIL:
ZIP/POSTAL CODE: 19123

APPLICANT'S CAPACITY: ☐ OWNER ☒ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: St. Sahag & St. Mesrob Armenian Apost
PHONE:
ADDRESS: 630 Clothier Rd, Wynnewood, PA
EMAIL:
ZIP/POSTAL CODE: 19096

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: St. Sahag & St. Mesrob Armenian Apostolic Church
CURRENT USE: Church / social hall
PROPOSED USE: Church / social hall

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☑ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

Please find attached in beginning of supporting document.

CONTINUED

Application for Review Submission Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI), as listed in Section 62-2.D.2(b) of the Township Code. This document should not take the place of the applicant's knowledge of and familiarity with Chapter 88 of the Code of the Township of Lower Merion, "Historic Districts and Historic Resources" or of *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.* It is provided as a tool to owners and/or their agents and representatives to ensure the completeness of application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

1. ☑ **COMPLETED APPLICATION FOR REVIEW (AFR)**
   Complete both sides of this application form for submission with the required attachments

2. ☑ **WRITTEN NARRATIVE INCLUDING:**
   - REASON(S) FOR DEMOLITION/CONSTRUCTION
     Detail the reasons for the proposed demolition/construction
   - PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION
     Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
   - PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE
     Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource

3. ☑ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
   Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)

4. ☑ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
   Provide high resolution digital photographs of each full exterior elevation of the subject structure(s). (Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)

5. ☑ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**
   Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)

6. ☑ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
   Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction

7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
   Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

8. ☐ **$75 APPLICATION FEE**
   Must be paid in person at the Building & Planning Department on the first floor of the Township Administration Building, 75 E. Lancaster Ave., Ardmore. Additional fees will be required for any application tabled for additional review more than once.

SIGNATURES

APPLICANT: Milton Major (Project Architect) DATE: 09/15/2026

OWNER [IF DIFFERENT]: Alex Topakbashian (Bldg Com Chair) DATE: 09/15/2026

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 4/2026

Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-R-27

630 Clothier Road, Ballytore, Wynnewood, Class II

Owner / Applicant: Milton Major, BLHAR for St. Sahag & St. Mesrob Armenian Apostolic Church

Application Type: Institutional

Project Summary: The applicant proposes to make alterations to the exterior facades of a 20th century addition to the historic resource.

Comments:

- From the HRI, the subject resource is historically known as Ballytore, the grand Clothier estate mansion constructed c 1885 and attributed to Addison Hutton, designed with a style and details to emulate a European castle. At least two multi-story 20th century additions have been constructed at the south and west facades of the historic structure, both distinctly modern in their style and detailing and of significant footprints. The applicant proposes façade alterations (in conjunction with interior alterations) to the wing at the west end of the building which will help to unify this building block with the larger addition at the south end of the building, which currently provides a central point of entry to primary functions.
- Alterations to the addition include replacement of aluminum storefront window assemblies, construction of a linear aluminum clerestory structure along the center of the volume, a new entrance canopy at the north façade, and application of thin stone veneer at the north entrance bay and recoating of the entire volume to match the coating at the south addition.
- No work is proposed at the historic volumes of the resource.
- All the proposed work is complementary to the basic form of the existing addition have no additional adverse impact on the historic resource and will result in a more unified and refined finishes and forms.
- The proposed thin stone veneer accent at the north entrance bay is consistent with other areas of the structure where stone veneer has been included to blend with and complement the historic stone fabric. It can be challenging to introduce a similar stone at such a significant masonry structure, and even when a color match is successful, new stone veneer in this type of application may jump out as a feature that does not feel compatible with a modern addition. A thin veneer of cut limestone could be a more appropriate treatment that would still highlight the entrance point, pick up on the existing historic material (limestone details – sills, copings, coursings are in abundance at the historic core), but might be more compatible with clean, rectangular forms of the modern addition.

- Also proposed are two alternates: a small lift attached to the front façade that would provide accessible entrance to the upper floor; and an extension of two additional bays at the proposed entrance canopy. If the lift is to be considered by the HC, additional detail should be provided, including elevations of the assembly on the façade and manufacturer's specs indicating material selections. Given the interior alterations that are proposed, reconsideration of an interior lift is also recommended if at all feasible.

Following the considerations noted above, we would recommend approval of this application based on Standards 9 and 10.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - 901 COUNTY LINE ROAD - Z-26-007**

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise a Public Hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, to list 901 County Line Road, Bryn Mawr, as a Class 1 Resource.

PUBLIC COMMENT

ATTACHMENT(S):
Issue Briefing - Historic Resource Inventory Addition - 901 County Line Road
Draft Ordinance - HRI Amendment - 901 County Line Road
B&P Slides - 901 County Line Rd

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Historic Resource Inventory Amendment – 901 County Line Road, Bryn Mawr

Prepared By: Greg Prichard, Historic Preservation Planner

Date: October 1, 2026

I. **Action To Be Considered By The Board:**

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, to add 901 County Line Road, Bryn Mawr, as a Class I Historic Resource.

II. **Why This Issue Requires Board Consideration**:

Historic Resource Inventory amendments must be reviewed and approved by the Board of Commissioners.

III. **Current Policy Or Practice (If Applicable)**:

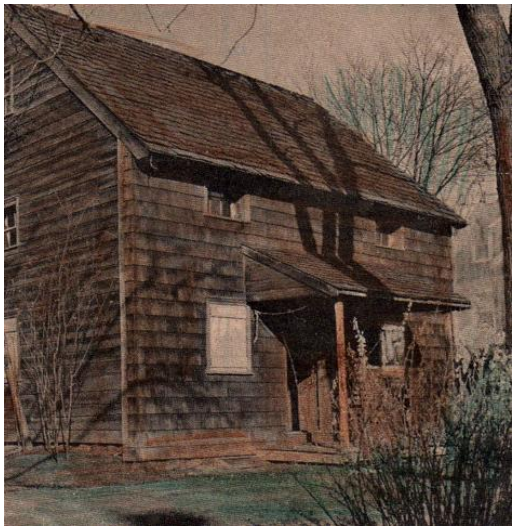
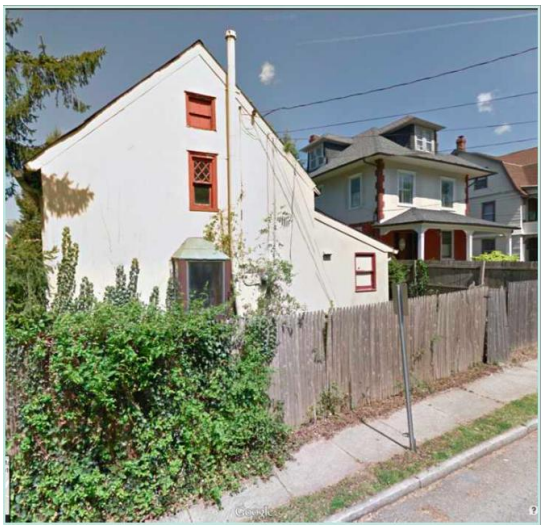
N/A

IV. **Other Relevant Background Information:**

The subject property is situated on an 8,000 sq. ft. parcel located on the northern corner of County Line Road and Mondella Avenue. The property contains a single home measuring one and a half stories in height, composed of a historic log-construction main volume with a later rear kitchen addition. Its log composition was hidden for many years beneath layers of wood siding and later stucco.

The property was purchased in 2013 by Jude Plum, owner of a Bryn Mawr business whose family owns the adjacent residence on Mondella Avenue. Upon removal of the exterior stucco layer, the log structure was revealed, and the property's restoration was reoriented toward restoration of its possible original appearance. The renovation required the removal of some historic elements, including logs, that were beyond repair. Mr. Plum's contractors sourced logs salvaged from other historic log buildings to fill in these gaps. While these elements are not original to this structure, they do approximate the appearance and craftsmanship of the material that could not be salvaged.

The renovation received a “Stewardship” award at the 2017 Lower Merion Township Historic Preservation Awards. The renovation was covered in the *Philadelphia Inquirer*, *Main Line Times*, and various other media outlets.

Above left: The house ca. 1950, clad in wood shingles. Right: The stucco-clad house as it appeared in Google Street View, 2012.




Above left: The house in the midst of reconstruction using both historic and salvaged materials. Above right: The reconstructed roof form replicated the original.

Mr. Plum and various local historians have explored local archives to try to learn about this history and age of the house. As with any structure of this vintage, it is very difficult to determine a definitive age or to confirm whether a structure being referred to in deed documents is the one present today on the site. Research and secondary source accounts have labeled the home’s date of construction variously as 1704 and 1757. Mr. Plum’s research indicates that its construction could date as early as 1692. The Historical Commission found that this uncertainty, while making the history of the property ambiguous, does not affect its adherence to the Township’s designation criteria, which do not include age or require an exact date of construction.




Present day views of the front of the home (left) and from County Line Road (right).

The research further makes possible connections to some of the most important early inhabitants of the Township: the Thomas, Cornog, and Humphreys families.

Staff was contacted by Jude Plum in the spring of 2026 to discuss the potential for designating the property. Mr. Plum submitted documentation for review, both of the work to restore the cabin and research into its lineage, to supplement a nomination to add the property to the Historic Resource Inventory as a Class I Resource.

On September 28, 2026, the Historical Commission made a motion in favor of the designation, finding that the property meets the following designation criteria:

> A.1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;
>
> A.2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;
>
> B.7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique.

A potential Class I resource must meet at least three criteria, including one criteria in Category B (criteria B.7 included).

V. Impact on Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation:

Staff recommends designating 901 County Line Road, Bryn Mawr as a Class I Historic Resource.

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter A180, Historic Resource Inventory, To Add 901 County Line Road To The Historic Resource Inventory As A Class I Resource.

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, shall be amended to add the following:

ID Number	Address	Class
BM171	901 County Line Road	Class 1

Section 2. Nothing in this Ordinance or in Chapter A180 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter A180 prior to the adoption of this amendment.

Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this day of , 2026.

BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER MERION

_____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

DRAFT

901 County Line Road, Bryn Mawr – HRI Amendment

Potential Class I	Historical Commission



7

Action:

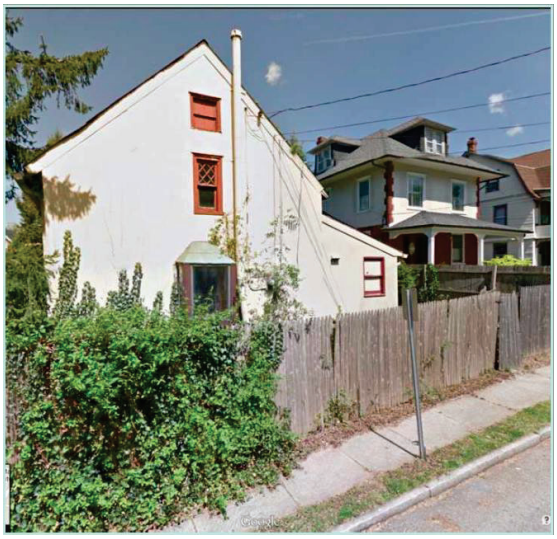
Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise a Public Hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, to list 901 County Line Road, Bryn Mawr, as a Class 1 Resource, in adherence to criteria 1, 2, and 7.

8

Historic Images



Ca. 1950



2012

9

Reconstruction, ca. 2015





10

Completed Renovation





11

HC Recommendation: Applicable Designation Criteria

A potential Class I resource must meet at least three criteria, including one criteria in Category B (criteria B.7 included).

A.1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;

A.2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;

B.7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique.

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LOWER MERION TOWNSHIP HISTORIC PRESERVATION

STAFF ONLY				
	DATE RECEIVED:	REVIEWED BY:	STATUS: C☐ IN/C☐	HC
	HRI SURVEY #:		HRI CLASS: 1☐ 2☐	
	DATE OF HC MEETING /AGENDA:		APP. NO.:	

Application for Amendment to Historic Resource Inventory

Notification of property owners is required 45 calendar days prior to the Historical Commission's consideration of this application. This period may be waived if a property owner is the applicant or is in agreement (see page 5 for waiver).

Please send completed form or questions to Greg Prichard, Historic Preservation Planner: gprichard@lowermerion.org

PROPERTY INFORMATION

HISTORIC NAME: Lady Aortha Aubrey Reese

CURRENT/COMMON NAME: _____

ADDRESS [STREET, CITY]: 901 County Line Rd Bryn Mawr,

APPLICANT/PREPARER INFORMATION

NAME: Jude Plum PHONE: ____

ORGANIZATION/COMPANY: _____

ADDRESS: 901 County Line R EMAIL: _____

_____ ZIP/POSTAL CODE: _____

APPLICANT'S CAPACITY: ☒ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER: _____

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

_____ ZIP/POSTAL CODE: _____

REQUESTED ACTION

PLEASE CHECK THE APPLICABLE STATEMENT:

☒ I HEREBY REQUEST THAT THE PROPERTY DESCRIBED ABOVE BE **ADDED** TO THE LOWER MERION TOWNSHIP HISTORIC RESOURCE INVENTORY AS A CLASS 1 RESOURCE

☐ I HEREBY REQUEST THAT THE PROPERTY DESCRIBED ABOVE BE **DELETED** FROM THE LOWER MERION TOWNSHIP HISTORIC RESOURCE INVENTORY

☐ I HEREBY REQUEST THAT THE PROPERTY DESCRIBED ABOVE BE CHANGED FROM CLASS ___ TO CLASS ___

HISTORICAL INFORMATION

CONSTRUCTION DATE(S): ~~2015~~ Pre 1682

DATES OF MAJOR ADDITIONS AND ALTERATIONS: 2015

BASIS FOR DATING: ☐ PHYSICAL ☐ DOCUMENTARY

EXPLAIN:

ARCHITECTURAL STYLE/CLASSIFICATION: Log house - Full Stone basement - two story

ARCHITECT(S):

BUILDER(S): Village Restorations run by Roland Cook Hornaysburg

CULTURAL/ETHNIC AFFILIATION(S):

ASSOCIATED INDIVIDUAL(S):

ASSOCIATED EVENT(S):

PREVIOUS SURVEYS/DETERMINATIONS:

Though past survey forms such as PHMC determinations of eligibility and National Register of Historic Places nominations are not factors in the Historical Commission's review process, they can provide helpful background information.

THREATS: ☒ NONE ☐ NEGLECT ☐ PUBLIC DEVELOPMENT ☐ PRIVATE DEVELOPMENT ☐ OTHER

EXPLAIN:

CONTRIBUTING ELEMENTS

Elements of the property that contribute to its historic integrity and fabric, which will be protected via inclusion in the Historic Resource Inventory.

TOTAL NUMBER OF CONTRIBUTING HISTORIC ELEMENTS: 1

LIST ALL CONTRIBUTING ELEMENTS, INCLUDING THE MAIN RESOURCE, OUTBUILDINGS, SITE/VIEWSHED, LANDSCAPE FEATURES, STRUCTURES, AND OBJECTS:

Log House

ATTACHMENTS

In order to make a complete and comprehensive review of the resource, the Historical Commission needs as much data as possible. Please include the following attachments with each application form.

