TOWNSHIP OF LOWER MERION

BUILDING & PLANNING COMMITTEE **WEDNESDAY, SEPTEMBER 16, 2026**
6:10 PM (Approximately)

Chairperson: Sean Whalen

Vice Chairperson: Jeremiah Woodring, Shelby Sparrow

AGENDA

1. **AUTHORIZATION TO RELEASE FUNDS IN ESCROW**
2. **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING - MULTIPLE PRINCIPAL BUILDINGS IN CAD-BV - Z-26-003**
3. **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING, ZONING MAP AMENDMENT - 1850 Spring Mill Road & 1950 Spring Mill Road, Gladwyne, Ward 2, Z-26-004**

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:

100 Coulter Avenue (LOWM 248.18)
Suburban Square
Escrow Release No. 4 (FINAL)
Amount $ 32,670.00

121 City Avenue (LOWM 248.54)
Bala Shopping Center East
Escrow Release No. 2
Amount $ 837,900.00

1543 Monk Road (LOWM 256.43)
Improvement Construction Permit 2023-95
Escrow Release No. 3
Amount $ 15,000.00

912, 920 N Spring Mill Road
Lot Consolidation
Escrow Release No. 1 (FINAL)
Amount $4,000.00

PUBLIC COMMENT

ATTACHMENT(S):
Escrow Releases.pdf

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.18 July 22, 2026

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

Re: Suburban Square
Escrow Release No. 4 (FINAL)

Dear Mr. Leswing:

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

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
	A. Site Demolition				
1.	Curb Removal	$7,647.50	$0.00	$7,647.50	$ 0.00
2.	Pavement Removal	38,550.00	0.00	38,550.00	0.00
3.	Concrete Removal	10,626.00	0.00	10,626.00	0.00
4.	Area Light/Base Removal	5,000.00	0.00	5,000.00	0.00
5.	Inlet Removal	1,500.00	0.00	1,500.00	0.00
6.	Manhole Removal	2,000.00	0.00	2,000.00	0.00
	Subtotal A	**$65,323.50**	**$0.00**	**$65,323.50**	**$ 0.00**
	B. Erosion & Sediment Control				
7.	Construction Entrance	$4,400.00	$0.00	$4,400.00	$0.00
8.	Tree Protection Fence	2,500.00	0.00	1,250.00	0.00
9.	30” Silt Fence	1,320.00	0.00	1,320.00	0.00
10.	12” Compost Filter Soxx	27,800.00	0.00	27,800.00	0.00
11.	Inlet Protection	2,550.00	0.00	2,500.00	0.00
12.	Earthwork	85,000.00	0.00	85,000.00	0.00
	Subtotal B	**$123,570.00**	**$0.00**	**$123,570.00**	**$0.00**
	C. Sanitary Sewer Extension				
13.	6" PVC	$26,600.00	$0.00	$26,600.00	$0.00
14.	4” PVC Laterals	420.00	0.00	420.00	0.00
15.	Manholes	9,000.00	0.00	9,000.00	0.00
16.	Sanitary Sewer Testing	5,000.00	0.00	5,000.00	0.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
17.	Connections to Mains	3,000.00	0.00	3,000.00	0.00
	Subtotal C	**$44,020.00**	**$0.00**	**$44,020.00**	**$0.00**
	D. Stormwater				
18.	8" HDPE	$4,675.00	$0.00	$4,675.00	$0.00
19.	15" HDPE	65,590.00	0.00	65,590.00	0.00
20.	12" Yard Drain/Sump Box	3,000.00	0.00	3,000.00	0.00
21.	2'x4' Inlets	42,500.00	0.00	42,500.00	0.00
22.	Trench Drain	2,000.00	0.00	2,000.00	0.00
23.	Manholes	39,000.00	0.00	39,000.00	0.00
24.	Infiltration Basins	254,000.00	0.00	254,000.00	0.00
	Subtotal D	**$410,765.00**	**$0.00**	**$410,765.00**	**$0.00**
	E. Landscaping				
25.	Shade Trees	$14,300.00	$0.00	$14,300.00	$0.00
26.	Deciduous Trees	98,450.00	0.00	98,450.00	0.00
27.	Evergreen Trees	36,750.00	0.00	36,750.00	0.00
28.	Shrubs	44,580.00	0.00	44,580.00	0.00
	Subtotal E	**$194,080.00**	**$0.00**	**$194,080.00**	**$0.00**
	F. Miscellaneous				
29.	Concrete Curb	$90,450.00	$0.00	$90,450.00	$0.00
30.	Granite Curb	2,400.00	0.00	2,400.00	0.00
31.	4" Concrete Sidewalk	114,750.00	0.00	114,750.00	0.00
32.	Patterned Sidewalk	28,800.00	0.00	28,800.00	0.00
33.	Paving Restoration	35,100.00	0.00	35,100.00	0.00
34.	Mill & Overlay	18,875.00	0.00	18,875.00	0.00
35.	Concrete Aprons	2,500.00	0.00	2,500.00	0.00
36.	ADA Curb Ramps	64,000.00	0.00	64,000.00	0.00
37.	Crosswalks	10,500.00	0.00	10,500.00	0.00
38.	Raised Crosswalks	160,000.00	0.00	160,000.00	0.00
39.	Bollards	600.00	0.00	600.00	0.00
40.	6' Chain Link Fence	12,680.00	0.00	12,680.00	0.00
41.	Signal Improvements	5,000.00	5,000.00	5,000.00	0.00
42.	Traffic Protection	10,000.00	0.00	10,000.00	0.00
43.	Post-Development Traffic Study	3,500.00	3,500.00	3,500.00	0.00
44.	Lighting	50,000.00	0.00	50,000.00	0.00
45.	Striping & Signage	9,000.00	0.00	9,000.00	0.00
46.	As-Built Plan	5,000.00	5,000.00	5,000.00	0.00
	Subtotal F	**$623,155.00**	**$13,500.00**	**$623,155.00**	**$0.00**

Item	Total Amount	Amount This Release	Total Released	Amount to Remain
SUBTOTAL (A - F)	**$1,460,913.50**	**$13,500.00**	**$1,460,913.00**	**$0.00**
Engineering & Contingencies	$146,086.50	1,350.00	146,086.50	0.00
TOTAL	**$1,607,000.00**	**$14,850.00**	**$1,607,000.00**	**$0.00**
Plus 10%	160,700.00	1,485.00	160,700.00	0.00
110% Cost of Improvements per Section 509 of the Municipal Code	**$1,767,700.00**	**$16,335.00**	**$1,767,700.00**	**$0.00**
Retainage		16,335.00	0.00	0.00
Total		**$32,670.00**	**$1,767,700.00**	**$0.00**
Release to Developer		**$32,670.00**		
Balance of Funds in Escrow Account				**$0.00**

We recommend a release of escrow in the amount of $32,670.00. As there is currently a balance of $32,670.00, following this release of $32,670.00, the balance remaining in the account will be $0.00 and the account will be closed.

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

cc: Brandon Ford, Assistant Township Manager
Amerishop Suburban, L.P.

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.54 September 8, 2026

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

Re: 121 City Avenue – Bala Shopping Center East
Escrow Release No. 2

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. Demolition, Removal, Cleaning				
1.	Building Removal	$210,000.00	$0.00	$210,000.00	$0.00
2.	Curb Removal	10,500.00	0.00	10,500.00	0.00
3.	Asphalt Pavement Removal	42,000.00	21,000.00	42,000.00	0.00
4.	Concrete Removal	10,500.00	0.00	10,500.00	0.00
5.	Sawcut Asphalt	2,625.00	2,625.00	2,625.00	0.00
6.	Pavement Milling	13,650.00	3,650.00	13,650.00	0.00
7.	Sign and Post Removal	2,100.00	0.00	2,100.00	0.00
8.	Fence Removal	1,050.00	0.00	1,050.00	0.00
9.	Area Light/Base Removal	4,200.00	0.00	4,200.00	0.00
10.	Storm Structure Removal	6,300.00	0.00	6,300.00	0.00
11.	Hydrant Removal	1,050.00	0.00	1,050.00	0.00
12.	Tree Removal	12,600.00	0.00	12,600.00	0.00
	Subtotal A	**$316,575.00**	**$27,275.00**	**$316,575.00**	**$0.00**
	B. Erosion and Sediment Control				
13.	Construction Entrance	$3,500.00	$3,500.00	$3,500.00	$0.00
14.	Concrete Washout	500.00	500.00	500.00	0.00
15.	Tree Protection/Construction Fence	5,500.00	0.00	5,500.00	0.00
16.	Inlet Protection	1,400.00	1,400.00	1,400.00	0.00
17.	Filter Bags	4,600.00	4,600.00	4,600.00	0.00
18.	Asphalt Berm at Inlets	1,050.00	1,050.00	1,050.00	0.00
19.	Soil Stockpiles	1,050.00	0.00	1,050.00	0.00
20.	Final Grading and Stabilization	21,000.00	16,000.00	16,000.00	5,000.00
	Subtotal B	**$38,600.00**	**$27,050.00**	**$33,600.00**	**$5,000.00**