PHOTOGRAPHS

Exterior photographs of all accessible facades, taken no more than three months prior to the date of submission. Detail images of notable architectural features are encouraged. Include interior views only if they can inform the historical narrative. Include photographs of all contributing outbuildings and other resources listed on the previous page. Photographs should be numbered to correspond with the site plan and photo list. Historic photographs should be included along with dates and attributions to their sources, where available.

PHOTO LIST

A list of all submitted photographs including numbers, descriptions, and the direction (N/S/E/W) the photographer was facing when the photo was taken.

SITE PLAN

An overhead view of the property showing property outlines with a scale and a north arrow. The plan can be as simple as a hand sketch or as detailed as an engineer's survey (with annotation). Label all resources and streets. The footprints of all buildings should be shown, with contributing (historic) and non-contributing (not historic and not proposed for protection) resources notated as such. Label all other contributing resources and include photograph numbers with arrows marking the spot and direction from which the image was taken.

NARRATIVE 1: PHYSICAL DESCRIPTION AND INTEGRITY

Describe the property in detail, including its landscape, buildings, structures and objects as previously listed. Describe construction and exterior materials and any other contributing historical features of the site and historic features. Also describe the resource's integrity in terms of how any changes over time have impacted its historic fabric and appearance.

NARRATIVE 2: HISTORY AND SIGNIFICANCE

Summarize the documented history and evolution of the property in terms of the built environment, associated individuals or events of significance, and any connection to prehistory. Describe the significance of the property, including its local, regional, or national importance. Include any narrative relevant to its context in terms of the surrounding community and compared to similar historic properties located elsewhere. Include a bibliography of all sources cited or used in the creation of this narrative.

OPTIONAL ADDITIONAL DOCUMENTATION

If available, historical documents including the following can assist the Commission's assessment of the property:

- Chain of title and/or deed search
- Original deed
- Newspaper articles or written history
- Historic railroad atlases, insurance maps, or site surveys
  Digitized atlases are available on lowermerion.org and lowermerionhistory.org
- Blueprints, plans, elevations, etc. (from original construction or alterations)
  Historic plans may be available from the Township Building & Planning Archives.
- Any other information or documentation that may be helpful to the understanding of the resource's history

CRITERIA FOR DESIGNATION

As outlined in Lower Merion Township Code Section 88-18.A, last revised July, 2018

The Historical Commission will evaluate each application based on the following ten criteria. A resource deemed eligible for Class II designation will meet at least two criteria from either category. A resource deemed eligible for Class I designation will meet at least three criteria, including at least one criteria in Category B. This list is provided for reference only; the applicant is not required to demonstrate which criteria match the proposed resource or how the application addresses the designation requirements.

CATEGORY A

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;

2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;

3. Exemplifies the cultural, political, economic, social or historical heritage of the community;

4. Is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif;

CATEGORY B

5. Is associated with an event of importance to the history of the Township, county, region, commonwealth or nation;

6. Is associated with the life of a person significant in the past;

7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique;

8. Is the noteworthy work of a designer, architect, landscape architect or engineer whose work has significantly influenced the historical, architectural, economic, social or cultural development of the Township, county, region, commonwealth or nation;

9. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation;

10. Has yielded, or may be likely to yield, information important in prehistory or history.

APPLICANT/PREPARER SIGNATURE

SIGNED: _____ DATE: Sept 05-2026

PROPERTY OWNER SIGNATURE AND NOTIFICATION WAIVER

If the owner of the property is involved with this nomination, they may sign below to certify that they understand the requirements that would be placed on the property as a result of its designation.

The regulations that are placed on properties designated as Class I and Class II historic resources are found in the Township Code, Section 62-2.D. The duties of the Historical Commission are outlined in Section 88-17.

By submitting or being in agreement with this application, I certify that I understand the additional regulations that historic designation would place on my property. Future changes to the property, including demolition, additions, exterior alterations, changes to materials, new construction, and subdivision of the land, could be denied. This level of regulation would also apply to future owners of the property.

PRINT NAME: JUDE PLUM

SIGNED: _____ DATE: Sept 05-2026

☒ As owner of the subject property, I hereby waive the required 45-day notification requirement, as outlined in Township Code Section 88-18.B.

LOWER MERION TOWNSHIP BUILDING & PLANNING DEPT.

September 28, 2026 | Historical Commission

Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2026-IA-22

901 County Line Road, Bryn Mawr

Owner / Applicant: Jude Plum

Application Type: Residential

Project Summary: The applicant proposes that the subject property be added to the LMT Historic Resource Inventory as a Class I resource.

Comments:

- The subject property, a two-story log house on stone foundation known as the Charles Humphrey Log House, has been significantly rehabilitated over the course of its history, most diligently about 10 years ago, and includes historic fabric related to the history and development of Lower Merion Township. The owner/applicant proposes its listing on the LMT HRI as a Class I resource. Submitted documents include a 2016 resource inventory that states the log cabin was originally constructed in 1757, but additional historic documents also submitted with this application allude to a possibility that it was constructed closer to the beginning of the 17th century. The historic log crib alone, noted by multiple entities to be at least 18th century fabric, is a construction detail that would meet Criteria 7 of Category B. The continued presence of this many centuries old log structure in the heart of Bryn Mawr would establish its qualifications for Criteria 1 and 2 within Category A. Further research and analysis of available documentation may lead to the property also qualifying for classification under Criteria 3 and 6, but those criteria should receive further analysis and consideration before being conclusive regarding their application to this property.

We recommend the HC support listing of this property on the LMT HRI based on Criteria 1 and 2 in Category A and Criteria 7 in Category B.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **ADVANCE RELEASE FOR INFORMATION ONLY - NO PRESENTATION, DISCUSSION OR ACTION THIS MONTH - AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 62 BUILDING CONSTRUCTION, CHAPTER 88 HISTORIC DISTRICTS, AND CHAPTER A180 HISTORIC RESOURCE INVENTORY - Z-26-008**

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise public hearings and notice of intent to adopt:

1) an ordinance to amend the Code of the Township Of Lower Merion, Chapter 62, Building Construction, to amend provisions regulating historic buildings by: prohibiting the application of any coating to the existing unfinished exterior masonry of an Historic Resource; requiring that a demolition permit for a building, structure or object that is a Contributing Element to an historic property first requires review by the Historical Commission; providing the Director Of Building And Planning with 7 days to review the form of such applications; establishing posting requirements; setting time frames for Historical Commission review; providing for conditional approval by the Historical Commission; providing that all time limitations shall be calendar days; and making punctuation and textual alterations throughout; and

2) an ordinance to amend the Code of the Township Of Lower Merion, Chapter 88, Historic Districts, to revise the title of the Chapter to include Historic Resources; to add definitions for Architectural Style, Class I Historic Resource, Class II Historic Resource, Contributing Element, Contributing Resource, Cultural Landscape, Historic District, Historic Element, Noncontributing Element and Viewshed; to add throughout clarifying headings, consistent punctuation and capitalizations; authorizing the Director Of Building And Planning to authorize changes to the content of signs and awnings if determined to have no new impact on the Historic Resource; authorizing a HARB subcommittee to give final approval to conditionally approved materials; removing the requirement that the HARB and Historical Commission provide an annual report to the Board Of Commissioners; giving Contributing Resources in Historic Districts the ability to attain Class I status, and authorizing the Historical Commission to downgrade the historic classification of a property.

THIS ITEM IS ON THE AGENDA TO PROVIDE AN ADVANCE RELEASE FOR INFORMATION ONLY. NO PRESENTATION OR DISCUSSION WILL OCCUR AT THIS MEETING.

ATTACHMENT(S):

Issue Briefing - Chapter 88, 62, A180 Code Updates
Draft Ordinance Revising Chapter 62 10-09-2026.pdf
Draft Ordinance Revising - Chapters 88 and A180 10-09-2026.pdf

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Code Updates: Chapters 88, 62, A180

Prepared By: Greg Prichard, Historic Preservation Planner, Department of Building & Planning

Date: October 9, 2026

I. Action To Be Considered By The Board:

Advertise an ordinance to amend Chapters 88, 62, and A180 of the Township Code.

II. Why This Issue Requires Board Consideration:

All ordinances must be recommended for advertisement by the Building & Planning Committee prior to a public hearing of the Board of Commissioners to consider their adoption.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

The local law that outlines the roles and duties of the HARB and Historical Commission, as well as the designation of Historic Districts and Historic Resources, is located in Chapter 88 of the Township Code, titled "Historic Districts." The Township's historic preservation initiatives have come a long way in the 64 years since Chapter 88 was initially adopted. Though pioneering in its time, the Township's preservation-related priorities have expanded greatly and encompass much more than what the initial ordinance intended, including the preservation of properties beyond Historic Districts.

Staff has reviewed the entirety of Chapter 88 for errors, omissions, and needs for clarification. In addition, similar edits and updates have been compiled for Chapter 62, which is composed of additions to the International Building Code pertaining directly to Historic Resources. Because these two Code sections are separated from each other, references to Chapter 62 are proposed to be added to a new section at the end of Chapter 88. Edits also include recommendations from the

State Historic Preservation Office as outlined in their 2024 Certified Local Government evaluation.

The major recommended edits are as follows:

Throughout:

- Pronouns have been made gender neutral.
- Clarified that the number of days is defined as calendar days. Have also provided numerical and written numbers, i.e. "ninety (90)."
- Clarified use of the term "Board" to refer to either the Board of Commissioners or HARB.
- The term "objects" has been included in the list of historic elements consisting of "buildings, structures, objects and sites." Objects were added to the definition of Historic Resources in 2018 but the list of historic elements was not updated in all locations.
- References to the definition of "Historic Resource" have been revised for consistency with the definition in the Zoning Code, to be "properties containing contributing buildings, structures, objects and sites…" (underlined text is new). The use of terms adopted in the 2020 Zoning Code rewrite including "Contributing Element" and "Noncontributing Element" have also been added where applicable.

Chapter 88

- Renaming of the entire chapter from "Chapter 88, Historic Districts" to "Chapter 88, Historic Districts and Historic Resources," to fully reflect the range of properties covered under this chapter.
- 88-1.1: Definitions. The present iteration of Chapter 88 lists seven terms that are defined in "155-2.1: Definition of terms." There are ten other terms in the Zoning Code that refer directly to Historic Resources and are proposed to be newly referenced in this section
- 88-2.F(2)[1]: Description of Boundaries. A note in the Code states that the Haverford Station Historic District "shall take effect and be in force from the date the Pennsylvania Historical and Museum Commission certifies, by resolution, to the historical significance of the district within the limits hereinabove defined." The Pennsylvania Historical and Museum Commission certified the district on September 19, 2007, so this note can now be removed.
- 88-6: Certificate of Appropriateness Required for Issuance of Building Permits. Added clarification that HARB does not review changes to content of signs and awnings.
- 88-10: Added description of HARB subcommittee review process.
- 88-18: Historic Resource Inventory. The description of "Historic Resource" is revised in two instances for consistency with the definition in the Zoning Code, to be "properties containing contributing buildings, structures, objects and sites…" (underlined text is

new). Revived the criteria from 2000 that Contributing Resources to Historic Districts may be designated as Class I Historic Resources on the Inventory.

- 88-19: Special Requirements for Building Permits – Historic Resources. Direct references to each section of Chapter 62 have been added since these requirements pertain to the Resources regulated in this chapter.

Chapter 62

- References to specific sections in the International Building Code have been modified.
- 62-2.1.(b): "Historic neighborhood" revised to "Historic District."
- 62-2.1.(c): Added requirement that paint, stucco, and other coatings to unfinished exterior masonry surfaces of Historic Resources must be reviewed and approved.
- 62-2.3: The use of the term "demolition" is clarified in the context of notice and posting requirements and its broad definition in the Zoning Code. Established Township practice has been to post notices on properties when a Contributing Element to a historically designated property is proposed to be fully demolished or removed, and the text of this section has been modified to reflect this practice and intent.
- 62-2.6.(a)(iii) Added description of HC subcommittee review process.

Chapter A180

- A180-1: Buildings, Sites, Structures and Objects Enumerated. For consistency with the definition of "Historic Resource" found in the Zoning Code, the description of the Historic Resource Inventory has been edited from "buildings, sites, structures and objects" to "properties… which contain contributing buildings, sites, structures and objects."

V. Impact On Township Finances:

This amendment would have no impact on Township finances.

VI. Staff Recommendation:

Staff recommends that the Building & Planning Committee vote to authorize the advertisement of the hearing to consider adoption of the ordinance.

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 62, Building Construction To Amend Provisions Regulating Historic Buildings By: Prohibiting The Application Of Any Coating To The Existing Unfinished Exterior Masonry Of An Historic Resource; Requiring That A Demolition Permit For A Building, Structure Or Object That Is A Contributing Element To An Historic Property First Requires Review By The Historical Commission; Providing The Director Of Building And Planning With 7 Days To Review The Form Of Such Applications; Establishing Posting Requirements; Setting Time Frames For Historical Commission Review; Providing For Conditional Approval By The Historical Commission; Providing That All Time Limitations Shall Be Calendar Days; And Making Punctuation And Textual Alterations Throughout.

The Board of Commissioners of the Township of Lower Merion does hereby enact and ordain:

Section 1. The Code of the Township of Lower Merion, Chapter 62, Building Construction, §62-2, Deletions, Additions and Insertions, paragraph D thereof, shall be amended to provide henceforth as follows:

62-2 Deletions, additions and insertions.

Changes from the International Building Code to the Building Code of the Township of Lower Merion are as follows:

* * * * * * *

D. In Section 3407, Historic Buildings, add a new subsection 3407.3 to provide as follows:

3407.3 Special requirements for building permits – ~~h~~Historic ~~r~~Resources. The following special requirements shall apply to a building permit for a property containing an historic building, structure, object or site listed on the Historic Resource Inventory, Chapter A180. Where the ~~h~~Historic ~~r~~Resource is located in an ~~h~~Historic ~~d~~District, the work of the Historical Commission under this section shall be performed by the Board of Historical Architectural Review ~~Board~~ (HARB) under the standards for review outlined in § 88-9. Terms set forth herein shall be as defined in § 155-2.1.

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1. Applicability of special requirements.

(a) No Class I or Class II ~~h~~Historic ~~r~~Resource on the Historic Resource Inventory, Chapter A180 of the Lower Merion Township Code, may be demolished, in whole or in part, whether deliberately or by neglect, including the removal, stripping, concealing or destruction of any significant exterior architectural features, for whatever purpose, including new construction or reconstruction, unless a building permit therefor is obtained from the Director of Building and Planning in accordance with the procedures and requirements of this section and Chapter 88 and Chapter 155 of the Lower Merion Township Code.

(b) Special requirements shall extend to demolition by neglect, which shall be defined as the failure to provide ordinary and necessary maintenance and repair to a building~~, or~~ structure, or object located in an ~~h~~Historic ~~neighborhood~~ District, or to any Contributing Element to a ~~h~~Historic ~~r~~Resource, except for ruins existing at the time of adoption of this section, whether by ordinary negligence or willful neglect, purpose or design, by the owner or any party in possession thereof, which results in any of the following conditions:

(i) The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.

(ii) The deterioration of exterior walls, roofs, chimneys or windows; the lack of adequate waterproofing; or deterioration of interior features or foundations which will or could result in permanent damage or loss of exterior features.

(iii) Demolition by neglect includes having a building or structure open or vulnerable to vandalism or decay by the elements. Unoccupied ~~r~~Resources shall be securely sealed and barred off and the utilities turned off for safety as per the most current construction techniques for historic structures.

(c) No paint, stucco, or other coating may be applied to an existing unfinished masonry surface on the exterior of a Historic Resource, including but not limited to brick, stone, concrete, stucco, and pebble-dash, without the review of the Historical Commission (if outside of any local Historic District) or HARB (within a local Historic District) and the approval of the Board of Commissioners.

(~~c~~d) These provisions shall not be construed to prevent the ordinary maintenance or repair of any historic building, structure, object or site where such work does not otherwise require a permit and where the purpose and effect of such

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work is to correct any deterioration or decay of, or damage to, a building, structure, object or site and to restore the same to its condition prior to the occurrence of such deterioration, decay or damage.

2. Procedure for obtaining building permit.

(a) The applicant shall submit one copy of an application for a building permit to the Director of Building and Planning in a form acceptable to the Township. If the Director of Building and Planning determines that the permit request is for the demolition of a building, structure, object or site that is a Contributing Element to a property on the Historic Resource Inventory, Chapter A180 of the Lower Merion Township Code, ~~he~~ they shall not issue the building permit and the application shall be forwarded to the Historical Commission. An applicant may also submit an application for Historical Commission review in anticipation of the submission of a permit application.

(b) Information to be provided. In addition to the other requirements of this section, an applicant seeking a permit to demolish an ~~h~~Historic ~~r~~Resource on the Historic Resource Inventory shall provide the following information:

(i) Name and address of owner of record.

(ii) Site plan showing all buildings and structures on the property, if applicable.

(iii) Recent photographs of the ~~r~~Resource proposed for demolition.

(iv) Reasons for the demolition.

(v) Proposed method of demolition.

(vi) Intended future use of the site and of the materials from the demolished ~~r~~Resource.

(vii) ~~h~~Historic ~~r~~Resource ~~i~~Impact ~~s~~Study, as provided in § 155-7.1J, unless the Director of Building and Planning determines all or a portion thereof not to be pertinent to the application.

(viii) Where applicable, plans showing any proposed new construction or reconstruction.

(c) Acceptance for filing. Where the Director of Building and Planning has determined that the permit request is for the demolition of a building, structure, object or site that is located on a property listed on the Historic Resource Inventory, Chapter A180 hereof, ~~he~~ they shall have seven (7) calendar days from the date of submission of the application to check the

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plans and documents to determine if on their face they are in ~~property~~ proper form and contain all information required by this chapter. If defective, the application may be returned to the applicant within the seven-day period, with a statement of rejection; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision by the Director of Building and Planning under this section to the Board of Commissioners.

3. Requirements for posting. If an application is submitted to demolish, raze, or remove the entirety of a Contributing Element to a Historic Resource, the applicant or the Director of Building and Planning shall, within ten (10) calendar days from the filing of a complete application, post a notice on the property indicating that the owner has applied for a permit to demolish an ~~h~~Historic ~~r~~Resource ~~on the property~~. The notice shall state ~~whether the applicant intends to remove or substantially alter the resource or to construct a structure which may diminish the nature, extent or visual impact of the resource~~ the nature of the application and the date and location of the meeting of the Historical Commission at which the application will be presented. The notice shall be posted on each street frontage of the premises with which the notice is concerned and shall be clearly visible to the public. Posting of a notice shall not be required in the event of an emergency which is determined by the Director of Building and Planning to require immediate action to protect the health or safety of the public.

4. Review by Historical Commission. Within forty-five (45) calendar days of receipt of a complete application from the Director of Building and Planning, the Historical Commission, at a regular or special meeting, shall review the application for demolition. The applicant will be notified of such meeting at least ten (10) calendar days prior to its date and shall have the opportunity to present his reasons for filing the application. The Historical Commission shall consider the following:

   (a) The effect of demolition on the historical significance and architectural integrity of the ~~r~~Resource in question and neighboring ~~h~~Historic ~~r~~Resources.

   (b) Whether the applicant has demonstrated that ~~he has~~ they have considered all alternatives to demolition.

   (c) Economic feasibility of adaptive reuse of the ~~r~~Resource proposed for demolition.

   (d) Alternatives to demolition of the ~~r~~Resource.

   (e) Whether the ~~r~~Resource in its current condition presents a threat to public safety.

   (f) Whether the ~~r~~Resource has been intentionally neglected.

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(g) Whether the retention of the ~~r~~Resource would represent an unreasonable economic hardship.

(h) Whether the proposal for demolition or construction complies with the most current version of the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating & Reconstructing Historic Buildings.

5. Request for additional information. Where the Historical Commission determines that additional information is needed from the applicant in order to adequately address the issues enumerated in Section 110.5.2.4. (§ 62-2.4) above, request for such information shall be made, in writing, to the applicant prior to the expiration of the initial thirty-day review period. This additional information may include a structural report by a licensed structural engineer if the feasibility of retaining a Resource may be in question.

6. Historical Commission recommendation. Within thirty (30) calendar days following conclusion of the meeting and the receipt of additional requested information, the Historical Commission shall set forth its recommendations in a written report to the Board of Commissioners.

(a) Immediate approval. After reviewing the building permit application with attachments, the Commission may recommend:

(i) Approval of the permit, as provided under Section 110.5.3 (§ 62-2.7) below; or

(ii) Conditional approval subject to the applicant providing appropriate documentation of the historical significance of the ~~r~~Resource(s) prior to demolition, in the same manner as provided in Subsection 110.5.4.2 (§ 62-2.8(b)) below.

(iii) Conditional approval subject to the submission of additional details or minor modifications to the original submission, to be reviewed by a subcommittee consisting of no less than two members and less than a majority. A recommendation for approval and Board of Commissioners approval can be given and subject to the subcommittee's positive evaluation of these materials. Should the subcommittee not be able to determine that the materials submitted are sufficient for approval, the applicant must return to a regular meeting of the full Commission.

(b) Delay of demolition. Alternatively, the Commission may recommend delay of demolition in accordance with Section 110.5.4. (§ 62-2.8) below.

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7. Approval of building permit or delay of demolition by the Board of Commissioners.

   (a) Within thirty (30) calendar days after receiving the recommendation from the Historical Commission, the Board of Commissioners shall consider the application, together with the recommendations of the Historical Commission, and vote either to approve the application, approve the application with changes and/or conditions or defer its decision, affording a delay of demolition for up to ninety (90) calendar days as set forth in Section 110.5.4. (§ 62-2.8) below. The applicant shall be notified of the meeting of the Board of Commissioners at least ten (10) calendar days prior to its date and shall have the opportunity to present his reasons for filing the application. Within five (5) calendar days after making its decision, the Board of Commissioners shall provide written communication of its decision to the applicant, the Historical Commission, and the Director of Building and Planning.

   (b) Issuance of building permit. Where the Board of Commissioners acts to approve the application, it shall authorize the Director of Building and Planning to issue the permit. Where the approval is granted with conditions attached, the Director of Building and Planning shall be authorized to issue the permit subject to those conditions.

8. Delay of demolition.

   (a) The specified period of delay up to ninety (90) calendar days shall be used to provide an opportunity to engage in discussion with the applicant about alternatives to demolition of a Class I or Class II Historic~~al~~ Resource; to allow for appropriate documentation of the ~~r~~Resource as set forth below; to allow for the sensitive deconstruction of the Resource and/or salvage of interior and/or exterior materials and architectural elements; and/or for preparation of a financial analysis, as set forth below for Class I only. The Historical Commission ~~or the Board of Historical Architectural Review~~ shall make every effort to communicate with the applicant to inform ~~him~~ them of the historical importance of the ~~r~~Resource, its significance to the Township and alternatives to demolition (additional uses, etc.).

   (b) Documentation of ~~h~~Historic ~~r~~Resources. When ordering the delay of demolition, the Board of Commissioners may require the applicant to provide documentation of the ~~r~~Resource proposed for demolition. Such documentation may include, as available, historical data, surveys and other data provided by local, state and federal historic preservation organizations and agencies; photographs; floor plans; measured drawings; archaeological surveys (if appropriate); and any other comparable form of documentation recommended by the Historical Commission. The extent of documentation required shall reasonably relate to the architectural quality and/or historical significance of the ~~r~~Resource(s). Where necessary, the delay shall continue past the stipulated

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ninety (90) calendar days until the applicant has sufficiently satisfied the documentation requirements.

(c) For Class II ~~r~~Resources, the Historical Commission shall provide its recommendation on issuance of the permit to the Board of Commissioners not later than the end of the applicable one-hundred-five-day review period. The Board of Commissioners shall approve the application for demolition of Class II ~~r~~Resource(s) in accordance with Section 110.5.3 (§ 62-2.7) above, within the applicable one-hundred-five-day review period, whether it receives a recommendation from the Historical Commission or not.

(d) Special provisions for Class I ~~r~~Resources.

(i) In cases where the applicant specifically alleges that demolition is necessary due to undue economic hardship or the lack of a reasonable economic alternative, the Board of Commissioners may, during the period of delay, request that the applicant prepare and submit a financial analysis to the Board of Commissioners. Where required, such financial analysis should include the following information, as applicable and available:

(i.i) Amount paid for the property.

(i.ii) Date of purchase and party from whom purchased, including a description of the relationship, if any, whether business or familial, between the owner and the person from whom the property was purchased.

(i.iii) Assessed value of the land and improvements thereon according to the most recent assessment.

(i.iv) A pro forma financial statement prepared by an accountant or broker of record.

(i.v) All appraisals obtained by the owner in connection with ~~his~~ their purchase or financing of the property or during ~~his~~ their ownership of the property, if any.

(i.vi) Bona fide offers to sell or rent the property, the price asked and offers received, if any.

(i.vii) Any consideration by the owner as to profitable, adaptive uses for the property and any other practical uses; incentives which could be offered by the Township to preserve the ~~r~~Resource; and any input from local, state or federal historic preservation and architectural organizations or agencies.

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(i.viii) Where relevant, written estimates of the cost(s) of restoration and/or renovation from at least two professional restoration contractors.

(ii) Historical Commission recommendation. Once the delay of demolition has expired, the Historical Commission shall review the application again together with any further documentation requested by the Board of Commissioners at its next regular meeting. The Commission may recommend to the Board of Commissioners approval of the permit or, where the Commission does not believe that the applicant has proven undue economic hardship or the lack of a reasonable alternative, recommend denial of the permit. The Commission shall communicate its recommendation, in writing, to the Board of Commissioners within thirty (30) calendar days of the expiration of the ninety-day delay period.

(iii) Approval or denial of building permit for Class I ~~r~~Resources after delay of demolition.

(iii.i) At its next regular meeting after receiving the recommendation from the Historical Commission, or at a special meeting if necessary to comply with Section (iii.iii) below, unless an extension of time has been granted by the applicant, the Board of Commissioners shall again consider the application, together with the recommendations of the Historical Commission and any further documentation which had been requested, and vote either to approve the application or to approve the application with changes as set forth in Section 110.5.3 (§ 62-2.7) above, or to deny the application as set forth below.

(iii.ii) Denial of application. Where the Board of Commissioners acts to deny the application, a notice of denial shall be sent to the applicant indicating what changes in the plans and specifications, if any, would be sufficient to meet the standards of this section.

(iii.iii) Action by the Board of Commissioners, including appropriate notification to the applicant, shall occur within sixty (60) calendar days of the expiration of the ninety-day delay period.

Section 2. Nothing in this Ordinance or in Chapter 62 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 62 prior to the adoption of this amendment.

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Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this day of , 2026.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

_____
Todd M Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

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AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 88, Historic Districts, Shall Be Amended To Revise The Title Of The Chapter To Include Historic Resources; To Add Definitions For Architectural Style, Class I Historic Resource, Class II Historic Resource, Contributing Element, Contributing Resource, Cultural Landscape, Historic District, Historic Element, Noncontributing Element And Viewshed; To Add Throughout Clarifying Headings, Consistent Punctuation And Capitalizations; Authorizing The Director Of Building And Planning To Authorize Changes To The Content Of Signs And Awnings If Determined To Have No New Impact On The Historic Resource; Authorizing A HARB Subcommittee To Give Final Approval To Conditionally Approved Materials; Removing The Requirement That The HARB and Historical Commission Provide An Annual Report To The Board Of Commissioners; Giving Contributing Resources In Historic Districts The Ability To Attain Class I Status, And Authorizing The Historical Commission To Downgrade The Historic Classification Of A Property.

The Board of Commissioners of the Township of Lower Merion does hereby enact and ordain:

Section 1. The Code of the Township of Lower Merion, Chapter 88, Historic Districts, shall be retitled, revised in its entirety and amended to provide henceforth as follows:

Chapter 88, Historic Districts And Historic Resources

Article I: ~~Review And Building Regulations; Administration~~ Historic Districts And Board Of Historical Architectural Review

§ 88-1 Districts Created.

In accordance with the provisions of an Act entitled "An Act authorizing counties, cities, boroughs, incorporated towns and Townships to create ~~h~~Historic ~~d~~Districts within their geographic boundaries; providing for the appointment of Boards of Historical Architectural Review; empowering governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the ~~h~~Historic ~~d~~Districts," adopted by the General Assembly of the Commonwealth of Pennsylvania and approved by the Governor of the Commonwealth of Pennsylvania on

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the 13th day of June 1961, and to protect portions of the Township of Lower Merion which have a distinctive character recalling the rich architectural and cultural heritage of the Township and of Pennsylvania, and to awaken in our people an interest in our historic past and to promote the general welfare, education and culture of the Township, ~~h~~Historic ~~d~~Districts are hereby created in the Township as follows:

Ardmore Commercial Center Historic District
Gladwyne Historic District
Harriton Historic District
Mill Creek Historic District
Merion Friends Meeting/General Wayne Inn Historic District
Haverford Station Historic District
English Village Historic District

§ 88-1.1 Definitions.

For the purposes of this article, the following words and phrases shall be construed to have the meanings set forth below:

ARCHITECTURAL STYLE
See § 155-2.1, Definition of terms.

CLASS I HISTORIC RESOURCE
See § 155-2.1, Definition of terms.

CLASS II HISTORIC RESOURCE
See § 155-2.1, Definition of terms.

CONTRIBUTING ELEMENT
See § 155-2.1, Definition of terms.

CONTRIBUTING RESOURCE
See § 155-2.1, Definition of terms.

CULTURAL LANDSCAPE
See § 155-2.1, Definition of terms.

DEMOLITION, HISTORIC
See § 155-2.1, Definition of terms.

HISTORIC BUILDING
See § 155-2.1, Definition of terms.

HISTORIC DISTRICT
See § 155-2.1, Definition of terms.

HISTORIC NEIGHBORHOOD
See § 155-2.1, Definition of terms.

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HISTORIC OBJECT
See § 155-2.1, Definition of terms.

HISTORIC RESOURCE
See § 155-2.1, Definition of terms.

HISTORIC SITE
See § 155-2.1, Definition of terms.

HISTORIC STRUCTURE
See § 155-2.1, Definition of terms.

NONCONTRIBUTING ELEMENT
See § 155-2.1, Definition of terms.

NONCONTRIBUTING RESOURCE
See § 155-2.1, Definition of terms.