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
	C. Sanitary Sewer				
21.	Core Drill/Tie into Existing Manhole	$9,000.00	$9,000.00	$9,000.00	$0.00
22.	4' Dia. Sanitary Manhole	17,600.00	17,600.00	17,600.00	0.00
23.	1,000 Gallon Grease Trap	9,250.00	9,250.00	9,250.00	0.00
24.	Sanitary Cleanout	500.00	500.00	500.00	0.00
	Subtotal C	**$36,350.00**	**$36,350.00**	**$36,350.00**	**$0.00**
	D. Stormwater Management				
25.	Tie into Existing Storm Structure	$4,500.00	$0.00	$4,500.00	$0.00
26.	Convert Existing 'C' Inlet to 'M' Top	5,000.00	5,000.00	5,000.00	0.00
27.	4" Dia Storm Manhole	17,500.00	17,500.00	17,500.00	0.00
28.	Outlet Structure with Trash Rack	4,000.00	0.00	4,000.00	0.00
29.	Standard Type 'M' Inlet	21,000.00	0.00	21,000.00	0.00
30.	Standard Type 'C' Inlet	45,500.00	10,500.00	45,500.00	0.00
31.	ADS Storm Tech MC-4500 UGB#1	136,500.00	0.00	136,500.00	0.00
32.	ADS Storm Tech SC-740 UGB#2	89,250.00	0.00	89,250.00	0.00
	Subtotal D	**$323,250.00**	**$33,000.00**	**$323,250.00**	**0.00**
	E. Conveyance Piping				
33.	15" HDPE	$28,350.00	$10,000.00	$28,350.00	$0.00
34.	18" HDPE	12,150.00	0.00	12,150.00	0.00
35.	24" HDPE	4,050.00	0.00	4,050.00	0.00
36.	30" HDPE	6,380.00	0.00	6,380.00	0.00
37.	6" PVC	1,440.00	0.00	1,440.00	0.00
38.	8" PVC	12,075.00	0.00	12,075.00	0.00
39.	4" DIP	9,288.00	0.00	9,288.00	0.00
40.	6" DIP	27,600.00	0.00	27,600.00	0.00
41.	8" CIP	4,655.00	0.00	4,655.00	0.00
42.	18" CIP	1,720.00	0.00	1,720.00	0.00
	Subtotal E	**$107,708.00**	**$10,000.00**	**$107,708.00**	**$0.00**
	F. Miscellaneous				
43.	Concrete Curb	$227,200.00	$0.00	$0.00	$227,200.00
44.	Type A Mountable Concrete Curb	9,625.00	0.00	0.00	9,625.00
45.	Concrete Sidewalk	210,000.00	0.00	0.00	210,000.00
46.	Existing Sidewalk Repair	26,250.00	0.00	0.00	26,250.00
47.	Concrete Curb Ramp	28,700.00	0.00	0.00	28,700.00
48.	Detectable Warning Surface	43,200.00	0.00	0.00	43,200.00
49.	Concrete Pavement, 8" Depth	84,810.00	0.00	0.00	84,810.00
50.	Multipurpose Trail (Asphalt Path)	52,500.00	0.00	0.00	52,500.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
51.	Subbase	$42,000.00	$42,000.00	$42,000.00	$0.00
52.	Binder Course	47,250.00	47,250.00	47,250.00	0.00
53.	Superpave 2.5” Depth	52,556.00	52,556.00	52,556.00	0.00
54.	Superpave 3” Depth	31,521.00	31,521.00	31,521.00	0.00
55.	Striping	2,100.00	2,100.00	2,100.00	0.00
56.	On-Site Painted Directional Arrows	3,300.00	0.00	0.00	3,300.00
57.	PennDOT Thermoplastic Pave. Legends	1,500.00	1,500.00	1,500.00	0.00
58.	Painted Handicap Symbols	1,000.00	1,000.00	1,000.00	0.00
59.	Handicap Parking Signs	2,700.00	2,700.00	2,700.00	0.00
60.	Traffic Control Signs	6,750.00	6,750.00	6,750.00	0.00
61.	Concrete Bollards	2,100.00	2,100.00	2,100.00	0.00
62.	Post Development Traffic Study	3,675.00	0.00	0.00	3,675.00
63.	Clwyd Signal Study	2,625.00	0.00	0.00	2,625.00
64.	St. Asaph’s Rd Gathering Space	10,500.00	0.00	0.00	10,500.00
65.	Post Development Study	15,750.00	0.00	0.00	15,750.00
66.	Signal at St. Asaph/Clwyd	504,000.00	0.00	0.00	504,000.00
67.	Bike Rack	63,700.00	0.00	0.00	63,700.00
68.	Streetscape Amenities	21,000.00	0.00	0.00	21,000.00
69.	Hydrant, Valve and Stem	3,500.00	0.00	0.00	3,500.00
70.	Siamese Connection	6,000.00	0.00	0.00	6,000.00
71.	Water Meter Pit 3”-4”	15,000.00	0.00	0.00	15,000.00
72.	As-Built Plan	2,625.00	0.00	0.00	2,625.00
	Subtotal F	**$1,523,437.00**	**$189,477.00**	**$189,477.00**	**$1,333,960.00**
	G. Landscaping and Lighting				
73.	Shade Trees (3”-4” Caliper)	$54,600.00	$0.00	$0.00	$54,600.00
74.	Evergreen Trees (6’-7’)	29,700.00	0.00	0.00	29,700.00
75.	Evergreen Trees (7’-8’)	29,700.00	0.00	0.00	29,700.00
76.	Ornamental Trees	39,375.00	0.00	0.00	39,375.00
77.	Evergreen/Deciduous Shrubs (18”)	45,430.00	0.00	0.00	45,430.00
78.	Evergreen/Deciduous Shrubs (24”)	11,635.00	0.00	0.00	11,635.00
79.	Evergreen/Deciduous Shrubs (4”)	1,365.00	0.00	0.00	1,365.00
80.	Bulbs	134.00	134.00	134.00	0.00
81.	Groundcover Shrubs	20,580.00	20,580.00	20,580.00	0.00
82.	Perennials	11,862.00	11,862.00	11,862.00	0.00
83.	Ornamental Grasses	15,816.00	15,816.00	15,816.00	0.00
84.	Sod/Seed	36,733.00	36,733.00	36,733.00	0.00
85.	Decorative Street Light	184,500.00	184,500.00	184,500.00	0.00
86.	Outdoor Lighting Construction	31,500.00	31,500.00	31,500.00	0.00
87.	Outdoor Lighting Final Design	5,250.00	5,250.00	5,250.00	0.00
	Subtotal G	**$518,180.00**	**$306,375.00**	**$0.00**	**$211,805.00**

	Total Amount	Amount This Release	Total Released	Amount to Remain
SUBTOTAL (A – G)	**$2,864,100.00**	**$629,527.00**	**$1,313,335.00**	**$1,550,765.00**
Engineering & Contingencies	286,410.00	62,953.00	131,334.00	155,076.00
Total Cost of Improvements	**$3,150,510.00**	**$692,480.00**	**$1,444,669.00**	**$1,705,841.00**
Plus 10%	315,051.00	69,248.00	144,467.00	170,584.00
110% Cost of Improvements per Section 509 of the Municipal Code	**$3,465,561.00**	**$761,728.00**	**$1,589,136.00**	**$1,876,425.00**
Retainage		76,172.00	(187,643.00)	187,643.00
Total		**$837,900.00**	**$1,401,493.00**	**$2,064,068.00**
Release to Developer		**$837,900.00**		
Balance of Funds in Escrow Account				**$2,064,068.00**

We recommend a release of escrow in the amount of $837,900.00. As there is currently a balance of $2,901,968.00, following this release of $837,900.00, the balance remaining in the account will be $2,064,068.00.

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
Federal Realty OP LP

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 256.43

September 8, 2026

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

Re: 1543 Monk Road – Improvement Construction Permit 2023-095
Release of Guarantee – No. 3

Dear Mr. Leswing:

We have received a request for release of guarantee funds for the referenced permits. Based on our field investigations, we recommend a release as follows:

	ITEM	TOTAL AMOUNT	AMOUNT THIS RELEASE	TOTAL RELEASED	AMOUNT TO REMAIN
1.	Erosion Controls	$5,000.00	$750.00	$5,000.00	$0.00
2.	Paving Restoration	2,000.00	300.00	2,000.00	0.00
3.	1.25” HDPE DR11	113,000.00	8,100.00	104,150.00	8,850.00
4.	4” SCH 40 PVC	17,000.00	2,550.00	17,000.00	0.00
5.	Cleanout Manhole	5,000.00	0.00	4,250.00	750.00
6.	Air Release Valve Manhole	4,000.00	0.00	3,400.00	600.00
7.	Connection to Gravity Line	7,000.00	1,050.00	7,000.00	0.00
8.	Connection to Force Main	7,000.00	1,050.00	7,000.00	0.00
9.	Sanitary Sewer As-Built Plan	3,000.00	450.00	3,000.00	0.00
10.	Pressure Testing	5,000.00	750.00	5,000.00	0.00
11.	Final Grading & Stabilization	10,000.00	0.00	8,500.00	1,500.00
12.	Credit for funds held in escrow (LD #3886)	(85,000.00)	0.00	(85,000.00)	0.00
	SUBTOTAL	**$93,000.00**	**$15,000.00**	**$81,300.00**	**$11,700.00**
	Engineering & Contingencies	22,000.00	0.00	18,700.00	3,300.00
	TOTAL	**$115,000.00**	**$15,000.00**	**$100,000.00**	**$15,000.00**
	Release to Developer		**$15,000.00**		
	Balance Remaining in Account				**$15,000.00**

We recommend a reduction of escrow in the amount of $15,000.00. As there is currently a balance of $30,000.00, following this reduction of $15,000.00, the balance remaining in the account will be $15,000.00 to be retained for the required 18-month maintenance period.