VIEWSHED
See § 155-2.1, Definition of terms.

§ 88-2 Description Of Boundaries.

A. Gladwyne Historic District. The limits of the Gladwyne Historic District are defined as follows: Beginning at a point formed by the intersection of the center lines of Black Rock Road and Conshohocken State Road; thence, along said center line of Conshohocken State Road in a southeasterly direction, a distance of approximately 100 feet to a point on the northwesterly property line now or late of St. Christopher's Church; thence, by the same leaving the center line of Conshohocken State Road in a northeasterly direction, a distance of approximately 154 feet to a point on the southwesterly property line now or late of William H. and Gladys deH. Shinn, h/w; thence, by the same in a southeasterly direction, a distance of approximately 62 feet to a point on the center line of Youngs Ford Road; thence, by the same in a northerly direction, a distance of approximately 532 feet to a point on the northwesterly property line now or late of Philip Alburger; thence, by the same leaving the center line of Young's Ford Road in a northeasterly direction, a distance of approximately 168 feet to an angle point; thence, continuing along the northeasterly property line now or late of Philip Alburger in a southeasterly direction, a distance of approximately 202 feet to a point on the center line of Rose Glen Road; thence, by the same in a southwesterly direction, a distance of approximately 161 feet to a point on the northeasterly property line now or late of John Lovering and Varney Porter Truscott, h/w; thence, by the same leaving the center line of Rose Glen Road in a southeasterly direction, a distance of approximately 240 feet to an angle point; thence, continuing along the southeasterly property line now or late of Truscott in a southwesterly direction, a distance of approximately 173 feet to a point on the northeasterly property line now or late of James P. and Bertha M. Claypool, h/w; thence, by the same in a southeasterly direction, a distance of approximately 27 feet to an angle point; thence, continuing partially along the southeasterly

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property line now or late of Claypool and partially along the southeasterly property lines now or late of James O. and Dorothy M. Mason, h/w, and now or late of John A. and Eleanor F. Dolan, h/w, in a southwesterly direction, a distance of approximately 243 feet to a point on the northerly property line now or late of the Atlantic Richfield Company; thence, by the same in an easterly direction, a distance of approximately 25 feet to an angle point; thence, continuing along the southeasterly property line now or late of the Atlantic Richfield Company in a southwesterly direction, a distance of approximately 154 feet to a point on the center line of Conshohocken State Road; thence, by the same in a southeasterly direction, a distance of approximately 349 feet to a point on the southeasterly property line now or late of the Merion Square Center, Inc.; thence, by the same leaving the center line of Conshohocken State Road in a southwesterly direction, a distance of approximately 268 feet to a point; thence, in a southeasterly direction approximately 200 feet northeast of and parallel to the center line of Righters Mill Road, a distance of approximately 785 feet to a point on the center line of Barr Lane; thence, by the same in a northeasterly direction, a distance of approximately 35 feet to a point on the northeasterly property line now or late of John S. and Anna W. Carlton, h/w; thence, by the same and extension leaving the center line of Barr Lane in a southeasterly direction, a distance of approximately 258 feet to a point on the northwesterly property line now or late of the Parkway Day School; thence, by the same in a southwesterly direction, a distance of approximately 184 feet to a point on the center line of Righters Mill Road; thence, by the same in northwesterly direction, a distance of approximately 145 feet to a point on the northwesterly property line now or late of the Gladwyne Elementary School; thence, by the same leaving the center line of Righters Mill Road in a southwesterly direction, a distance of approximately 1,294 feet to a point on the center line of Merion Square Road; thence, by the same in a northwesterly direction, a distance of approximately 884 feet to a point on the center line of Youngs Ford Road; thence, by the same in a northeasterly direction, a distance of approximately 220 feet to a point on the southwesterly property line now or late of Donald E. and Constance S. Carlson, h/w; thence, partially by the same and partially by the southwesterly property line now or late of Effie Williams O'Brian MacDougall in a northwesterly direction, a distance of approximately 347 feet to an angle point; thence, continuing along the southeasterly property line now or late of MacDougall in a southwesterly direction, a distance of approximately 20 feet to an angle point; thence, continuing partially along the southwesterly property line now or late of MacDougall and partially along the southwesterly property lines now or late of Robert and Ellen Weiss, h/w, and now or late of Richard B. and Ellen A. Worley, h/w, in a northwesterly direction, a distance of approximately 538 feet to a point in the center line of Black Rock Road; thence, by the same in a northeasterly direction, a distance of approximately 310 feet to a point; thence, in a northwesterly direction at right angles to the center line of Black Rock Road, a distance of approximately 150 feet to an angle point; thence, in a northeasterly direction approximately 150 feet distant from and parallel to the center line of Black Rock Road, a distance of approximately 520 feet to an angle point; thence, in a southeasterly direction at right angles to the center of Black Rock Road, a distance of approximately 150 feet to the center line of Black Rock Road; thence, by the same in a northeasterly direction, a distance of approximately 812 feet to the first mentioned point and place of beginning

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(containing in area 2,751,333 square feet, or 63.2 acres, more or less).

B. Harriton Historic District. The limits of the Harriton Historic District are defined as follows: Beginning at the point formed by the intersection of the title line of Harriton Road and the title line of Old Gulph Road (formerly known as "Roberts Road"); thence, along the title line of Old Gulph Road S. 78 degrees 16 minutes W. 210 feet to a point in line of land of Arthur C. Benson and Grace R. Benson; thence, by the same and land of Nancy Jane Shoemaker and William M. Shoemaker N. 19 degrees 20 minutes W. 539.66 feet to the point of termination of the public portion of Great Springs Road (formerly Airdale Road); thence, on the same course continued along lands of Blanche C. Johnson and Alvinus P. Johnson and the School District of the Township of Lower Merion 595.34 feet to a corner of land of said school district; thence, by the same and land of the Girard Trust Company and Henry James Vaux, Trustees, N. 70 degrees 40 minutes E. 400 feet to a point; thence, by said land of Girard Trust Company and Henry James Vaux, Trustees, N. 57 degrees 10 minutes E. 213.45 feet to a point a corner of land of Graeme G. Colton and Sabin W. Colton 5th; thence, by the same S. 19 degrees 20 minutes W. 508.14 feet to a point in the center line of Great Springs Road extension, as plotted by the Township of Lower Merion Ordinance No. 968, approved May 17, 1950; thence, continuing along land of said Coltons S. 45 degrees 46 minutes E. 453.52 feet to a point in the title line of Harriton Road; and thence by the same S. 44 degrees 14 minutes W. 671.26 feet to the place of beginning (containing 16.509 acres).

C. Mill Creek Historic District The limits of the Mill Creek Historic District are defined as follows: Beginning at a point on the center line of Old Gulph Road formed by the intersection of said center line and the southeasterly property line now or late of John Rogers Carroll, said point being approximately 281 feet southeast of the westerly intersection of the center lines of Mill Creek Road and Old Gulph Road measured along the center line of Old Gulph Road; thence, leaving the center line of Old Gulph Road in a southwesterly direction along an imaginary extension of said property line now or late of Carroll, a distance of approximately 300 feet to a point; thence, extending in a northwesterly direction, crossing Mill Creek Road, approximately 300 feet southwest of and parallel to the center line of Old Gulph Road, a distance of approximately 1,770 feet to a point; thence, in a northeasterly direction to the center line of Old Gulph Road, said point being approximately 220 feet northwest of the intersection of the center lines of Williamson Road and Old Gulph Road measured along the center line of Old Gulph Road, a distance of approximately 300 feet; thence, continuing along the same line crossing the center lines of Williamson Road and Merion Square Road in a northeasterly direction, a distance of approximately 300 feet to a point; thence, extending in a southeasterly direction, crossing Dodds Lane, approximately 300 feet northeast of and parallel to the center line of Old Gulph Road, a distance of approximately 1,700 feet to a point on the southeasterly property line now or late of John Rogers Carroll; thence, in a southwesterly direction along said property line now or late of Carroll, a distance of approximately 300 feet to the center line of Old Gulph Road, being the first mentioned point and place of beginning (containing in area 1,038,000 square feet, or 23.8 acres, more or less).

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D. Ardmore Commercial Center Historic District The limits of the Ardmore Commercial Center Historic District are defined as follows: Beginning at a point formed by the intersection of the southeasterly property line of 59 East Lancaster Avenue and the center line of Lancaster Avenue; thence, leaving the said center line in a southwesterly direction, along the southeasterly property line of 56 East Lancaster Avenue, as extended, a distance of approximately 110 feet to an angle point; thence, continuing along the said property line, a distance of approximately 25 feet to a point on the northeasterly property line of 9 Rittenhouse Place; thence, by the same in a southeasterly direction, a distance of approximately 100 feet, to a point on the southeasterly property line of properties on the southeasterly side of Rittenhouse Place; thence, by the same in southwesterly and southeasterly directions, to a point on the southwesterly property line of 33 Rittenhouse Place; thence, by the same in a northwesterly direction, a distance of approximately 80 feet to a point on the southeasterly side of Rittenhouse Place; thence, angling across Rittenhouse Place to a point formed by the intersection of the northwesterly side of Rittenhouse Place and the northerly side of Cricket Terrace; thence, in a westerly direction, along the said side of Cricket Terrace, a distance of approximately 88 feet to a point on the rear property lines of properties fronting on the northwesterly side of Rittenhouse Place; thence, by the same in a northeasterly direction, a distance of approximately 124 feet to a point on the rear property line of properties fronting on the southwesterly side of Lancaster Avenue; also being the rear property line of 45 Cricket Terrace; thence, by the rear and side property lines of 45 and 35 Cricket Terrace, in northwesterly and northeasterly directions, to a point on the southeasterly property line of Municipal Parking Lot No. 6; thence, by the same in a southwesterly direction, a distance of approximately 140 feet to a point on the northeasterly side of Cricket Terrace; thence, by the same in a northwesterly direction, to a point on the southeasterly property line of 9 Cricket Terrace; thence, crossing Cricket Terrace in a southwesterly direction, and along the northwesterly property line of Municipal Parking Lot No. 20, a distance of approximately 243 feet, to a point on the southwesterly property line of 53-55 Cricket Avenue; thence, by the same in a northwesterly direction, to a point on the southeasterly side of Cricket Avenue; thence, angling across Cricket Avenue to a point formed by the intersection of the northwesterly side of Cricket Avenue and the northeasterly property line of Municipal Parking Lot No. 4; thence, by the northeasterly and northwesterly property lines of Municipal Parking Lot No. 4 in northwesterly and southwesterly directions, to a point on the rear property line of properties fronting on the northeasterly side of West Athens Avenue; thence, by the same in a northwesterly direction, a distance of approximately 163 feet, to a point on the northwesterly property line of 40-42 West Lancaster Avenue; thence, by the same in a northeasterly direction, a distance of approximately 282 feet to a point on the southwesterly side of Lancaster Avenue; thence, angling across Lancaster Avenue to a point formed by the intersection of the northwesterly property line of 49-63 West Lancaster Avenue and the northeasterly side of Lancaster Avenue, thence, by the side and rear property lines of properties fronting on the northeasterly side of Lancaster Avenue in northeasterly, southeasterly and southwesterly directions, being the property line of Municipal Parking Lot No. 16, to a point on the rear property line of properties fronting on the northwesterly side of Anderson Avenue; thence, by the same in a northeasterly direction to a point on the northeasterly property line of 18 Anderson Avenue, being the right-of-way of the Main Line

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Division of Conrail; thence, by the same in a southeasterly direction, a distance of approximately 44 feet to a point on the northwesterly side of Anderson Avenue; thence, angling across Anderson Avenue to a point formed by the intersection of the southeasterly side of Anderson Avenue and the southwesterly side of Station Avenue; thence, by the said side of Station Avenue a distance of approximately 165 feet to an angle point in the same; thence, angling across Station Avenue to a point formed by the intersection of the southeasterly side of Station Avenue and the rear property line of properties fronting on the northeasterly side of Lancaster Avenue; thence, by the same 125 feet northeasterly of and parallel to the center line of Lancaster Avenue, in a southeasterly direction, a distance of approximately 300 feet to a point on the northwesterly property line of Municipal Parking Lot No. 2; thence, by the same in a southwesterly direction, a distance of approximately 100 feet to the northeasterly side of Lancaster Avenue; thence, by the same in a southeasterly direction, a distance of approximately 62 feet to a point on the southeasterly property line of Municipal Parking Lot No. 2; thence, by the southeasterly and southwesterly property lines of Municipal Parking Lot No. 2 in a northeasterly and southeasterly direction, to a point in the southeasterly property line of 49-51 East Lancaster Avenue; thence, by the same in a southwesterly direction, a distance of approximately 110 feet to a point in the northeasterly side of Lancaster Avenue; thence, by the same in a southeasterly direction, a distance of approximately 58 feet to a point on the northwesterly property line of 57-59 East Lancaster Avenue; thence, by the northwesterly, northeasterly and southeasterly property lines of 57-59 East Lancaster Avenue, in northeasterly, southeasterly and southwesterly directions to a point on the center line of Lancaster Avenue, the first mentioned point and place of beginning.

E. Merion Friends Meeting/General Wayne Inn Historic District. The limits of the Merion Friends Meeting/General Wayne Inn Historic District are defined as follows: Beginning at the point formed by the center lines of Meeting House Lane and Montgomery Avenue; thence, along the center line of Meeting House Lane in a northeasterly direction, a distance of approximately 660 feet to a point on the southwesterly property line, extended, now or late of the Sisters of Mercy; thence, by the same, extended, in a southeasterly direction, a distance of approximately 655 feet to a point on the center line of Montgomery Avenue; thence, by the same in a northwesterly direction, a distance of approximately 985 feet to the first mentioned point and place of beginning. Containing in area 4.92 acres, be the same, more or less.

F. Haverford Station Historic District.

(1) The limits of the Haverford Station Historic District are defined as follows: Beginning at a point formed by the intersection of the northwesterly property line of 60 Booth Lane and the center line of West Montgomery Avenue; thence leaving the said center line in a southwesterly direction, along the westerly side yard property line of 60 Booth Lane, as extended, a distance of approximately 233 feet to a point on the northeasterly side yard property line of 454 Booth Circle; thence, continuing along the said property line in a northwesterly direction, a distance of 103.76 feet to an angle point; thence, continuing in a southwesterly direction along the rear property lines of 454

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Booth Circle and 452 Booth Circle a distance of approximately 163.81 feet to a point on the northerly property line of property and lands owned by the Penn Central Railroad Corporation; thence continuing in a southeasterly direction a distance of approximately 352.37 feet to a point formed by the intersection of the southeasterly side property line of 52 Booth Lane and the ultimate right-of-way line of Booth Lane; thence continuing in a southwesterly direction along said right-of-way line a distance of approximately 110 feet to a point formed by the intersection of the ultimate right-of-way of Booth Lane and the ultimate right-of-way of Old Lancaster Road; thence, continuing in a southwesterly direction a distance of 20 feet to the center line of Old Lancaster Road; thence continuing in a northwesterly direction along the center line of Old Lancaster Road a distance of approximately 261.28 feet to an angle; thence, continuing in a northeasterly direction along the center line of Old Lancaster Road common with the front property line of 501 Old Lancaster Road a distance of approximately 43.39 feet to a point formed by the southerly property line of property and lands owned by the Penn Central Railroad Corporation and the northeasterly front property line of 501 Old Lancaster Road; thence, continuing in a northwesterly direction along the northerly side property line of 501 Lancaster Avenue and the southerly property line of property and lands owned by the Penn Central Railroad Corporation a distance of approximately 190.4 feet; thence continuing in a northwesterly direction along the rear property line of properties fronting on the northerly side of Old Lancaster Road, being the southerly property line of property and lands owned by the Penn Central Railroad Corporation, a distance of approximately 379.17 feet to an angle point; thence, continuing in a southeasterly direction a distance of approximately 54.92 feet to an angle point; thence, continuing in a northwesterly direction along the rear property lines of properties fronting on the northerly side of Barrett Avenue, being the southerly property line of property and lands owned by the Penn Central Railroad Corporation, a distance of approximately 860.99 feet to a point formed by the northwesterly corner of the rear property line of 597 Barrett Avenue; thence, continuing in a southwesterly direction along the westerly side yard property line of 597 Barrett Avenue a distance of approximately 141.9 feet to a point formed by the intersection of the westerly side property line of 597 Barrett Avenue and the center line of Barrett Avenue; thence, continuing along said center line in a southwesterly direction a distance of approximately 170 feet to a point formed by said center line and the southwesterly rear property line of 596 Barrett Avenue; thence leaving said center line in a southeasterly direction along the southerly rear property lines of properties fronting on the southerly side of Barrett Avenue, a distance of approximately 759.43 feet to a point formed by the intersection of southeasterly rear property line of 544 Barrett Avenue and the northerly rear property line of 543 Old Lancaster Road; thence, continuing in a southwesterly direction a distance of approximately 142.05 feet to a point formed by the intersection of the aforesaid rear property line of 543 Old Lancaster Road, as extended, and the center line of Old Lancaster Road; thence continuing along said center line in an easterly direction a distance of 258.23 feet to a point formed by the intersection of the center line of Old Lancaster Road and the northwesterly side property line of 532 Old Lancaster

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Road; thence, leaving the said center line in a southwesterly direction, along the westerly side property line of 532 Old Lancaster Road, as extended, a distance of 97.9 feet; thence, continuing in a southeasterly direction along the rear property line of properties fronting on the southerly side of Old Lancaster Road a distance of approximately 200 feet to a point formed by the southeasterly rear property line of 520 Old Lancaster Road and the northwesterly side property line of 509 Lancaster Avenue; thence, continuing in a northeasterly direction along the westerly side property line of 509 Lancaster Avenue a distance of approximately 17.39 feet to a point formed by the intersection of the northwesterly side property line of 509 Lancaster Avenue and the southwesterly side property line of 16 North Buck Lane; thence, continuing in a southeasterly direction along the southerly side property line of 16 North Buck Lane, as extended, a distance of approximately 219.64 feet to a point formed by the intersection of the southeasterly front property line of 16 North Buck Lane and the center line of North Buck Lane; thence, continuing in a southwesterly direction along said center line a distance of approximately 175 feet to a point formed by the intersection of the center line of North Buck Lane and the center line of Lancaster Avenue; thence, continuing in a southeasterly direction along the center line of Lancaster Avenue a distance of approximately 266.84 feet to a point formed by the intersection of the said center line and the southeasterly side property line of 453 Lancaster Avenue; thence, leaving the said center line in a northeasterly direction, along the same easterly side yard property line of 453 Lancaster Avenue, as extended, a distance of approximately 200 feet to a point on the southerly side yard property line of 8 Booth Lane; thence, continuing along the side property line of 8 Booth Lane in a southeasterly direction a distance of approximately 131.36 feet to a point formed by the intersection of the southeasterly side property line of 8 Booth Lane and the center line of Booth Lane; thence, continuing along aforesaid center line in a northeasterly direction a distance of approximately nine feet to a point formed by the intersection of the same and the southwesterly side property line of 9 Booth Lane; thence, continuing in a southeasterly direction along aforesaid property line a distance of approximately 123 feet to a point formed by the northeasterly rear property line of 445 Lancaster Avenue, the southwesterly rear property line of 9 Booth Lane and the northwesterly rear property line of 100 Llanalew Road; thence continuing in a northeasterly direction along the rear property line of 9 Booth Lane a distance of approximately 53.86 feet to a point formed by the rear property line of 100 Llanalew Road and the southwesterly rear property line of 440 Berkley Road; thence, continuing in a southeasterly direction along the rear property lines of properties fronting on the southerly side of Berkley Road, being the property line of 100 Llanalew Road, a distance of approximately 240.67 feet to a point formed by the intersection of the northeasterly front property line of 100 Llanalew Road and the center line of Llanalew Road; thence, continuing along said center line in a southwesterly direction a distance of approximately 200.77 feet to a point formed by the intersection of said center line and the center line of Lancaster Avenue; thence continuing along the center line of Lancaster Avenue in a southeasterly direction a distance of approximately 620.77 feet to a point formed by the intersection of said center line and the southeasterly front

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property line of 411 Lancaster Avenue; thence, leaving the said center line in a northeasterly direction along the easterly side property line of 411 Lancaster Avenue a distance of 140 feet to a point formed by the northwesterly rear property line of 401 Lancaster Avenue and the northeasterly rear property line of 411 Lancaster Avenue; thence, continuing in a southeasterly direction along the rear property line of 401 Lancaster Avenue a distance of 184.04 feet to a point formed by the intersection of the northeasterly rear property line of 401 Lancaster Avenue and the center line of Haverford Station Road; thence, continuing along said center line in a northeasterly direction a distance of approximately 11.5 feet to a point formed by the intersection of the center line and southwesterly side property line of 15 Haverford Station Road; thence, leaving the said center line in a southeasterly direction along the southerly side property line of 15 Haverford Station Road, as extended, a distance of approximately 150 feet to a point formed by the intersection of the southeasterly side and southerly rear property line of 15 Haverford Station Road and the westerly side property line of 335 West Lancaster Avenue; thence, continuing in a northeasterly direction along the rear property lines of properties fronting on the southeasterly side of Haverford Station Road a distance of approximately 167.77 feet to a point formed by the northeasterly rear yard property line of 27 Haverford Station Road, the northwesterly rear property line of 379 West Lancaster Avenue and the southerly property line of property and lands owned by the Penn Central Railroad Corporation; thence, continuing in an easterly direction along the common rear property line of 379 West Lancaster Avenue and property owned by Penn Central Railroad Corporation a distance of approximately 206.37 feet; thence, extending across the property and lands owned by the Penn Central Railroad Company in a northeasterly direction a distance of approximately 110 feet to a point formed by the northerly property line of the property and lands owned by the Penn Central Railroad Company and the northwesterly side property line of 268 West Montgomery Avenue; thence, continuing in a northeasterly direction along the westerly side property line of 268 West Montgomery Avenue a distance of approximately 86.7 feet to an angle point; thence, continuing in a northwesterly direction a distance of approximately 55 feet across the existing Haverford Station drive aisle aligned with Cheswold Lane to a point formed by the intersection of the southeasterly side and rear property lines of 302 West Montgomery Avenue; thence, continuing in a northwesterly direction along the rear property line of 302 West Montgomery Avenue, being the northerly property line of the property and lands owned by the Penn Central Railroad Company, a distance of approximately 84 feet, to a point formed by the intersection of the southwesterly rear property line of 302 West Montgomery Avenue and the southeasterly rear property line of 312 West Montgomery Avenue; thence, continuing in a northeasterly direction along the easterly side property line of 312 West Montgomery Avenue a distance of approximately 156 feet to a point formed by the northeasterly front property line of 312 West Montgomery Avenue and the ultimate right-of-way line of West Montgomery Avenue; thence, continuing in a northwesterly direction along the ultimate right-of-way line of West Montgomery Avenue a distance of approximately 220.5 feet to a point formed by the intersection of the ultimate right-of-way line of West Montgomery Avenue and the ultimate

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right-of-way line of Haverford Station Road; thence, continuing in a northeasterly direction, a distance of approximately 33 feet to a point at the center line of West Montgomery Avenue; thence, continuing in a northwesterly direction along the center line of West Montgomery Avenue a distance of approximately 756 feet to a point formed by the aforesaid center line and the northwesterly side property line of 428 West Montgomery Avenue; thence, leaving the said center line in a southwesterly direction, along the westerly side yard property line of 428 West Montgomery Avenue, as extended, a distance of approximately 206.18 feet to a point formed by the intersection of the southeasterly property line of 428 West Montgomery Avenue and the center line of Old Lancaster Road; thence, continuing in a northwesterly direction along said center line a distance of approximately 381.03 feet to a point formed by the intersection of same center line and the southeasterly side property line of 55 Booth Lane; thence, leaving the said center line in a northeasterly direction along the easterly side yard property line of 55 Booth Lane, as extended, a distance of approximately 122.39 feet; thence, continuing in a northeasterly direction along the easterly rear property line of 59 Booth Lane a distance of approximately 90.01 feet to a point; thence, continuing in a northwesterly direction a distance of 146.13 feet to a point formed by the intersection of the northwesterly point of 59 Booth Lane and the center line of Booth Lane; thence, continuing in a northeasterly direction along said center line a distance of approximately 145.8 feet to a point formed by the intersection of aforesaid center line and the center line of West Montgomery Avenue; thence, continuing in a northwesterly direction along the center line of West Montgomery Avenue a distance of 123.76 feet to a point formed by the same center line and the northwesterly point of 60 Booth Lane, the first mentioned point and place of beginning. Containing in area 37.85 acres, be the same, more or less.

(2) The limits of the portions excluded from the Haverford Station Historic District are listed as follows: Beginning at a point formed by the intersection of the easterly ultimate right-of-way line of Booth Lane and the northwesterly side property line of 445 Berkley Road; thence, continuing in a southeasterly direction along the rear property line of properties fronting on the northerly side of Berkley Road, being the southerly property line of property and lands owned by the Penn Central Railroad Corporation, a distance of approximately 1,119.69 feet to a point formed by the intersection of the southeasterly rear property line of 46 Haverford Station Road and the westerly ultimate right-of-way line of Haverford Station Road; thence, continuing in a northeasterly direction along said right-of-way line a distance of approximately 150 feet to a point formed by the intersection of the ultimate right-of-way line of Haverford Station Road and the northerly property line of the property and lands owned by the Penn Central Railroad Corporation; thence, continuing in a northwesterly direction along the northerly right-of-way line of the property and lands owned by Penn Central Railroad Corporation a distance of approximately 312.02 feet to a point formed by the intersection of the northerly property line of property and lands owned by the Penn Central Railroad Corporation and the southeasterly rear property line of 414 Old Lancaster Road; thence, continuing in a northeasterly direction along the

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easterly side property line of 414 Old Lancaster Road a distance of approximately 291.30 feet to a point formed by the intersection of the aforesaid easterly side property line and the center line of Old Lancaster Road; thence, continuing in a northwesterly direction along said center line a distance of approximately 203.17 feet to a point formed by the intersection of said center line and the northwesterly side property line of 414 Old Lancaster Road common with the easterly side property line of 426 Old Lancaster Road; thence, continuing in a southwesterly direction along the easterly side property line of 426 Old Lancaster Road a distance of approximately 243.29 feet to a point formed by the intersection of said side property line and the southeasterly rear property line of 426 Old Lancaster Road; thence, continuing in a northwesterly direction along the rear property line of properties fronting on the southerly side of Old Lancaster Road, being the northerly property line of property and lands owned by the Penn Central Railroad Corporation, a distance of approximately 620.73 feet to a point formed by the intersection of the northwesterly rear property line of 444 Old Lancaster Road and the ultimate right-of-way of Booth Lane; thence, continuing in a southwesterly direction along said right-of-way line a distance of approximately 156 feet to a point formed by the intersection of the easterly ultimate right-of-way line of Booth Lane and the northwesterly side property line of 445 Berkley Road, the first mentioned point and place of beginning.

~~[1] Editor's Note: This ordinance shall take effect and be in force from the date the Pennsylvania Historical and Museum Commission certifies, by resolution, to the historical significance of the district within the limits hereinabove defined.~~

G. English Village Historic District. The limits of the English Village Historic District are defined as follows: Beginning at a point in the center line of Cherry Lane (33 feet wide) at the distance of 1,092.84 feet northwest from the title line of Montgomery Avenue, said point being also the center line of Loves Lane (40 feet wide); thence extending along the said center line in a northwesterly direction a distance of approximately 243 feet to a point where the said center line meets the easterly side property line of 220 Cherry Lane; thence continuing along the said side property line in a southwesterly direction a distance of approximately 70 feet to an angle point; thence by the same in a southwesterly direction a distance of approximately 161.15 feet to a point where the said property line meets the easterly side property line of 212 Cherry Lane; thence continuing along the said side property line in a southwesterly direction a distance of approximately 225 feet to a point where the said property line meets the rear property line of 309 Llanfair Road; thence by the same in a southwesterly direction a distance of approximately 290.76 feet to a point where the rear property line of 309 Llanfair Road meets the northerly property line of 305 Wister Road; thence continuing in a southeasterly direction a distance of approximately 313.25 feet to an angle point in the bed of Wister Road (40 feet wide); thence continuing in a southwesterly direction a distance of approximately 76.50 feet to a point in the center line of Wister Road; thence, continuing along the said center line in a northeasterly direction a distance of approximately 117.52 feet to a point where the property line of 602 Loves Lane meets the property line of 603 Loves Lane; thence continuing in an easterly

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direction along the center line of Wister Road on the arc of a circle curving to the right having a radius of 138.59 feet the arc distance of approximately 59 feet to a point where the said center line meets the westerly side property line of 323 Wister Road; thence by the same in a northeasterly direction a distance of approximately 175 feet to a point where the said property line meets the southwesterly rear property line of 210 Almur Lane; thence continuing along the rear property lines of properties fronting onto the westerly side of Almur Lane in a northeasterly direction a distance of approximately 182.31 to an angle point; thence by the same in a northwesterly direction a distance of approximately 8 feet to an angle point; thence by the same in a northeasterly direction a distance of approximately 180.12 feet to an angle point; thence by the same in a northwesterly direction a distance of approximately 37.90 feet to a point in the bed of Loves Lane; thence continuing in the bed of Loves Lane in a northwesterly direction a distance of approximately 15 feet to an angle point; thence by the same in a northeasterly direction a distance of approximately 31.89 feet to the center line of Loves Lane; thence continuing along the said center line in a northeasterly direction a distance of approximately 90 feet to a point where the said center line intersects the center line of Cherry Lane (33 feet wide), being the first mentioned point and place of beginning; containing in area 6.1 acres, be the same, more or less.

§ 88-3 Filing Of Copy Of Chapter; When Effective.

Immediately following the adoption of this article, the Township Secretary shall forward a copy thereof to the Pennsylvania Historical and Museum Commission. This article shall not take effect until said Commission has certified, by resolution, to the historic significance of the districts within the limits defined in this article.

§ 88-4 Board Of Historical Architectural Review Established; Membership; Terms.