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

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

Sincerely,

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

JAM/njm

cc: Robert L. Burch, 840 First Avenue, Suite 200, King of Prussia, PA 19406
Colleen Hall, Senior Planner
Pamela Marino, Planning Technician
Rochelle Caldwell, Finance Department

TOWNSHIP OF LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 256.53

September 8, 2026

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

Re: 912, 920 N. Spring Mill Road – Lot Consolidation
Release of Guarantee – No. 1 FINAL

Dear Mr. Leswing:

We have received a request for release of guarantee funds for the referenced permit. Based on our field investigations, we recommend a release as follows:

	ITEM	TOTAL AMOUNT	AMOUNT THIS RELEASE	TOTAL RELEASED	AMOUNT TO REMAIN
1.	Property Monuments	2,000.00	2,000.00	2,000.00	0.00
2.	As-Built Plan/Monument Certification	1,000.00	1,000.00	1,000.00	0.00
	SUBTOTAL	**$3,000.00**	**$3,000.00**	**$3,000.00**	**$0.00**
	Engineering & Contingencies	1,000.00	1,000.00	1,000.00	0.00
	TOTAL	**$4,000.00**	**$4,000.00**	**$4,000.00**	**$0.00**
	Release to Developer		**$3,679.00**		
	Release to Township		**$321.00**		
	Balance Remaining in Account				**$0.00**

We recommend a release of guarantee in the amount of $4,000.00, with $3,679.00 payable to Steven & Ilene Berman, 800 Brushtown Road, Box 554, Gwennedd Valley, PA 19437, and $321.00 payable to the Township of Lower Merion for outstanding surveillance fees. As there is currently a balance of $4,000.00, following this release of $4,000.00, the balance remaining in the account will be $0.00 and the account will be closed.

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

Sincerely,

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

JAM/msm

cc: Pamela Marino, Planning Technician
Colleen Hall, Senior Planner
Rochelle Caldwell, Finance Department
Steven & Ilene Berman, 800 Brushtown Road, Box 554, Gwennedd Valley, PA 19437

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING - MULTIPLE PRINCIPAL BUILDINGS IN CAD-BV - Z-26-003**

Consider a request to amend the Township Code and whether to recommend 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 155, entitled Zoning, Article VI to:

a. Add a rear setback provision for structures that back to a railroad right-of-way - Section 155-6.8 Table 6.8.2 Dimensional Standards.
b. Allow multiple principal buildings on a single lot and allow building entries and signage to face the street or a pedestrianway - Section 155-6.8(C)(2).
c. Require that, if there are multiple buildings on a single lot, that street-facing building entrances be visible from the street and pedestrianway-facing entrances be visible from the pedestrianway - Section 155-6.8(I)(4)(b)[2].
d. To remove buffer requirements along the driveway between lots served by a common driveway subject to certain greening requirements - Section 155-6.6(H)(1)(a).

PUBLIC COMMENT

ATTACHMENT(S):
Issues Briefing - Bala Ave Amendments Z-26-003
Petition for Text Amendment
Zoning Ordinance Text Amendment
Presentation to NCBC

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Authorization to Advertise Proposed Ordinance - Chapter 155, Zoning - Multiple Principal Buildings in CAD-BV - Z-26-003

Prepared By: Christopher Leswing, Director, Building & Planning Department

Date: July 22, 2026

I. Action To Be Considered by the Board

Authorizing the Township Secretary to advertise a public hearing and notice of intent to adopt an ordinance to amend Township of Lower Merion Code Chapter 155 Section 6.8 CAD-BV City Avenue District – Bala Village to:

A. Add a rear setback provision for structures that back to a railroad right-of-way - Section 155-6.8 Table 6.8.2 Dimensional Standards.
B. Allow multiple principal buildings on a single lot and allow building entries and signage to face the street or a pedestrianway - Section 155-6.8(C)(2).
C. Require that, if there are multiple buildings on a single lot, that street-facing building entrances be visible from the street and pedestrianway-facing entrances be visible from the pedestrianway - Section 155-6.8(I)(4)(b)[2].
D. To remove buffer requirements along the driveway between lots served by a common driveway subject to certain greening requirements - Section 155-6.6(H)(1)(a).

II. Why This Issue Requires Board Consideration

Authorization for the Township Secretary to advertise a proposed zoning code amendment and notice of intent to adopt an ordinance requires approval by the Board of Commissioners.

III. Current Policy Or Practice (If Applicable)

The proposed zoning amendments were submitted by Core Development for consideration by the Board of Commissioners on June 29, 2026 (petition attached). Core Development owns several properties on Bala Avenue, including 15-17 Bala Avenue which would be impacted by the proposed zoning amendments.

Core has submitted the proposal under Chapter 155 Section XI 3(B) which provides for citizens to petition for a zoning change. Under Chapter 155 Section XI Zoning Amendments, the Board of Commissioners is under no obligation or timing requirement to review a citizen's petition for

a zoning change. The Board of Commissioners may choose whether or not to discuss or consider the advertisement of a public hearing and notice of intent to adopt the proposed ordinance change. The Board of Commissioners may also modify the request as a result of the public review process.

At this stage, the Building and Planning Committee is being requested to review the proposed amendments and to consider authorizing the advertisement of a public hearing and notice of intent to adopt for the proposed amendments at a public hearing.

IV. Other Relevant Background Information

These proposed zoning amendments were initiated by Core Development in response to the staff proposal to remove the first-floor active commercial use requirement on Bala Avenue between Union Avenue and City Avenue that was recently reviewed by the Building and Planning Committee. The ground-floor active commercial use proposal was part of Z-26-001 Bala Village amendments which is scheduled for a public hearing on September 23, 2026.

Core Development discussed the proposed amendments with staff and prepared a citizen's petition for a zoning change under Section 155-11.3(B). The code includes a provision for owners of 50% of the subject area may petition to amend a zoning provision by submitting a petition. Because the proposed amendments complement the recently proposed Z-26-001 Bala Village zoning amendments, staff is recommending that the Building and Planning Committee review the amendments without having 50% of the owners within Bala Village sign onto a petition. To avoid confusion between this proposal and the current proposed Z-26-001 Bala Village ordinance amendments, staff feel it would be appropriate for the public to receive information on the amendments.

Relevant information for each of the proposed code amendments includes:

A. The proposed amendments would modify the rear yard setback to account for those properties that back up to the railroad right-of-way. Current code allows for a zero (0') setback when the property does not back up to a residential lot and twenty-five feet (25') when the property does back up to a residential lot. There is still a minimum buffer requirement that will apply if the rear yard setback is reduced to fifteen (15') feet when backing to a railroad right-of-way. The required buffer for a property that abuts a railroad right-of-way with a residential district on the opposite side of the railroad is ten feet (10').

B. The proposed zoning amendments facilitate smaller, single-use residential buildings at a smaller scale along Bala Avenue between Union Avenue and City Avenue. The block between Union Avenue and City Avenue is zoned CAD-BV on the east side of the street and MDR1 on the west side of the street. Parcels on the east side of the street are generally long and narrow and back up to the Septa Cynwyd Line and Cynwyd Heritage Trail. Parcels on the west side of the street have regular rectangular platting and contain single-family homes and townhouses. Under the existing code, it is difficult to redevelop parcels zoned CAD-BV with multiple buildings because buildings must front onto a street. Because the lots are long and narrow on the west side, it is almost impossible to introduce new roads in proposed

development. The result is that new residential and mixed-use buildings are likely to be large single buildings. The proposed amendments would permit new buildings to front along pedestrianways as well as the street and would potentially facilitate several smaller buildings on a lot rather than one single larger building. These amendments complement the removal of the active ground-floor use requirement on this block and would potentially result in newer buildings that better relate to the existing residential buildings across the street.

C. In the CAD-BV building configuration section, there is a provision that mandates building entries and signage to face the street or the corner at a street intersection. While it would be required in the proposed amendments that at least some of the buildings front the public street, with multiple smaller buildings on a lot, not all of them can face the street. Those that do not front the public street should front a pedestrianway. A pedestrianway is defined as, "A public or private linear space or an area where the primary users are pedestrians and that may also accommodate bicyclists."

   In the CAD-BV design development standards for building entries and site access, a similar provision applies for buildings being designed with the primary building entrances, windows, public access points and signage orientated to the street and sidewalk. The modification allows for the same treatment to be orientated to a pedestrianway.

D. In the parking, loading and traffic requirements for CAD-BV, allowances must be made for common shared driveways to not have to provide the required buffers, since they straddle the common lot line between properties. In lieu of the buffer, certain greening measures are proposed which will still allow for some landscaping on the edge of property development. The greening standards are as follows:

   1. *When private driveways connect with the common driveway one (1) shade tree shall be planted every 25'. The shade trees may be planted between the private driveways.*
   2. *When residential side yards abut the common drive one (1) Evergreen tree shall be planted for every 10 feet of side building façade.*

   The proposed amendments also would permit applicants to seek approval of alternative greening designs for shared driveways through Conditional Use. This deviation provision is intended to provide the applicants with flexibility to develop context-specific design solutions. The provision is currently included in other sections of CAD Zoning.