A. A Board of Historical Architectural Review (HARB) is hereby established to be composed of nine members appointed by the Board of Commissioners, one of whom shall be a registered architect, one a licensed real estate broker, one a building inspector, and six additional persons with knowledge of and interest in the preservation of ~~h~~Historic ~~d~~Districts. At least three members shall be residents of or have their principal business within the ~~h~~Historic ~~d~~Districts. All appointed members of the ~~Board of Historical Architectural Review~~ HARB shall be residents of Lower Merion Township or have an ownership interest in property in the Township.

B. The terms of the nine members of the ~~Board~~ HARB shall be five years, staggered so that no more than two shall expire each year.

§ 88-5 Duties Of ~~Board~~ HARB; Organization And Procedures; Compensation.

A. The ~~Board~~ HARB shall give counsel to the Board of Commissioners of the Township regarding the advisability of issuing any certificates required to be issued pursuant to the Act of June 13, 1961, and this article. Property owners may also seek the advice of the ~~Board~~ HARB concerning the appropriateness of the proposed erection, reconstruction, alteration, restoration, demolition or razing of a building or

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installation of signs. For this purpose, the ~~Board~~ HARB may, for its own organization and procedure, make and alter rules and regulations consistent with this article and the laws of the commonwealth. A majority of the ~~Board~~ HARB shall constitute a quorum, and action taken at any meeting shall require the affirmative vote of a majority of the ~~Board~~ HARB present. The members of the ~~Board~~ HARB shall serve without compensation ~~and shall make an annual report of their transactions to the Board of Commissioners~~. The ~~Board~~ HARB may, pursuant to appropriations by the Board of Commissioners, employ secretarial assistants, pay their salaries and wages and incur other necessary expenses. The ~~Board~~ HARB shall obtain permission of the owner before entering into or onto the property.

B. The duties of the Historical Commission set forth in Article II, § 88-17 of this article shall be performed by the ~~Board~~ HARB with respect to properties located in a local ~~h~~Historic ~~d~~District.

§ 88-6 Certificate Of Appropriateness Required For Issuance Of Building Permits.

The Director of Building and Planning ~~of the Township~~ shall not issue a permit for the erection, reconstruction, alteration, restoration, demolition or razing of any building or installation of signs, in whole or in part, within the ~~h~~Historic ~~d~~Districts created by this article until the Board of Commissioners has issued a ~~c~~Certificate of ~~a~~Appropriateness. The term "alteration" shall include exterior surface treatment to existing structures (i.e., siding, a roof replacement or other nonstructural exterior changes). Changes to the content of signs and awnings, where there is no new impact on the Historic Resource as determined by the Director of Building and Planning, shall not be reviewable.

§ 88-7 Procedure For Issuance Of Building Permit.

Upon receipt of an application for a building permit for work to be done in the district, the Director of Building and Planning shall act in accordance with the procedures presently being followed in that office, except as those procedures are necessarily modified by the following requirements:

A. ~~He~~ They shall forward to the office of the ~~Board of Historical Architectural Review~~ Department of Building and Planning a copy of the application for a building permit, together with a copy of any plot plan and building plans and specifications filed by the applicant, within ten (10) calendar days of filing thereof.

B. ~~He~~ They shall maintain in ~~his~~ their office a record of all such applications and of ~~his~~ their handling and final disposition of the same, which shall be in addition to and appropriately cross-referenced to ~~his~~ their other records.

C. ~~He~~ They shall require applicants to submit a sufficient number of additional copies of material required to be attached to an application for a building permit to permit compliance with the foregoing.

§ 88-8 Review Of Building Permit Applications By ~~Board~~ HARB.

Upon receipt by the ~~Board~~ HARB of a notice that an application for a building permit or

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a Certificate of Appropriateness for the erection, reconstruction, alteration, restoration, demolition or razing of a building or buildings in ~~the~~ a ~~d~~District has been filed in the office of the ~~Director of~~ Building and Planning Department, the ~~Board~~ HARB shall schedule a meeting within thirty (30) calendar days of filing an application with the Director of Building and Planning to consider the counsel which the ~~Board~~ HARB will give to the Board of Commissioners. The person applying for the permit shall be advised of the time and place of said meeting and shall be invited to appear to explain ~~his~~ their reasons therefor. The ~~Board~~ HARB may invite such other person or persons as it desires to attend the meeting.

§ 88-9 Matters to be considered in review.

In determining the counsel to be presented to the Board of Commissioners concerning the issuing of a ~~c~~Certificate of ~~a~~Appropriateness authorizing a permit for the erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building or installation of signs within the district, the ~~Board~~ HARB shall consider the following matters:

A. The effect of the proposed change upon the general historic and architectural nature of the ~~d~~District.

B. The appropriateness of exterior architectural features which can be seen from a public street or way only.

C. The general design, arrangement, texture, material, scale, mass and color of the building or structure and the relation of such factors to similar features of buildings or structures in the ~~d~~District.

D. Furthermore, in the interest of maintaining the architectural integrity of the respective ~~h~~Historic ~~d~~Districts, the ~~Board~~ HARB shall consider the following guidelines:

(1) Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.

(2) Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic or architectural features should be held to a minimum.

(3) In the event that replacement of architectural features is necessary, the new material should attempt to match the material being replaced in the composition, design, color, texture and other visual qualities. The ~~Board~~ HARB should, however, be sensitive to the increased cost of the proposed change.

(4) Distinctive stylistic features or examples of skilled craftsmanship shall be treated with sensitivity.

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(5) Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(6) All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.

(7) Contemporary design for additions to existing structures or new construction shall not be discouraged if such design is compatible with the size, scale, color, material and character of the neighborhood, structures or their environment.

(8) Work authorized by a ~~c~~Certificate of ~~a~~Appropriateness shall comply with the United States Secretary of the Interior's standards for rehabilitation, as amended.

§ 88-10 Decision To Counsel Against Granting Of Certificate; Recommended Changes; Subcommittee Review.

A. If the ~~Board~~ HARB, on the basis of the information received at the meeting and from its general background and knowledge, decides to counsel against the granting of a ~~c~~Certificate of ~~a~~Appropriateness, it shall indicate to the applicant for a building permit the changes in plans and specifications, if any, which, in the opinion of the ~~Board~~ HARB, would protect the distinctive historical character of the ~~d~~District. The ~~Board~~ HARB shall withhold its report to the Board of Commissioners for a period of five (5) calendar days following its decision to allow the applicant to decide whether or not to make the suggested changes in ~~his~~ their plans and specifications. If the applicant determines that ~~he~~ they will make the suggested changes, ~~he~~ they shall so advise the ~~Board~~ HARB, which shall counsel the Board of Commissioners accordingly.

B. If the HARB determines that a conditional approval can be given subject to the submission of additional details or minor modifications to the original submission, it may form a subcommittee consisting of no less than two members and less than a majority to review the requested details or modifications. A recommendation for approval and Board of Commissioners approval can be given and subject to the subcommittee's positive evaluation of these materials. Should the subcommittee not be able to determine that the materials submitted are sufficient for approval, the applicant must return to a regular meeting of the full HARB.

§ 88-11 Report Of The HARB's Counsel To Board Of Commissioners.

The ~~Board~~ HARB, after the hearing provided for in § 88-8 of this article and after the making of any changes in the plans and specifications as provided in § 88-10 of this article, shall submit to the Board of Commissioners in writing, within thirty (30) calendar days of the conclusion of the meeting with the ~~Board~~ HARB, its counsel concerning the issuance of a ~~c~~Certificate of ~~a~~Appropriateness authorizing a permit for the erection, reconstruction, alteration, restoration, demolition or razing of all or part of any building

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or installation of a sign within the district. The written report ~~shall set out~~ may include the following ~~matters~~ components:

A. The exact location of the area in which the work is to be done.

B. The exterior changes to be made or the exterior character of the structure to be erected.

C. A list of the surrounding structures with their general exterior characteristics.

D. The effect of the proposed change upon the general historic and architectural nature of the district.

E. The appropriateness of exterior architectural features which can be seen from a public street or way only.

F. The general design, arrangement, texture, scale, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the district.

G. The opinion of the ~~Board~~ HARB, including any dissent, as to the appropriateness of the work proposed as it will preserve or destroy the historic aspect and nature of the district.

H. The specific counsel of the ~~Board~~ HARB as to the issuance by the Board of Commissioners of, or its refusal to issue, a ~~c~~Certificate of ~~a~~Appropriateness.

§ 88-12 Approval Or Disapproval By Board Of Commissioners; Time Limit For Decision.

A. Upon receipt of the written counsel of the ~~Board~~ HARB as provided in § 88-11 of this article, the Board of Commissioners shall consider at a regular or special meeting the question of issuing to the Director of Building and Planning a ~~c~~Certificate of ~~a~~Appropriateness authorizing a permit for the work covered by the application. The applicant shall be advised by the Township Secretary of the time and place of the meeting at which his application will be considered and shall have the right to attend and be heard as to ~~his~~ their reasons for filing the same. In determining whether or not to certify to the appropriateness of the proposed erection, reconstruction, alteration, restoration, demolition or razing of all or a part of any building within the district or installation of signs or awnings, the Board of Commissioners shall consider the same factors as the ~~Board of Historical Architectural Review~~ HARB, as set forth in § 88-9 of this article and the report of the ~~Board~~ HARB. If the Board of Commissioners approves the application, it shall issue a ~~c~~Certificate of ~~a~~Appropriateness authorizing the Director of Building and Planning to issue a permit for the work covered. If the Board of Commissioners disapproves, it shall do so in writing, and copies shall be given to the applicant and to the Pennsylvania Historical and Museum Commission. The disapproval shall indicate what changes in the plans and specifications would meet the conditions for protecting the distinctive historical character of the district.

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B. The Board of Commissioners shall render its decision and communicate it to the applicant not later than ninety (90) calendar days following the filing of an application for a building permit under this section. Failure by the Board of Commissioners to act within such time shall be deemed an approval of the application for a ~~c~~Certificate of ~~a~~Appropriateness.

C. A ~~c~~Certificate of ~~a~~Appropriateness shall expire if the applicant fails to obtain a building permit within six months from the date of authorization therefor.

§ 88-13 Appeals.

Upon receipt of the written disapproval of the Board of Commissioners, the Director of Building and Planning shall disapprove the application for a building permit and so advise the applicant. The applicant may appeal from the disapproval as provided by law and the Building Code of the Township.

§ 88-14 Enforcement.

The Director of ~~the Department of~~ Building and Planning shall have the power to institute any proceedings at law or in equity necessary for the enforcement of this article in the same manner as in his enforcement of the Building Code of the Township as presently enacted or as the same may from time to time be amended.

Article II: Historic Resources And Historical Commission

§ 88-15 Legislative Intent.

It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, objects and sites of historic, architectural, cultural, ~~archeological~~ archaeological, educational and aesthetic merit are public necessities and are in the interests of the health, prosperity and welfare of the people of Lower Merion Township. To that end, the Township has undertaken efforts to identify and document its ~~h~~Historic ~~r~~Resources. The provisions of this article, coupled with the provisions of § 155-7.1, are intended to:

A. Promote the general welfare by protecting the integrity of the ~~h~~Historic ~~r~~Resources of Lower Merion Township.

B. Establish a clear and public process by which proposed land use changes affecting ~~h~~Historic ~~r~~Resources can be reviewed.

C. Discourage the unnecessary demolition of ~~h~~Historic ~~r~~Resources.

D. Provide incentives for the continued use of ~~h~~Historic ~~r~~Resources and to facilitate their appropriate reuse.

E. Encourage the conservation of historic settings and landscapes.

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F. Promote retention of historical integrity in the context of proposed land use and/or structural changes.

§ 88-16 Historical Commission Established; Membership; Terms.

A. An Historical Commission is hereby established to be appointed by the Board of Commissioners and to be composed of a total of seven members, who shall be residents of the Township or have an ownership interest in property in the Township and shall have knowledge of and interest in the preservation of ~~h~~Historic ~~r~~Resources. The Historical Commission shall include a registered architect with a minimum of five years' experience with historic preservation and an architectural historian. The resume evidencing the qualifications of the members shall be filed with the Township Secretary. The word "Commission," when used in this article, shall mean the Historical Commission. The Board of Commissioners may also appoint up to two residents of the Township to serve as alternate members of the Commission. Regular and alternate members shall each serve a five-year term of office, and none shall hold any other elective or appointive office in the Township or be a Township employee. Terms shall be scattered so that no more than two shall expire each year.

B. The Chair~~man~~ of the Commission may designate alternate members of the Commission to replace any absent or disqualified member, and if, by reason of absence or disqualification of a member, a quorum is not reached, the Chair~~man~~ of the Commission shall designate an alternate member of the Commission to sit on the Commission as may be needed to reach a quorum. Any alternate member of the Commission shall continue to serve on the Commission in all proceedings involving the matter or case for which the alternate was initially appointed until the Commission has made a final recommendation on the matter or case. Designation of an alternate pursuant to this section shall be made on a case-by-case basis in rotation according to declining seniority among the alternates.

C. When seated, an alternate shall be entitled to participate in all proceedings and discussions of the Commission to the same and full extent as provided by law for regular Commission members, including, specifically, the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties of a regular Commission member. Any alternate may participate in any proceeding or discussion of the Commission but shall not be entitled to vote as a regular member of the Commission.

§ 88-17 Duties Of Historical Commission; Organization And Procedures; Compensation.

The Historical Commission shall perform those duties established by this chapter and by Chapter 155 with respect to recommending to the Board of Commissioners those properties to be placed on or removed from the Historic Resource Inventory, distinguishing between those properties to be classified as Class I and Class II Historic Resources. The Historical Commission shall further give counsel to the Board of Commissioners of the Township, as provided for in this chapter and in Chapters ~~62,~~ 135 and 155, regarding the preservation or demolition of those ~~r~~Resources of historic

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significance located in the Township, but not within a local ~~h~~Historic ~~d~~District. Property owners may also seek the advice of the Historical Commission concerning the appropriateness of the proposed erection, reconstruction, alteration, restoration, demolition or razing of a building, structure, object or site, not within a local ~~h~~Historic ~~d~~District, which may have historical significance. The Historical Commission may, for its own organization and procedure, make and alter rules and regulations consistent with this article and the laws of the commonwealth, subject to the approval of the Board of Commissioners. A majority of the Historical Commission shall constitute a quorum, and action taken at any meeting shall require the affirmative vote of a majority of the Historical Commission, regardless of the number actually present. The members of the Historical Commission shall serve without compensation and ~~shall make an annual report of their transactions to the Board of Commissioners. The Historical Commission~~ shall obtain permission of the owner before entering into or onto private property.

§ 88-18 Historic Resource Inventory.

An Historic Resource Inventory is hereby established of properties containing contributing buildings, structures, objects and sites in the Township designated for preservation, ~~some or all of which may be located~~ including Contributing Resources located within ~~an~~ local ~~h~~Historic ~~d~~Districts. The inventory shall be appended to the Township Code and shall be available for public inspection in the office of the Township Secretary. ~~Initially t~~The Historic Resource Inventory shall consist of those ~~r~~Resources designated on the list appended to this Code as Chapter A180, Historic Resource Inventory. Resources may be added or removed from the Historic Resource Inventory as follows:

A. Criteria for designation. A property containing a contributing building, structure, object or site, or a complex of the same, may be placed on the Historic Resource Inventory and qualify for Class ~~2~~ II status if it meets any two of the following criteria, and qualify for Class ~~1~~ I status if it is a Contributing Resource in a local Historic District or if it meets any three of the following criteria including at least one from category B.

Category A

(1) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;

(2) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;

(3) Exemplifies the cultural, political, economic, social or historical heritage of the community;

(4) Is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif;

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Category B

(5) Is associated with an event of importance to the history of the Township, county, region, commonwealth or nation;

(6) Is associated with the life of a person significant in the past;

(7) Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique;

(8) Is the noteworthy work of a designer, architect, landscape architect or engineer whose work has significantly influenced the historical, architectural, economic, social or cultural development of the Township, county, region, commonwealth or nation;

(9) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation;

(10) Has yielded, or may be likely to yield, information important in prehistory or history.

B. Procedure for designation or removal. Any property proposed for designation on or removal from the Historic Resource Inventory shall be proposed by or shall first be referred to the Historical Commission, which shall hold a public meeting thereon.

(1) Unless a property is proposed by the owner(s), such owner(s) shall be notified upon receipt of a proposal that their property be placed on or removed from the Historic Resource Inventory and asked to respond to such proposal within fifteen (15) calendar days.

(2) Following the 15-day comment period and a~~A~~t least thirty (30) calendar days before holding a public meeting to consider the proposed designation or removal of a building, structure, object or site as historic, the Historical Commission shall send notice to the owner of the property proposed for designation. Such notice shall indicate the date, time and place of the public meeting at which the Historical Commission will consider the proposed designation or removal. Notice shall be sent to the registered owner's last known address as the same appears in the real estate tax records of the Township Treasurer and sent to the "owner" at the street address of the property in question.

(3) Any interested party may present testimony or documentary evidence regarding the proposed designation or removal at the public meeting.

(4) The Historical Commission shall present its written report to the Board of Commissioners, the applicant and the owner within sixty (60) calendar days following the public meeting, basing its recommendation upon those criteria

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for designation established in this section. A property shall be recommended for removal from the Historic Resource Inventory if it does not currently meet the criteria for designation. The classification of a Resource may also be downgraded if it is found to no longer meet the criteria for its present classification. The report shall include a summary of the information and copies of all documents presented at the meeting and used by the Historical Commission in making its recommendation.

(5) Based upon the criteria set forth in this section and after receiving the recommendations of the Historical Commission, the Board of Commissioners shall from time to time, by ordinance, add or delete buildings, structures, objects and sites to or from the Historic Resource Inventory. Written notice of the action of the Board of Commissioners shall be given to the property owner and to any person appearing at the public meeting of the Historical Commission who requests notification.

§ 88-19 Special Requirements For Building Permits – Historic Resources.

Chapter 62, which delineates amendments to the International Building Code, contains special requirements for building permits specifically for Historic Resources, as follows:

A. Applicability of special requirements
See § 62-2.1, Applicability of special requirements.

B. Procedure for obtaining a building permit
See § 62-2.2, Procedure for obtaining a building permit.

C. Requirements for posting
See § 62-2.3, Requirements for posting.

D. Review by Historical Commission
See § 62-2.4, Review by Historical Commission.

E. Request for additional information
See § 62-2.5, Request for additional information

F. Historical Commission recommendation
See § 62-2.6, Historical Commission recommendation.

G. Approval of building permit or delay of demolition by the Board of Commissioners
See § 62-2.7, Approval of building permit or delay of demolition by the Board of Commissioners.

H. Delay of demolition
See § 62-2.8, Delay of demolition.

Section 2 The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, Section 180.1, Buildings, sites, structures and objects enumerated, the preamble thereof, shall be revised to provide as follows:

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Chapter A180 Historic Resource Inventory

§ A180-1 Buildings, sites, structures and objects enumerated.

The properties set forth below, which contain contributing buildings, sites, structures and objects ~~identified and/or located on the properties set forth below~~, as more fully described in the Township's Historic Resource Database and any Pennsylvania Historic Resource Form associated with such properties, shall comprise the Historic Resource Inventory of Lower Merion Township:

* * * * * * *

Section 3 Nothing in this Ordinance or in Chapter 88 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 88 prior to the adoption of this amendment.

Section 4. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5 This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this day of , 2026.

BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER MERION

_____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

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Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **ADVANCE RELEASE FOR INFORMATION ONLY - NO PRESENTATION, DISCUSSION OR ACTION THIS MONTH - AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING - DATA CENTERS - Z-26-002**

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise notice of a public hearing and intent to adopt an ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definitions, §155-2.1, Definitions of Terms, to add a definition for Data Center and Mechanical Equipment; amend Table 5.1, Uses, to permit Data Center as an industrial use by special exception in the LI District; amend Table 5.3, Use Regulations, to provide for Data Center as an industrial use by special exception in the LI District subject to compliance with §155-10.16; and to amend Article X, Supplemental Use Regulations and Nonconformities, to create a new §155-10.16, Data Centers, to regulate the use and establish specific standards for special exception approval including a residential setback, height limitations, minimum acreage requirement; energy standards; backup power standards; water usage standards; thermal standards; noise standards; parking standards; decommissioning requirements; and additional public notice requirements for a pending special exception application.

THIS ITEM IS ON THE AGENDA TO PROVIDE AN ADVANCE RELEASE FOR INFORMATION ONLY. NO PRESENTATION OR DISCUSSION WILL OCCUR AT THIS MEETING.

ATTACHMENT(S):
Issue Briefing - Data Centers Z-26-002
Data Centers - Ordinance

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Authorization to Advertise Ordinance - Chapter 155 - Data Center Amendments - Z-26-002

Prepared By: Charlie Doyle, Assistant Director, Building & Planning

Date: October 9, 2026

I. Action To Be Considered By The Board:

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definitions, §155-2.1, Definitions of Terms, to add a definition for Data Center and Mechanical Equipment; amend Table 5.1, Uses, to permit Data Center as an industrial use by special exception in the LI District; amend Table 5.3, Use Regulations, to provide for Data Center as an industrial use by special exception in the LI District subject to compliance with §155-10.16; and to amend Article X, Supplemental Use Regulations and Nonconformities, to create a new §155-10.16, Data Centers, to regulate the use and establish specific standards for special exception approval including a residential setback, height limitations, minimum acreage requirement; energy standards; backup power standards; water usage standards; thermal standards; noise standards; parking standards; decommissioning requirements; and additional public notice requirements for a pending special exception application.

II. Why This Issue Requires Board Consideration:

Authorization to advertise zoning code amendments requires Board approval.

III. Current Policy Or Practice (If Applicable):

The Township Code does not currently define or specifically regulate data centers as a distinct land use. Historically, facilities performing data processing and telecommunication functions were addressed as broader office, institutional, utility, or industrial use categories in the Zoning Code. Recent advances in cloud computing, artificial intelligence, and digital infrastructure have resulted in the rapid growth of large-scale data centers that differ substantially from traditional office/technology uses in their building size, electrical demand, cooling requirements, backup power systems, and operational impacts. As a result, an increasing number of municipalities across the Commonwealth are adopting definitions, zoning classifications, and performance standards specifically tailored to data centers and associated development.

The proposed code amendment intends to establish clear standards that provide predictability for property owners, applicants, and the Township while reducing the potential for disputes regarding the appropriate zoning treatment of this emerging land use.

IV. Other Relevant Background Information:

Data centers represent a legitimate contemporary infrastructure and economic use; however, data centers are associated with increased utility demands, land consumption characteristics, and external impacts from operations. These emerging land uses require careful siting with consideration to suitable performance and infrastructure standards compatible with Township land use, sustainability, and economic development objectives.

The proposed code amendment defines large-scale data centers as a unique land use requiring a regulatory framework that protects public health, safety, and welfare while offering predictability for property owners, residents, and developers. Staff utilized numerous resources including the Data Center Ordinance Guide prepared by Chester County and Montgomery County Planning Commission to develop an ordinance specific to the Township in the Light Industrial (LI) zoning district.

Data centers buildings often resemble warehouses or, when designed well, office buildings that serve as a physical hub for the flow of digital information. Data centers house digital network infrastructure such as computers and/or telecommunications and related equipment (e.g., rows of servers, routers, switches, firewalls, and storage systems) where information (commonly referred to as "the cloud") is stored, processed, and/or distributed, and where data flows continuously through fiber optic cables. Data centers range greatly in size; some are as small as 5,000 square feet, while some consist of more than several million square feet. A data center may include more than one principal building, in which case it may be described as a "data center campus."

The proposed amendment includes a series of three distinct sections: defining a Data Center; second, permitting Data Center as a use within the Light Industrial District (LI) as a special exception; and third, establishing regulations for the use of Data Center.

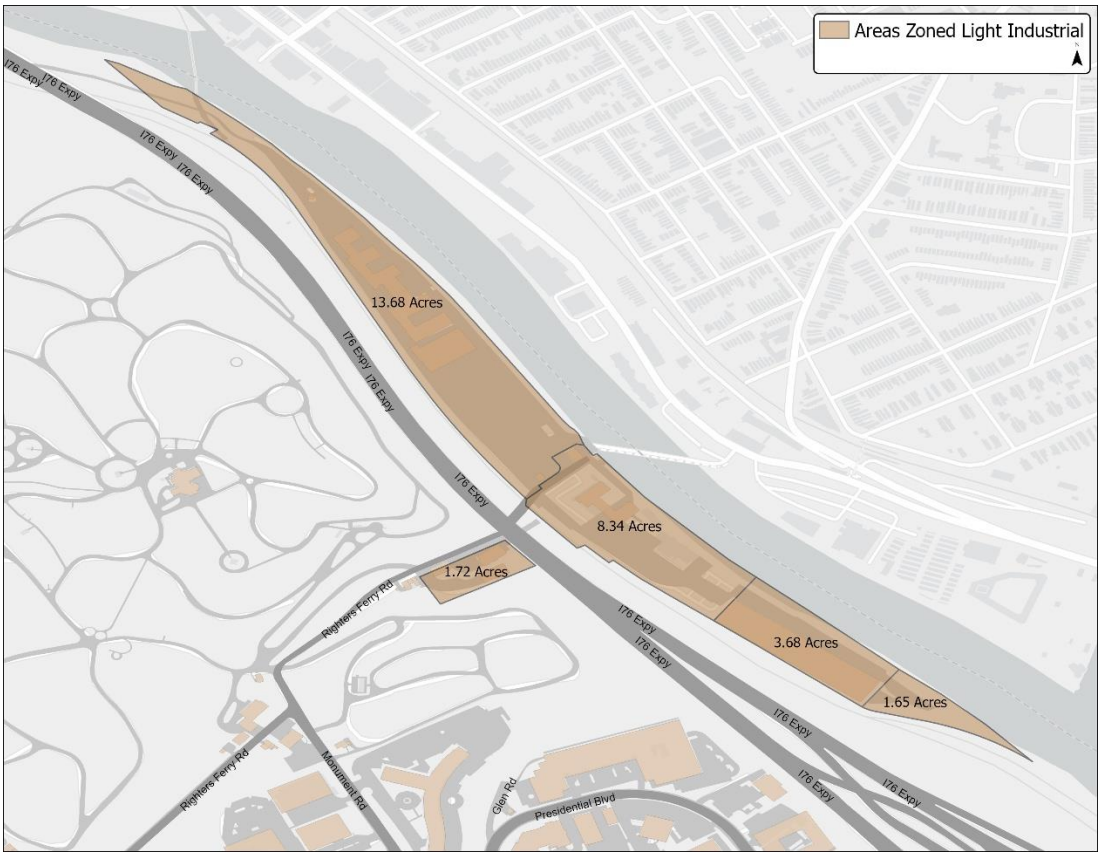
The Township will define a data center as follows:

> Any facility with at least 5,000 square feet of total floor area that includes the housing, operating, and maintaining computer servers, data storage and processing systems, network equipment, and related infrastructure and associated equipment, such as cooling systems, power generators, electrical substations, and network hardware used for the processing, storage transmission, or management of digital data which is more than accessory to a principal use. This infrastructure and equipment will be more than accessory if its total area on the property exceeds 20% of the facility's aggregate floor area.

Data Centers are to be permitted within the Light Industrial (LI) zoning district as a special exception where specific regulations for the use are most appropriate in heavy industrial settings. These locations are located away from residential or other sensitive uses and may have existing

power infrastructure. While the use will be a special exception in Article V, specific standards will be established under Article X, Supplemental Use Regulations and Nonconformities, for the special exception of data centers to include additional consideration for residential setbacks, height limitations, and minimum acreage:

- Data centers shall be setback a minimum of 1,000 feet from any residential zoning district.
- The maximum height of a data center and any accessory uses, inclusive of any rooftop appurtenances, shall be limited to sixty (60) feet in height.
- A minimum of five (5) acres shall be required for any data center with more than 100,000 square feet of gross floor area



Unlike many traditional commercial or industrial uses, data centers present a unique combination of infrastructure, operational, and environmental considerations that are not fully addressed by bulk and area limitations. Due to the nature of associated externalities additional standards are included in Article X to address the distinct characteristics of data center development, the code will regulate the following items:

- Energy & Backup Power Standards
- Water Usage Standards
- Thermal Standards
- Noise Standards

- Parking Standards
- Decommissioning Requirements
- Public Engagement

Energy & Backup Power Standards

Data centers are among the most energy-intensive land uses and can require substantial electrical infrastructure like substations, transmission facilities, and backup generators. Standards help ensure that energy-related infrastructure is appropriately sited, screened, and operated in a manner that minimizes impacts on surrounding properties while providing predictability for utility coordination and emergency power operations. The code addresses both sustainable design practices and energy consumption.

Data centers will be required to be designed and constructed to meet current in a sustainable manner. They will be mandated to comply with sustainable building standards of USGBC LEED BD+C: Data Centers rating system, or some equivalent design standard, as approved by the Township Engineer, at the time of proposal.

Additionally, the code will require monitoring of energy consumption through reporting by providing an Energy Usage Plan. Energy Usage Plans must include, at a minimum, annual electricity demand, energy supply sources, energy storage capacity, proposed sources of back-up power and documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs. These sustainable standards are outlined within the sub-section of the code and address consideration for solar, backup energy storage and compliance with EPA standards, and off-site renewable energy sources.

The Energy Usage Plan is required to be prepared by a certified professional engineer and subject to review and comment by the municipality. Any supplemental or amended plans based upon comments by the Township are required prior to zoning approval.

Water Usage Standards

Many data centers utilize significant quantities of water for cooling purposes, which may affect municipal water supply systems and long-term resource planning. Water usage standards provide a framework for evaluating potential impacts on public infrastructure and encouraging efficient water management practices.

The proposed water usage standards are intended to ensure that data center operations do not adversely affect public water supplies, private wells, groundwater resources, or surface waters. Given the potentially significant water demands associated with certain cooling technologies, the standards prioritize the use of public water systems where available and require applicants to demonstrate that adequate water supply capacity exists to serve the facility without creating impacts on existing users.

To promote resource conservation, the ordinance requires the use of closed-loop cooling systems or alternative technologies that can be demonstrated to achieve equal or greater water and energy efficiency. Where nonpublic water sources are proposed, applicants must prepare a comprehensive water feasibility study evaluating projected water demand, available supply,

potential impacts on nearby wells and water bodies, long-term source sustainability, and proposed water recycling or discharge methods.