   3. *The Board of Commissioners may, by conditional use, approve the use of greening measures which differ from those set forth above, if the applicant demonstrates to the satisfaction of the Board that such concepts and designs are in compliance with the Goals and objectives of the applicable zoning district.*

   An example of a potential alternative greening design would be to permit a green wall where a shared driveway is too close to a building to adequately provide space for larger trees. In this example an applicant could make a case that a living wall of plants served a similar functional and aesthetic greening purpose as a row of trees.

Public Process: Staff notes that Core Development conceptually presented the ordinance to the Neighborhood Club of Bala Cynwyd at their June meeting. A copy of the presentation that was shared to the neighborhood club is included in the information. If the Building and Planning Committee authorizes the ordinance for advertisement of a public hearing, the ordinance would need to be reviewed by both the Lower Merion and Montgomery County Planning Commissions and would likely return to the Neighborhood Club for additional review before a public hearing was held.

V. Impact On Township Finances

There is no immediate impact on Township finances.

VI. Staff Recommendation

Staff recommends that the Building and Planning Committee authorize the advertisement of the proposed Bala Village zoning amendments for adoption as presented.

Kaplin Stewart
Attorneys at Law

George W Broseman, Esquire
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
gbroseman@kaplaw.com
www.kaplaw.com

June 29, 2026

VIA HAND DELIVERY
& EMAIL (cleswing@lowermerion.org)

Mr. Christopher Leswing, Director,
Building & Planning Department
Lower Merion Township
75 East Lancaster Avenue
Ardmore, PA 19003-2323

RE: Petition for Zoning Code Amendments – CAD-BV District
Our Reference: 17289-5

Dear Mr. Leswing:

We represent Recess Collective, LLC ("**Petitioner**"), owner of various properties located in the Township's City Avenue District - Bala Village CAD-BV zoning district ("**CAD-BV District**.")

Petitioner is filing herewith a petition for a Zoning Code text amendment relate dot the CAD-BV District.

I. SUBMISSION

Along with this letter, we are filing the following:

1. Five (5) copies of the Petition for Proposed Zoning Ordinance Text Amendment and the Proposed Zoning Ordinance Text Amendment;

2. A check in the amount of $1,500.00, payable to Lower Merion Township, representing the required Zoning Ordinance Text Amendment application fee;

3. A check in the amount of $1,200.00, payable to Lower Merion Township, representing the required consultants' review escrow deposit; and

4. Electronic copies of this letter, the Petition for Zoning Ordinance Text Amendment and Proposed Zoning Ordinance Text Amendment.

II. REVIEW

Please submit this petition and the proposed Zoning Code text amendment to the Township Planning staff, the Montgomery County Planning Commission and the Township Planning Commission for review. Please schedule this matter for review by the Township Building & Planning Committee, and arrange for a public hearing before the Board of Commissioners.

Please provide us with copies of all reviews, communications, notices, and other documentation relating to this petition as soon as they are generated and/or received. Please contact us immediately if you have any questions or require any further information to process this petition. Thank you for your attention to this matter.

Sincerely,

George W. Broseman

GWV:sml
w/enclosures

cc via email: Bala 202, LP
Brielle A. Brown, Esquire

George W. Broseman, Esquire
Brielle Brown, Esquire
Attorney I.D. No.'s: 62649 & 332075
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422
(610) 260-6000
gbroseman@kaplaw.com
www.kaplaw.com

Attorneys for Petitioner

BEFORE THE BOARD OF COMMISSIONERS OF LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

IN THE MATTER OF:	:	ZONING CODE TEXT AMENDMENT
RECESS COLLECTIVE, LLC,	:	
PETITIONER	:	

PETITION FOR ZONING ORDINANCE AMENDMENT

Recess Collective, LLC, by and through its attorneys, George W. Broseman, Esquire, and Brielle Brown, Esquire hereby files this Petition to the Board of Commissioners of Lower Merion Township seeking to amend certain provisions of the Lower Merion Township Zoning Code (Chapter 155 in the Code of the Township of Lower Merion) ("**Zoning Code**" and "**Code**" respectively), and in support thereof states as follows:

A. Petitioner/Properties

1. Petitioner is Recess Collective, LLC, a Pennsylvania Limited Lability Company, having an address of 283 2nd Street, Suite 210, Southampton, PA 19146.

2. Petitioner is entering into an agreement with the record owners of certain parcels of land located in Lower Merion Township, Montgomery County, PA known as 11, 15 & 17 Bala

Avenue, Bala Cynwyd, PA 19004 (sometimes referred to herein collectively as the "**Properties.**") By virtue of this agreement Petitioner will have an equitable interest in the Properties.

3. The property identified as 11 Bala Avenue is improved with a two-story office building located to the rear of the lot and a large off-street parking area situated between the building and Bala Avenue.

4. The properties identified as 15 and 17 Bala Avenue are improved with a commercial building used for automobile sales and repair as well as an off-street parking lot separating the building from Bala Avenue.

B. Context and Zoning of the Properties

5. The Properties are in close proximity to City Avenue and the rear of the Properties abut the Cynwyd rail line. The Properties are across Bala Avenue from The French International School, and Bala Gardens; a multifamily residential complex in the style of townhomes. The Properties are in close proximity to other multi-family dwellings and residential properties. The Properties are in walking distance of the Cynwyd train station, the Cynwyd heritage trail, and the Bala Village commercial area located along Bala Avenue near its intersection with Montgomery Avenue.

6. The Properties are located in the City Avenue District ("**CAD**,") which is divided into three separate sub-districts, the Regional Center Area (CAD-RCA), the Bala Cynwyd Retail District (CAD-BCR), and the Bala Village (CAD-BV)("**CAD-BV-District**.") The Properties are within the Bala Village CAD-BV District.

7. The parcels across the rail line to the rear of the Properties are located in the MDR3 residential and CAD-BCR (Bala Cynwyd Retail). The properties across Bala Avenue from the Property are zoned IE3 Institutional Educational and MDR 1 Residential.

8. In accordance with the Code, the CAD is intended to:

> [E]ncourage development that combines residential, institutional and commercial uses in close proximity thus decreasing auto dependency, encouraging pedestrian access, transit use and shared parking and accessways, and mitigating the effects of congestion, vehicular traffic and pollution. The regulations promote pedestrian friendly development and protect the health, safety and general welfare of the citizens of Lower Merion Township

9. More specifically, the intent of the CAD-BV is "to encourage pedestrian-oriented development and redevelopment and more economically productive use of land parcels along Bala Avenue between City Avenue and Montgomery Avenue .... It recognizes the importance of the City Avenue District - Bala Village as a gateway to Lower Merion Township, and as a neighborhood- and transit-oriented center, by permitting appropriate densities and a mix of land uses while providing sufficient on- and off-street parking." *Code § 155-6.8.A*

10. Additional goals and objectives of the CAD-BV District include: "Encourage pedestrian- and transit-oriented development through adoption of high standards of architecture and design;" " Promote the livability and identity of the district by providing for dwellings, shops and workplaces in close proximity to each other;" and "Enhance the visual character and identity of the district through appropriate building scale and design, landscaping and signage, and by encouraging the renovation and erection of buildings and storefronts that provide direct connections to the street and sidewalk." *Code §§ 155-6.8.A.(1).(c);(e); & (f).*

11. The existing development and uses of the Properties with large parking areas located along Bala Avenue and commercial-only buildings located all the way to the rear of the Properties is inconsistent with the goals and objectives of the CAD-BV District.

12. The architecture of the buildings on the Properties is also inconsistent with the design standards of CAD-BV and other provisions of the Code.

13. Moreover, the automobile sales and repair use of 15 and 17 Bala Avenue is wholly inconsistent with the goals and objectives of CAD-BV to increase pedestrian-oriented development and reduce auto dependency.

14. The Township is currently considering amending the Code applicable to CAD-BV. The amendments under consideration would, among other things, eliminate the requirement for ground floor commercial use in otherwise residential buildings along a small stretch of Bala Avenue where the Property is located ("**Proposed Township Amendments**.") The Proposed Township Amendments have been recommended by the Township's staff to further the economic development of the Bala Village "which, despite several recent land development projects, continues to struggle with commercial occupancy and falls short of its potential as a vibrant community district."

15. The Proposed Township Amendments were reviewed by the Township Planning Commission on April 6, 2026 and June 1, 2026. Subject to certain revisions, the Planning Commission unanimously recommended adoption of the Proposed Township Amendments. They were reviewed by the Building & Planning Committee on June 10, 2026. They are scheduled to reviewed by the Township Planning Commission yet again on June 29, 2026.

C. Proposed Redevelopment of the Properties

16. Petitioner has been developing a plan to redevelop the Properties in a manner consistent with the CAD-BV District and the surrounding area. In particular, Petitioner is contemplating redevelopment of the Property for multifamily housing (i.e. "building[s] containing more than six dwelling units, where each unit has direct access to the outside … and each unit is designed for and occupied exclusively as a permanent residence for a single family." *Code 155-2.1. (Multifamily Housing, large*).

17. Petitioner's plan contemplates a series of smaller buildings, some of which would front on Bala Avenue at or near the Build-to-line, and some of which would be internal to the site located along a pedestrian way. This concept for redevelopment is somewhat different than recent plans for redevelopment in CAD, which have been primarily larger, multi-story, single buildings in the style of an apartment building.

18. The contemplated redevelopment of the Properties is consistent with the Proposed Township Amendment and the goals and objectives of the CAD-BV District.

19. In developing its plan for the Properties, Petitioner has identified certain provisions of the Code that it believes discourage redevelopment in a manner consistent with the goals and objectives of the CAD-BV District, and others that do not provide sufficient flexibility or clarity to allow for its contemplated smaller scale style of residential buildings.

D. Proposed Code Amendments

20. Petitioner requests that the Township adopt an ordinance amending the Code ("**Proposed Code Amendment**") to promote smaller, scale residential redevelopment that will further the goals and objectives of the Code in general, as well as those of CAD-BV. A copy of a Proposed Code Amendment is attached hereto and made a part hereof as **Exhibit A**.

21. The Proposed Code Amendment includes the following:

- An amendment to the CAD-BV use regulations limiting the requirement for ground floor commercial use to those areas where commercial occupancy is viable, e.g. buildings facing commercial corridors;
- Clarifying the required rear-yard setback requirements where a property backs up to a railroad line;
- Providing clarity and flexibility for building entry locations where multiple principal buildings are proposed; and
- Encouraging driveways between adjacent parcels; and
- Encouraging development that promotes livability by providing for dwelling units in close proximity to the Bala Avenue commercial core, the Cynwyd Heritage trail and other transit options.

22. In addition to promoting the intent of the CAD-BV District, the Proposed Code Amendment is consistent with the goals and objectives of the Comprehensive Plan.

23. Specifically, the Township Comprehensive Plan states that future residential development will likely primarily occur through infill development and redevelopment in the mixed-use commercial areas involving the construction of multi-family units. *Township Comprehensive Plan, p. 164 (2016).* This is evidenced by the fact that a majority of housing units proposed or constructed between 2010 and 2015 were multi-family units in commercial districts. *Id.*

24. The Proposed Code Amendment would provide greater flexibility in design of multi-family redevelopment by providing greater opportunity for redevelopment, increasing housing stock through in-fill development and creating greater variety in housing within the Township.

25. The Township Board of Commissioners is empowered to adopt the Proposed Code Amendment by Article VI of the Pennsylvania Municipalities Planning Code and Article XI of Chapter 155 (Zoning) of the Code.

WHEREFORE, Petitioner, Recess Collective, LLC requests that the Proposed Code Amendment be referred to the Planning Commissions of Lower Merion Township and Montgomery County for review and comment, and thereafter, that a public hearing and public meeting be scheduled before the Board of Commissioners for consideration of this Petition and review and adoption of the Proposed Code Amendment.

Respectfully submitted,



George W. Broseman, Esq.
Attorney for Petitioner

Dated: June 29, 2026

Exhibit A

Proposed Zoning Code Amendment

Ordinance

AN ORDINANCE

NO. ____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Article VI, Special Districts, Table 6.8.2 Bala Village (CAD-BV) Dimensional Standards, To Add A Rear Setback Provision For Structures Backing To A Railroad Right-Of-Way; Section 155-6.8.C.(2) To Provide That For Multiple Principal Buildings On A Lot Building Entries And Signage Shall Be Provided On A Street Or A Pedestrianway; Section 155-6.8.I.(4)(b)[2] To Provide That For Multiple Principal Buildings On A Lot The Building Entrance Must Be Visible From The Street Or A Pedestrianway; § 155-6.6.H.(1)(a), CAD-BV City Avenue District – Parking, Loading And Traffic Requirements, To Provide That Where A Common Driveway Serves More Than One Lot, And The Common Driveway Straddles Or Is Located Along The Property Line No Buffer Shall Be Required Between The Lots Where The Common Driveway Is Located, Subject To Certain Greening Measures Including Providing (i) 1 Shade Tree For Every 25 Feet Where Private Driveways Abut The Common Driveway; (ii) 1 Evergreen Tree For Every 10 Feet Where Residential Side Yards Abut The Common Driveway; and (iii) The Board Of Commissioners May, By Conditional Use, Approve The Use Of Greening Measures Which Differ From Those Set Forth Above, If The Applicant Demonstrates To The Satisfaction Of The Board That Such Concepts And Designs Are In Compliance With The Goals And Objectives Of The Applicable Zoning District .

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

Section 1. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VI, Special Districts, Table 6.8.2 Bala Village (CAD-BV) Dimensional Standards, is hereby revised to add another Rear Setback provision to read as follows:

Structures backing to a railroad right-of-way	15 minimum.[4]

Section 2. The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI, Special Districts, Section 155-6.8.C.(2) is revised to read as follows:

(2) Building entries and signage shall face the street or the corner at a street intersection. Where multiple principal buildings are provided in accordance with § 155-3.4.G, building entries and signage shall face the street, the corner at a street intersection, or a pedestrianway. Storefront entrance doors shall be

recessed to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.

Section 3. The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI Special Districts, Section 155-6.8.I.(4)(b)[1] is hereby revised to read as follows:

> [1] Buildings shall be designed with windows, public access points and signage facing the street and sidewalk. Where multiple principal buildings are provided in accordance with § 155-3.4.G, windows, public access points and signage shall face the street and sidewalk, or a pedestrianway.

Section 4. The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI Special Districts, Section 155-6.8.I.(4)(b)[2] is hereby revised to read as follows:

> [2] Primary building entrances shall be articulated and visible from the street. Where multiple principal buildings are provided in accordance with § 155-3.4.G, primary building entrances shall be articulated and visible from the street or a pedestrianway.

Section 5. The Code of the Township of Lower Merion, Chapter 155, Zoning, Article VI Special Districts, CAD-BV City Avenue District, Section 155-6.6.H.(1)(a), Parking, Loading And Traffic Requirements, is hereby revised to read as follows:

> (a) Driveways, parking areas and traffic circulation patterns shall be designed as shared facilities whenever feasible. The design of these elements shall create a unified site plan between the lots. The goal is to gain parking efficiencies, reduce the number of access points crossing pedestrian pathways and improve internal vehicular circulation patterns and external access into the site. Where a common driveway is provided to serve more than one lot, and the common driveway straddles or is located along the property line no buffer shall be required between the lots where the common driveway is located including any buffer required in the Zoning Code, or any other Chapter of the Code. In the case of a common driveway that straddles or is located along the property line where no buffer is required as aforesaid, the following greening measures shall be provided:
>
> > [1] When private driveways connect with the common driveway one (1) shade tree shall be planted every 25'. The shade trees may be planted between the private driveways.
> >
> > [2] When residential side yards abut the common drive one (1) Evergreen tree shall be planted for every 10 feet of side building façade.
> >
> > [3] The Board of Commissioners may, by conditional use, approve the use of greening measures which differ from those set forth above, if the applicant demonstrates to the satisfaction of the Board that such concepts and designs are in compliance with the Goals and objectives of the applicable zoning district.

Section 6. 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 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 of Commissioners of the Township of Lower Merion this ___ day of _____, 2026.

BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF LOWER
MERION

_____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

DRAFT

BALA CYNWYD, PA

Presented by Core Development

June, 2026



ARDMORE

Core Development has been part of the Ardmore community for years, with a long-term commitment to projects that strengthen walkability, neighborhood character, and the overall vibrancy of the Main Street environment.

Through the restoration of historic buildings, investment in quality architecture, support of curated retail, and the creation of pedestrian-oriented spaces, our goal has always been to help create places that feel authentic to the community and improve over time.

Bala Avenue presents a similar opportunity. By thoughtfully transforming underperforming office properties into high-quality residential homes that engage the street and contribute to the neighborhood fabric, we aim to help continue the evolution of Bala into a more vibrant, connected, and walkable community.



BALA AVE.