The standards also address wastewater generation and disposal. Applicants must demonstrate that sufficient wastewater conveyance and treatment capacity exists and that wastewater generated by cooling systems and facility operations will be properly managed. Untreated wastewater discharges to stormwater systems or surface waters are prohibited. For facilities relying on private wastewater systems, a detailed feasibility analysis is required to evaluate disposal capacity and potential impacts on surrounding water resources.

Finally, the standards require compliance with all applicable state and regional permitting requirements and the preparation of a drought response plan to ensure that facility operations can adapt to water supply restrictions during periods of drought. Together, these provisions are intended to provide assurance that data center water demands can be accommodated while protecting public infrastructure and environmental resources.

Thermal Standards

Data centers generate substantial amounts of waste heat through servers, cooling equipment, and associated infrastructure. While thermal impacts have not traditionally been addressed in zoning ordinances, the scale of modern data centers has prompted some municipalities to evaluate potential effects associated with heat discharge, localized temperature increases, and compatibility with surrounding land uses. The proposed standards establish a framework for identifying, evaluating, and mitigating potential thermal impacts before development approval is granted.

The ordinance requires submission of a Thermal Impact Mitigation Plan prepared by a licensed professional engineer. The plan must identify the primary sources of waste heat generated by the facility and evaluate the potential for off-site impacts, including localized heat island effects and heat plume conditions under representative seasonal operating scenarios. This analysis is intended to provide decision-makers with an understanding of how the facility's thermal output may affect nearby properties and environmental conditions.

Applicants must also identify design measures intended to minimize thermal impacts, which may include equipment placement, screening, landscaping, reflective building materials, cool roofs, or other site design strategies. In addition, the standards require consideration of opportunities to beneficially reuse waste heat where feasible. If heat recovery is determined to be impractical, applicants must identify alternative mitigation measures to reduce potential impacts. In certain circumstances, monitoring or verification measures may also be required to confirm that thermal impacts remain within anticipated levels after the facility becomes operational.

Noise Standards

Data centers can generate continuous noise from cooling equipment, ventilation systems, electrical infrastructure, and backup power facilities. Unlike many commercial and office uses, these systems often operate on a 24-hour basis and may produce both audible and low-frequency sound that can affect nearby residential areas and other sensitive land uses. The proposed

standards are intended to ensure compatibility with surrounding properties through objective and measurable noise performance criteria.

The ordinance establishes maximum sound levels at property lines, with separate daytime and nighttime limits to account for varying ambient conditions and sensitivity to noise during overnight hours. Recognizing that existing environmental conditions differ throughout the Township, the standards also allow baseline ambient noise levels established through a pre-construction noise study to serve as the applicable threshold where existing sound levels already exceed the prescribed limits.

To demonstrate compliance, applicants must submit a pre-construction acoustical analysis prepared by a qualified acoustical engineer. The study must document existing sound conditions, evaluate anticipated noise generated by the proposed data center and associated infrastructure, and assess both audible and low-frequency noise through full-spectrum modeling and octave band analysis. This information allows the Township to evaluate potential impacts and determine whether additional mitigation measures may be necessary.

The ordinance further requires post-construction verification testing after the facility becomes operational. By comparing actual operating conditions against the approved performance standards, the Township can confirm that the facility is functioning as represented during the approval process and that surrounding properties are adequately protected from adverse noise impacts.

Parking Standards

Minimum parking standards are established as General Industrial uses requiring two parking spaces per 1,000 square feet, within Table 8.1, Minimum Parking Standards.

Decommissioning Requirements

Data centers contain specialized infrastructure, including server equipment, cooling systems, backup power facilities, utility connections, and, in some cases, hazardous materials such as batteries, fuels, and refrigerants. Because these facilities may have long operational lives but can also become obsolete due to technological changes, the proposed standards establish procedures to ensure that sites are safely decommissioned and do not become sources of blight or environmental concern if operations cease.

The ordinance requires applicants to submit a Decommissioning Plan prepared by a qualified professional as part of the special exception process. The plan must identify how buildings, equipment, and accessory facilities will be removed, how hazardous materials will be properly handled and disposed of, how utility infrastructure will be safely disconnected, and how disturbed portions of the site will be stabilized and restored. This allows the Township to evaluate potential long-term site impacts before development approval is granted.

To ensure that decommissioning obligations are not indefinitely deferred, the ordinance requires that decommissioning activities commence within one year after data center operations cease. An exception is provided where the property is being actively marketed for a compatible use, recognizing that data center facilities may be repurposed or reused rather than demolished.

Collectively, these provisions are intended to protect public health, safety, and welfare while promoting the long-term productive use of developed properties.

Public Engagement

Because data centers can be large, highly visible developments with unique infrastructure needs, the proposed ordinance requires applicants to engage with nearby residents before formal approval hearings begin. Applicants must hold at least two public informational meetings, notify nearby property owners, present information about the proposed facility, and provide a summary of public comments received. The intent is to encourage early dialogue, improve transparency, and identify community concerns before the Township begins its formal review of a proposal.

V. Impact On Township Finances:

There are no impacts on Township Finances.

VI. Staff Recommendation:

Staff recommends the Building & Planning Committee authorize advertisement of a public hearing and notice of intent to adopt the proposed Data Centers Ordinance amendment.

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Article II, Definitions, § 155-2.1, Definitions Of Terms, To Add A Definition For Data Center And Mechanical Equipment; Amend Table 5.1, Uses, To Permit Data Center As An Industrial Use By Special Exception In The LI District; Amend Table 5.3, Use Regulations, To Provide For Data Center As An Industrial Use By Special Exception In The LI District Subject To Compliance With § 155-10.16; And To Amend Article X, Supplemental Use Regulations And Nonconformities, To Create A New § 155-10.16, Data Centers, To Regulate The Use And Establish Specific Standards For Special Exception Approval Including A Residential Setback, Height Limitations, Minimum Acreage Requirement; Energy Standards; Backup Power Standards; Water Usage Standards; Thermal Standards; Noise Standards; Parking Standards; Decommissioning Requirements; And Additional Public Notice Requirements For A Pending Special Exception Application.

The Board of Commissioners of the Township of Lower Merion hereby ordains:

Section 1. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definition, § 155-2.1, Definitions, is hereby amended to add a definition for Data Center and Mechanical Equipment, as follows:

DATA CENTER

Any facility with at least 5,000 square feet of total floor area that includes the housing, operating, and maintaining computer servers, data storage and processing systems, network equipment, and related infrastructure and associated equipment, such as cooling systems, power generators, electrical substations, and network hardware used for the processing, storage transmission, or management of digital data which is more than accessory to a principal use. This infrastructure and equipment will be more than accessory if its total area on the property exceeds 20% of the facility's aggregate floor area.

MECHANICAL EQUIPMENT

Electrical, heating, generators, and air conditioning equipment and/or other service facilities.

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Section 2. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.1, Uses, is hereby amended to provide for Data Center as an Industrial use permitted by special exception within the LI District.

Section 3. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.3, Use Regulations, is hereby amended provide for Data Center as an Industrial use permitted by special exception within the LI District subject to compliance with § 155-10.16, Data centers.

Section 4. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article X, Supplemental Use Regulations and Nonconformities, is hereby amended to create a new § 155-10.16, entitled Data Centers, which shall provide as follows:

§ 155-10.16 Data centers.

A. Statement of legislative findings and intent. In April 2026, the Montgomery County Planning Commission and the Chester County Planning Commission jointly published a "Data Center Ordinance Guide." The Board of Commissioners considers the following findings contained therein to be pertinent: (1) "[u]ntil recently, data centers were often accessory to the corporate office or research and development buildings they supported, and larger data centers were concentrated in certain parts of the country such as northern Virginia and the Pacific Northwest;" (2) "local municipalities are beginning to understand the potential environmental and community impacts of this use and recognize a need to provide regulations specific to large data centers;" (3) "[t]hese facilities require substantial and continuous electrical power, fiber connectivity, specialized cooling systems, and often significant land area;" and (4) "municipalities should proactively evaluate and establish clear standards to address siting, design, environmental performance, power generation and grid interconnection, and compatibility with surrounding land uses." In light of those findings, the Board of Commissioners herein seeks to incorporate many of the regulations for data centers recommended by joint planning commissions, with appropriate modifications based on the unique zoning considerations of Lower Merion Township and the Zoning Code's existing zoning scheme, in order to address the unique planning considerations of this emerging use.

B. Setback and Screening Requirements.

(1) Any Data center building, structure, or associated mechanical equipment, including but not limited to generators, cooling systems, substations, and rooftop or ground-mounted equipment shall be setback a minimum of 1,000 feet from any residential zoned property.

a. The required separation distance shall be measured in a straight line from the closest point of the data center building or associated mechanical equipment to the nearest property line of the residential use or residential zoning district, as applicable

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(2) Mechanical equipment shall be separated from any adjacent residential district by the principal building.

(3) All areas abutting any parcel with a residential use or district shall be provided with a landscaping buffer of at least fifty (50) feet in width.

(4) All data center mechanical equipment visible from view at the ground level shall be fully screened from all existing and planned public roads and adjoining parcels using enhanced landscaping, lattice, cladding, or a combination of these methods

C. Height limitations. The maximum height of a data center and any accessory uses, inclusive of any rooftop appurtenances, shall be limited to sixty (60) feet in height.

D. Minimum acreage. A minimum of five (5) acres shall be required for any data center with more than 100,000 square feet of gross floor area.

E. Energy Standards.

(1) Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the Township Engineer.

(2) The applicant for a data center shall provide an Energy Usage Plan which shall provide or identify, at a minimum:

(a) Annual electricity demand.

(b) Energy supply sources that will be utilized.

(c) Energy storage capacity (if applicable).

(d) Proposed sources of back-up power.

(e) Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to: Reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.

[1] Cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions.

[2] Explore battery storage as a backup energy source for 50-100% of total onsite back-up energy needs to reduce or

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eliminate the pollution associated with diesel backup generators.

[3] Support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the PJM Interconnection LLC ("PJM") region.

[4] Monitor and report energy efficiency and emissions data to the municipality on a regular basis.

(f) If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following:

[1] Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.

[2] Documentation that a transmission security agreement has been received by the applicant.

[3] Documentation that the transmission security agreement has been signed by all necessary parties.

[4] The date that the electric utility provider provided for the proposed energization of the data center.

(g) The Energy Usage Plan will be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.

(3) A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) and that proposes to connect to the power grid shall be required to procure a minimum of 10% of its power from renewable generation sources generated withing the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.

F. Backup Power Standards.

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(1) Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.

(2) Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.

(3) Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:

(a) When the primary source of energy is not available due to an emergency outage.

(b) During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.

(c) Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.

(4) Use for peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.

G. Water Usage Standards.

(1) Data centers shall not use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.

(2) Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. Open-loop, once-through, or evaporative water-intensive cooling systems are expressly prohibited. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the Township Engineer.

(3) If the proposed source is from a public system, the applicant shall submit certified documentation that the supplying authority possesses the capacity to supply the water needed.

(4) If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to

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evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters. The water feasibility study shall include, at minimum, the following information:

(a) Calculations of the projected water needs, including seasonal fluctuations.

(b) A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.

(c) The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.

(d) The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.

(e) A determination of the long-term safe yield of the water source.

(f) A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table.

(g) Identification of how water will be recycled, treated, or released into surrounding water bodies.

(h) A statement of the qualifications and the signature(s) of the person(s) preparing the study.

(5) No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).

(6) The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.

(7) No water utilized by the facility shall be discharged, released, or otherwise exported from the site except through a connection to a public sanitary sewer system approved by the Township and the appropriate sewer authority.

(8) Wastewater disposal analysis:

(a) The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall

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include sewage and water discharged as part of the data center's HVAC system.

(b) Any untreated wastewater generated is prohibited to be discharged to stormwater systems or surface waters.

(c) If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed.

(d) If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The purpose of the study is to determine if there is an adequate capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information at a minimum:

[1] Calculations of the projected wastewater generation including the sources of wastewater.

[2] A geologic map of the area with a radius of at least one mile from the site property boundary.

[3] The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all high-yield wells.

[4] The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.

[5] Identification of the process by which water will be recycled or released into surrounding water bodies.

[6] A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.

[7] A statement of the qualifications and the signature(s) of the person(s) preparing the study.

H. Thermal Standards.

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(1) A Thermal Impact Mitigation Plan shall be submitted with the special exception application, including, at a minimum:

(a) Identification of primary sources of waste heat (air- and water-based).

(b) Evaluation of potential off-site thermal impacts (including plume/ heat discharge and localized heat islands) under representative seasonal conditions.

(c) Description of design measures to minimize heat impacts (e.g., equipment siting, shielding, landscaping, cool roofs/paving where applicable).

(d) Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).

(e) Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to sensitive receptors or site constraints.

(f) The Plan shall be prepared and certified by a professional engineer.

(g) The Thermal Impact Mitigation Plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.

I. Noise Standards.

(1) As part of an application for special exception approval, the applicant shall submit a pre-construction noise study prepared by an acoustical engineer establishing baseline ambient noise and vibration levels and shall include different times of day, and also shall account for any proposed electrical substations, onsite power generation facilities, and other data center accessory uses that may generate noise. Sound shall be measured at all property lines. The studies shall use full spectrum modeling to address low-frequency noise The noise study shall include a narrative describing anticipated operational impacts to sound levels and it shall include an octave band analysis. It shall also demonstrate how the operations of the proposed use will be able to operate in compliance with Chapter 105, Noise.

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(2) As a condition of any special exception approval, the applicant shall be required to then submit a noise study of actual operations no sooner than one month but no more than 12 months after the issuance of the first Certificate of Occupancy which demonstrates compliance with the requirements of this section.

J. Parking Standards. The use shall be subject to the parking standards established for General Industrial within Table 8.1, Minimum Parking Standards.

K. Decommissioning Requirements.

(1) As part of an application for special exception approval, a Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration. The Decommissioning Plan shall meet the following minimum standards:

(a) All above-ground structures, equipment, and accessory facilities shall be removed.

(b) Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.

(c) Disturbed soils shall be stabilized and re-vegetated.

(d) Any utility connections shall be safely disconnected and capped.

(2) As a condition of any special exception approval, decommissioning consistent with the Decommissioning Plan shall begin within 1 year of cessation of data center operations. This requirement shall be tolled during any period when the property is being actively marketed at a fair market value for a compatible use.

L. Public Engagement. In addition to the requirements contained in § 155-11.1, Zoning administration, an application for special exception approval shall be accompanied by minutes, and a concise summary thereof, from at least two public informational meetings hosted by the Applicant at which a detailed, substantive presentation of the land use and zoning impacts of the proposed data center was presented, and interested neighbors had the opportunity to review and provide feedback. Notice of the required public informational meetings shall comply with § 155-11.2.I(1)-(2), except that the notice shall be mailed to all known property owners within 500 feet of the boundary of the subject property.

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Section 5. Nothing in this Ordinance or in Chapter 155 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 155 prior to the adoption of this amendment.

Section 6. Nothing in this Ordinance or in the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code of the Township of Lower Merion prior to the adoption of this amendment.

Section 7. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 8. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this _____ day of _____, 20_____.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

_____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

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