11, 15 & 17 Bala Ave

APARTMENT BUILDING











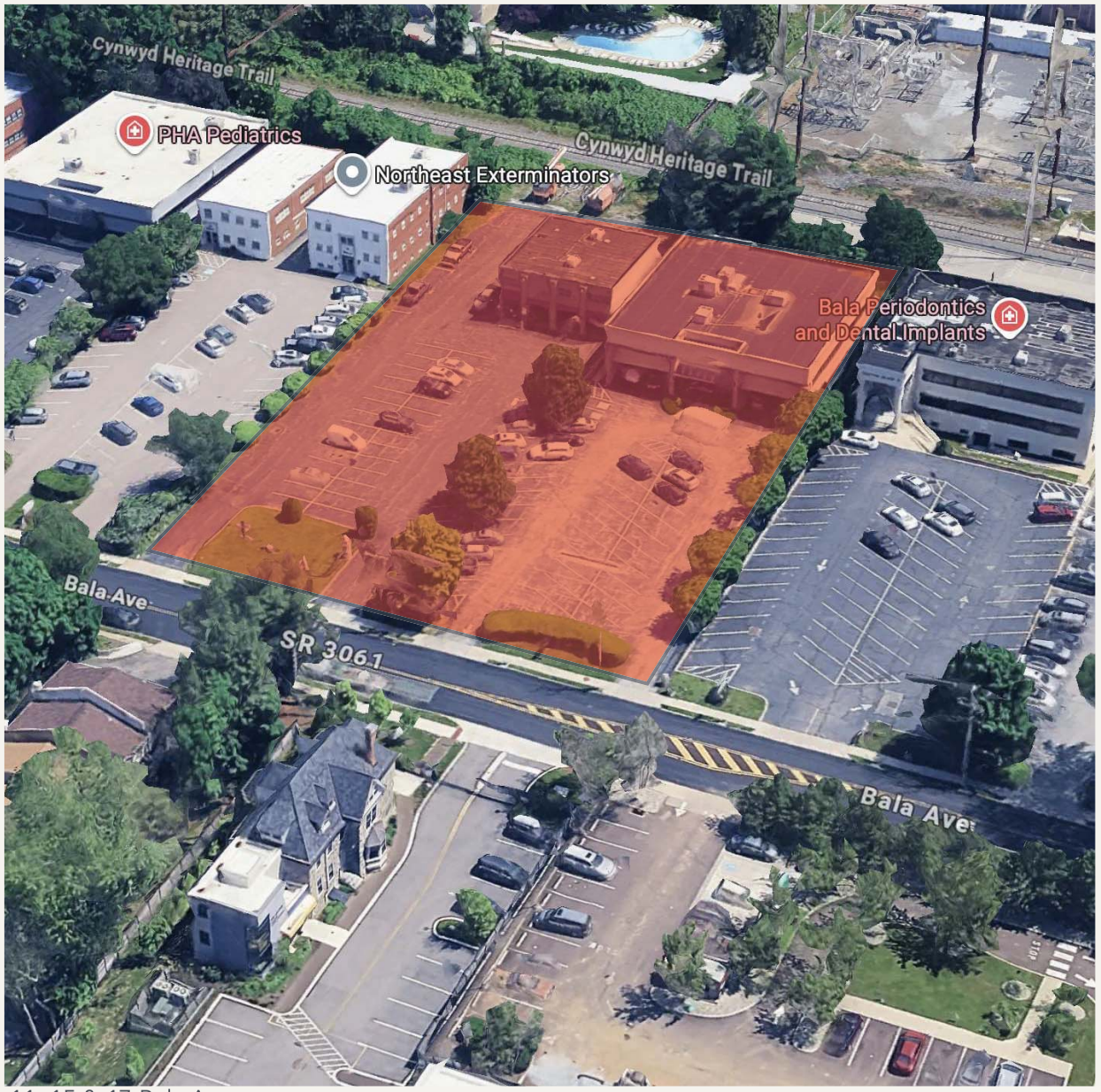




CURRENT CONDITIONS







11, 15 & 17 Bala Ave

SITE PLAN (11, 15 & 17 Bala Ave)





BALA ARCHITECTURE











INSPIRATIONAL RENDERINGS







STREET VIEW

Our vision is to thoughtfully transform underperforming office parcels into a beautiful townhome community inspired by the architectural character of Bala Cynwyd and the Main Line.





Rear Yard Setback Along the Railroad at 15 ft

Presently, zoning requires a 25 ft. RY setback where a structure backs to a residentially zoned lot, and a 0 ft RY setback where a structure does not back to a residentially zoned lot.



Buildings that don’t face a street face a pedestrian way.

Presently, the code requires that all building entries, windows etc to face the street.



When a common driveway is provided or straddling a property no landscape buffer is required.

Presently, the code requires a landscape buffer at the property line.

Code calls for shared driveways wherever feasible. It's not feasible do a shared driveway with a landscape buffer.

This amendment will promote the use of shared driveways which reduces curb cuts, pedestrian vehicle conflicts at sidewalks and promotes a general reduction in the number of driveways.



Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 155, ZONING, ZONING MAP AMENDMENT - 1850 SPRING MILL ROAD & 1950 SPRING MILL ROAD, GLADWYNE, WARD 2, Z-26-004**

Consider a request to amend the Township Code and whether to recommend 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 official Zoning Map of the Township Of Lower Merion, by changing from LDR1 District to Institutional Nature Preserve certain property being acquired by the Riverbend Environmental Education Center, owner of 1950 Spring Mill Road, and by changing from Institutional Nature Preserve to LDR1 District certain property being acquired by William V. Williams And Lorraine M. Williams, owners of 1850 Spring Mill Road.

PUBLIC COMMENT

ATTACHMENT(S):
Issues Briefing - Riverbend
Ordinance - Rezoning - Riverbend - 1850-1950 Spring Mill
Issues Memo Z-26-004 - Riverbend
Williams-Riverbend Joint Petition

TOWNSHIP OF LOWER MERION

Building & Committee

Issue Briefing

Topic: Authorization to Advertise Proposed Ordinance - Chapter 155, Zoning, Zoning Map Amendment - 1850 Spring Mill Road & 1950 Spring Mill Road, Gladwyne, Ward 2, Z-26-004

Prepared By: Charlie Doyle, Assistant Director, Building & Planning

Date: September 11, 2026

I. Action To Be Considered By The Board:

Authorizing the Township Secretary to advertise a public hearing and notice of intent to adopt an ordinance to amend the official Zoning Map of the Township Of Lower Merion, by changing from LDR1 District to Institutional Nature Preserve certain property being acquired by the Riverbend Environmental Education Center, owner of 1950 Spring Mill Road, and by changing from Institutional Nature Preserve to LDR1 District certain property being acquired by William V. Williams And Lorraine M. Williams, owners of 1850 Spring Mill Road.

II. Why This Issue Requires Board Consideration:

Authorization for the Township Secretary to advertise a proposed zoning code amendment and notice of intent to adopt an ordinance requires approval by the Board of Commissioners.

III. Current Policy Or Practice (If Applicable):

The proposed zoning map amendment was submitted by the co-applicants William and Lorraine Williams, owners and applicants for the property located at 1850 Spring Mill Road, and Riverbend Environmental Education Center Inc., owner and applicant for the property located at 1950 Spring Mill Road.

The proposal was submitted under Chapter 155 Section XI 3(B) which provides for citizens to petition for a zoning change. Under Chapter 155 Section XI Zoning Amendments, the Board of Commissioners is under no obligation or timing requirement to review a citizen’s petition for a zoning change. The Board of Commissioners may choose whether or not to discuss or consider the advertisement of a public hearing and notice of intent to adopt the proposed ordinance change. The Board of Commissioners may also modify the request as a result of the public review process.

At this stage, the Building and Planning Committee is requested to review the proposed amendments and to consider authorizing the advertisement of a public hearing and notice of intent to adopt for the proposed amendments at a public hearing.

IV. Other Relevant Background Information:

The application was reviewed for recommendation by the Township Planning Commission at a meeting held on September 9, 2026. The entire application included three separate agenda items collectively related to 1850 Spring Mill Road (LDR1 Zoning District) & 1950 Spring Mill Road, Riverbend Environmental Education Center, (IN Zoning District & HRI Class II Resource).

The proposal included a .41-acre land exchange between the two properties, which necessitated a zoning map change for consistency of existing uses. Concurrently, the owner of 1850 Spring Mill Road has proposed an associated second stage plan to develop a single-family residential home on their property.

The Planning Commission items included the following:

- Preliminary lot line change plan (discussion only)
- Petition for zoning map amendment
- Second stage plan (discussion only)

Two of the three items, both the preliminary lot line change and second stage plan, were for Planning Commission discussion consideration only and are anticipated to be brought for action at the October 5, 2026, meeting. The petition for zoning map amendment, however, was formally included as an action item requiring a motion from the Planning Commission.

Township staff recognizes the proposed Zoning Map Amendment is consistent with the Comprehensive Plan. Several sections of the Comprehensive Plan promote and protect natural and historic resources. Institutional Nature Preserves play an important role in the Township's open space and recreational system. Two of the Goals of the Comprehensive Plan for institutional land uses is to "develop strategies for the preservation and enhancement of historic, cultural, and educational resources which are a defining element of Lower Merion Township" and "explore creative techniques to allow institutions to evolve while maintaining protections of the surrounding residences.

The proposed Zoning Map Amendment, which would expand the Institutional Nature Preserve Zoning District to include the exchanged land, is consistent with these goals by supporting the vision and goals of the Riverbend Environmental Education Center while preserving and enhancing an important environmental, cultural, and historic resource within the Township.

Planning Commissioners unanimously approved the petition for zoning map amendment at the September 9, 2026, meeting. The submitted petition application was prepared by the applicant, pursuant to the ordinance amendment, which the Township solicitor is preparing for acceptable condition of consideration by the Building & Planning Committee at its upcoming September 16, 2026, meeting for recommendation to authorize its advertisement.

V. Impact On Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation:

Staff recommends that the Building and Planning Committee authorize the advertisement of the proposed petition to amend the Lower Merion Township Zoning Code and Zoning Map for adoption as presented.

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Official Zoning Map Of The Township Of Lower Merion, By Changing From LDR1 District To Institutional Nature Preserve Certain Property Being Acquired By The Riverbend Environmental Education Center, Owner Of 1950 Spring Mill Road, And By Changing From Institutional Nature Preserve To LDR1 District Certain Property Being Acquired By William V. Williams And Lorraine M. Williams, Owners Of 1850 Spring Mill Road.

WHEREAS, Lower Merion Township Board of Commissioners has received the joint petition of, Riverbend Environmental Education Center, Inc, owner of 1950 Spring Mill Road in the Institutional Nature Preserve District and William V. Williams and Lorraine M. Williams, owners of the adjoining property at 1850 Spring Mill Road, in the LDR1 District; and

WHEREAS, Williams and Riverbend have filed Preliminary Lot Line Change Application No. 3935LLC proposing an exchange of land between their adjoining properties, the said Application referencing that certain Preliminary Lot Line Change Plan prepared by Site Engineering Concepts, LLC dated June 12, 2026, (the "Plan") which application has been preliminarily approved by the Board of Commissioners; and

WHEREAS, the owners' petition requests the Board to amend the Official Zoning Map so that the zoning district boundary corresponds with the property boundary established by the Lot Line Change Plan when approved; and

WHEREAS, the Board finds that the amendment promotes orderly planning by maintaining consistency between the Official Zoning Map and the property boundaries established by the approved subdivision.

NOW THEREFORE, the Board of Commissioners of the Township of Lower Merion does hereby enact and ordain:

Section 1. The Official Zoning Map of the Township of Lower Merion is amended by changing the zoning classification of the parcel being acquired by the Riverbend Environmental Education Center from LDR1 Low Density Residential to Institutional Nature Preserve, that parcel being described as follows:

Beginning at the angle point the in the title line of Spring Mill Road (variable width right of way) as shown on the Plan as additional lands to parcel 1, from said point of beginning running, thence;

1. South 58 degrees 20 minutes 03 seconds west, a distance of 119.56 feet;
2. Thence north 11 degrees 22 minutes 15 seconds west, a distance of 238.92 feet;
3. Thence south 65 degrees 44 minutes 57 seconds east, a distance of 197.03 feet;
4. Thence south 18 degrees 46 minutes 33 seconds west, a distance of 95.63 feet, to the point and place of beginning

Containing an area of 22,774 square feet or 0.523 acres

Section 2. The Official Zoning Map of the Township of Lower Merion is amended by changing the zoning classification of the parcel being acquired by William V. Williams and Lorraine M. Williams from Institutional Nature Preserve to LDR1 Low Density Residential, that parcel being described as follows:

Beginning at a point on the division line between parcel one and parcel two as shown on the Plan as additional lands to parcel 2, said point being the follow two bearings and distances from the angle point the in the title line of Spring Mill Road (variable width right of way), north 18 degrees 46 minutes 33 seconds east a distance of 95.63 feet, thence, north 65 degrees 44 minutes 57 seconds west, a distance of 197.03 feet, to the point of beginning running, thence;

1. Thence north 65 degrees 44 minutes 57 seconds west, a distance of 182.95 feet;
2. Thence north 24 degrees 27 minutes 57 seconds west, a distance of 157.01 feet;
3. Thence north 38 degrees 56 minutes 03 seconds east, a distance of 51.84 feet;
4. Thence south 37 degrees 38 minutes 19 seconds east, a distance of 326.29 feet, to the point and place of beginning.

Containing an area of 17,703 square feet or 0.406 acres

Section 3 This Ordinance shall take effect and be in force only upon recording of the Final Lot Line Change Plan approved in Application No. 3935LLC. If the approved plan is not recorded, this Ordinance shall be of no force or effect. Otherwise it shall be in effect 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

Staff Report *Agenda item #3*

Meeting Date: *September 8, 2026*

TO: **Planning Commission Members**

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

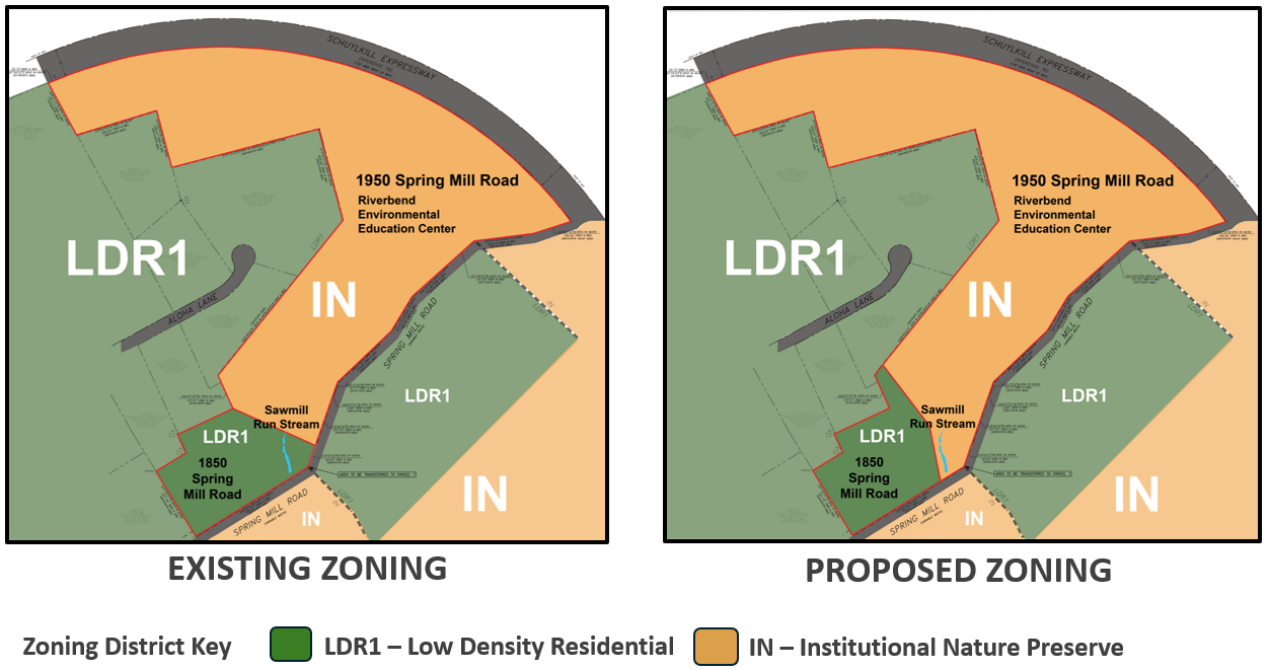
SUBJECT: **Petition to Amend the Township Zoning Map – 1850 Spring Mill Road (LDR1 Zoning District) & 1950 Spring Mill Road, Riverbend Environmental Education Center, (IN Zoning District & HRI Class II Resource), Gladwyne, Ward 2, Application No. Z-26-004**

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 a Zoning Map Amendment to facilitate the equal exchange of approximately 0.41 acres (17,702 square feet) of undeveloped land between the two properties.

To facilitate the land exchange, the petitioners request the following amendment to the Official Township Zoning Map which will follow the requested Lot Line Change Application:

- Portion of 1850 Spring Mill Road proposed to be conveyed to Riverbend is rezoned from (LDR1) Low Density Residential to (IN) Institutional Nature Preserve.
- Portion of 1950 Spring Mill Road proposed to be conveyed to the Williams is rezoned from (IN) Institutional Nature Preserve to (LDR1) Low Density Residential.



As a result of the lot line change, the Sawmill Run stream will be located entirely on the Riverbend property, allowing Riverbend to continue using the stream for environmental education and recreational programming.

The requested amendment will not alter the text of the Township Zoning Code or increase the development potential of either property. The amendment simply relocates the zoning district boundaries so that they follow the proposed parcel boundaries created if the Preliminary Lot Line change plan is approved.

Potential Impact of Lot Line Change and/or Rezoning:

Staff notes that the requested Zoning Map Amendment is intended solely to implement the proposed Preliminary Lot Line Change Plan. If the Board of Commissioners approves the Zoning Map Amendment petition, the amendment to the Official Township Zoning Map shall become effective only upon the recording of the Final Lot Line Change Plan approved by the Township under Application No. 3935LLC. If the Final Lot Line Change Plan is not recorded with Montgomery County Recorder of Deeds within five years, the Zoning Map Amendment shall not take effect.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The proposed Zoning Map Amendment is consistent with the Comprehensive Plan. Several sections of the Comprehensive Plan promote and protect natural and historic resources. Institutional Nature Preserves play an important role in the Township's open space and recreational system. Two of the Goals of the Comprehensive Plan for institutional land uses is to "develop strategies for the preservation and enhancement of historic, cultural, and educational resources which are a defining element of Lower Merion Township" and "explore creative techniques to allow institutions to evolve while maintaining protections of the surrounding residences. The proposed Zoning Map Amendment, which would expand the Institutional Nature Preserve Zoning District to include the exchanged land, is consistent with these goals by supporting the vision and goals of the Riverbend Environmental Education Center while preserving and enhancing an important environmental, cultural, and historic resource within the Township.

STANDARDS FOR MAP REZONING AMENDMENTS CODE §155-11.3.E.(2):

§155-11.3.E.(2) Standards for text or rezoning amendments. In deciding whether to adopt or deny any proposed amendment, or to adopt some modification of the Planning Commission's recommendation, the Board of Commissioners shall consider, among other factors, the following:

(a) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time;

(b) Whether the proposed amendment is compatible with current and projected conditions and the overall character of development in the immediate vicinity of the subject property;

(c) Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted; and

(d) Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction.

Township Response:

The applicant's request satisfies the standards for a zoning code map amendment and staff recommends the adoption of the proposed ordinance.

MEETING TIMELINE:

→	**Tuesday, September 8, 2026**	**Planning Commission**	**Review Petition to Amend the Township Zoning Map**
UPCOMMING	Wednesday, September 16, 2026	Building & Planning Committee Special Board of Commissioners Meeting	Authorization to Advertise the Petition to Amend the Township Zoning Map
	Wednesday, October 21, 2026	Board of Commissioners Meeting	Public Hearing-Zoning Map Change

PLANNING COMMISSION ACTIONS & STAFF RECOMMENDATIONS:

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

- A recommendation on the requested Application.

FROMHOLD ADAMS & JUN

ATTORNEYS AT LAW

Fred B. Fromhold
David R. Adams*
Ji Min Jun*
*Also admitted in New Jersey

July 15, 2026

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

RE: Joint Petition to Amend the Official Zoning Map
1850 Spring Mill Road -William V. Williams and Lorraine M. Williams
1950 Spring Mill Road – Riverbend Environmental Education Center, Inc.
Preliminary Lot Line Change Application No. 3935LLC
Second State Plan Application No. 3936SS
Our File: 7355.001

Dear Chris:

Enclosed for filing on behalf of William V. Williams and Lorraine M. Williams ("Williams") and Riverbend Environmental Education Center, Inc. ("Riverbend") is a Joint Petition requesting an amendment to the Official Zoning Map of Lower Merion Township.

As you know, Williams and Riverbend presently have pending Preliminary Lot Line Change Application No. 3935LLC, together with Williams' related Second Stage Plan Application No. 3936SS. During the Township's review of those applications, Township staff suggested that Petitioners submit a petition requesting corresponding amendments to the Official Zoning Map so that, following approval and recording of the proposed Lot Line Change Plan, the zoning district boundary will continue to correspond with the adjusted property boundary.

The requested amendment does not seek to modify the Township's land use policies, amend the text of the Zoning Code, or expand either the LDR1 Low Density Residential District or the Institutional Nature Preserve. Rather, it is intended solely to maintain consistency between the Official Zoning Map and the property boundaries established by the approved Lot Line Change Plan.

For ease of review, we have enclosed the Petition and a proposed ordinance, the required application materials, and supporting exhibits. We understand that no Township filing fee is required in connection with this submission. Please let us know if the Township would like any additional information or revisions that would facilitate its review.

Thank you for your continued assistance and cooperation. We appreciate the thoughtful guidance provided by you, Angela Forney, and the Township staff throughout the review of these applications.

Very truly yours,

FRED B. FROMHOLD

Enclosures

cc: William T. Dion, Esquire
William V. Williams and Lorraine M. Williams
Riverbend Environmental Education Center, Inc.
SITE Engineering Concepts

N:\Documents\7355\001\Ltr-Leswing (07.013.2026).docx

BEFORE THE BOARD OF COMMISSIONERS OF LOWER MERION TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

IN RE:

JOINT PETITION TO AMEND THE OFFICIAL ZONING MAP OF LOWER MERION TOWNSHIP TO CORRESPOND WITH PRELIMINARY LOT LINE CHANGE APPLICATION NO. 3935LLC

William V. Williams and Lorraine M. Williams ("Williams"), owners of the property known as 1850 Spring Mill Road, Gladwyne, Pennsylvania, and Riverbend Environmental Education Center, Inc. ("Riverbend"), owner of the adjoining property known as 1950 Spring Mill Road, Gladwyne, Pennsylvania, by and through their respective undersigned counsel, petition the Board of Commissioners of Lower Merion Township ("Board") pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.*, and Chapter 155 of the Code of Lower Merion Township to amend the Official Zoning Map of the Township and, in support thereof, respectfully state as follows:

Background

1. Williams own approximately 4.5 acres of land located at 1850 Spring Mill Road, Gladwyne, Montgomery County, Pennsylvania being tax parcel 40-00-56664-50 (the "Williams Property"). The Williams Property is located within the Township's **LDR1 – Low Density Residential Zoning District**

2. Riverbend owns the adjoining property at 1950 Spring Mill Road, Gladwyne, Montgomery County, Pennsylvania being tax parcel 40-00-56676-25-4 (the "Riverbend Property"), consisting of approximately 30.5 acres. The Riverbend Property is located within the Township's **Institutional Nature Preserve Zoning District** and contains a designated Class II Historic Resource.

3. The Williams Property and the Riverbend Property share a common property boundary, a portion of which follows Sawmill Run.

4. On June 23, 2026, Petitioners jointly filed with the Township a **Preliminary Lot Line Change Application**, designated **Application No. 3935LLC**, seeking approval of a mutually beneficial exchange of two small portions of land of between their respective properties. On the same date, Williams filed **Second Stage Plan Application No. 3936SS** seeking approval to construct a single-family residence and related improvements upon the Williams Property. Both applications have been accepted by the Township as complete and are presently proceeding through the Township's review process.

5. The proposed Lot Line Change provides for the exchange of small pieces of land with approximately **17,703 square feet** of land being transferred by Riverbend to Williams and 22,774 square feet being transferred by Williams to Riverbend. Riverbend will acquire the land

adjoining Sawmill Run in furtherance of its environmental education and conservation mission. Williams will acquire an area of adjoining woodland so that the Williams Property will continue to possess substantially the same residential development potential.

6. The proposed exchange is the result of a negotiated Land Exchange Agreement between Petitioners and is one component of a coordinated land planning proposal that includes both the pending Lot Line Change Application and the pending Second Stage Plan Application. The exchange will not increase the development potential of either property or materially alter the existing balance between residential and institutional land uses.

Purpose of this Petition

7. During review of the pending Lot Line Change Application, Township staff advised Petitioners that, because the proposed subdivision will adjust the common boundary between two existing zoning districts, Petitioners should submit a petition requesting a corresponding amendment to the Official Zoning Map so that the zoning district boundary will continue to coincide with the property boundary established by the approved subdivision.

The Requested Amendment

8. Petitioners request that the Official Zoning Map be amended so that the parcel described in **Exhibit A**, presently owned by Williams and proposed to be conveyed to Riverbend, shall thereafter be located within the **Institutional Nature Preserve District**, and that the parcel described in **Exhibit B**, presently owned by Riverbend and proposed to be conveyed to Williams, shall thereafter be located within the **LDR1 Low Density Residential District**.

9. The exchanged parcels are shown on the Preliminary Lot Line Change Plan submitted to the Township. Copies of the legal descriptions of the exchanged parcels are attached as **Exhibits A and B**.

10. Approval of the requested amendment will ensure that, following recording of the approved Lot Line Change Plan, each property will remain entirely within a single zoning district and that the Official Zoning Map will continue to correspond with the property boundaries reflected in the Township's land records.

11. The requested amendment will not amend the text of the Zoning Code or increase the development potential of either property. The amendment simply relocates the zoning district boundary so that it follows the adjusted property boundary created by the approved subdivision.

Planning Considerations

12. The requested amendment represents a logical and limited adjustment to the Official Zoning Map made necessary by the pending Lot Line Change Application. It is not a request to change the Township's legislative judgment regarding the appropriate location of residential and institutional uses. Rather, it preserves that judgment by ensuring that the zoning logically

corresponds with the ownership and use of the land affected after the approved subdivision is recorded.

13. The amendment also advances the respective objectives of the Petitioners. Riverbend will acquire ownership of additional land adjoining Sawmill Run that complements its environmental stewardship and educational mission. Williams will acquire an equivalent area of adjoining woodland that will become part of a single residential parcel. Because each exchanged parcel will thereafter become part of the property lying within the corresponding zoning district, the requested amendment maintains consistency between ownership, use, and zoning.

Consistency with the Municipalities Planning Code and Township Planning Objectives

14. The Pennsylvania Municipalities Planning Code authorizes municipalities to amend their zoning maps in furtherance of the public health, safety, morals, and general welfare. The requested amendment advances those objectives by preserving an orderly relationship between the Township's Official Zoning Map and its land records, eliminating potential uncertainty in the future administration of the Zoning Code, and facilitating implementation of an approved subdivision without altering the Township's underlying land use policies.

15. The requested amendment is likewise consistent with the planning objectives reflected in the Township's Comprehensive Plan and Zoning Code. It preserves the existing balance between residential and institutional land uses, maintains logical zoning district boundaries, and supports Riverbend's continued stewardship of environmentally sensitive lands adjoining Sawmill Run while preserving the reasonable residential use of the Williams Property.

Condition of Approval

16. Because the requested amendment is intended solely to implement the approved Lot Line Change Plan, Petitioners request that any ordinance adopted by the Board provide that the amendment to the Official Zoning Map shall become effective only upon the recording of the Final Lot Line Change Plan approved by the Township in Application No. 3935LLC. If the approved subdivision is not recorded, the amendment to the Official Zoning Map shall not become effective.

17. This condition ensures that the Township's Official Zoning Map will remain consistent with its land records at all times and confirms that the requested amendment is ancillary to, and dependent upon, the approved subdivision rather than an independent legislative change in land use policy.

Requested Relief

18. This Petition is submitted jointly by the owners of the properties affected by the proposed amendment. The requested action is limited to the exchanged parcels described in Exhibits A and B and will not alter the zoning classification or development rights applicable to any other property within the Township

.

19. Petitioners respectfully request that the Board of Commissioners refer this Petition to the Montgomery County Planning Commission and the Lower Merion Township Planning Commission as required by law, conduct such public hearing or hearings as may be appropriate, and thereafter adopt an ordinance substantially in the form attached as **Exhibit C**, amending the Official Zoning Map to reflect the exchanged parcels, with such amendment to become effective upon the recording of the Final Lot Line Change Plan approved in Application No. 3935LLC.

Respectfully submitted,

FROMHOLD ADAMS & JUN LLC

By: _____

Fred B. Fromhold, Esquire
Pennsylvania Attorney I.D. No. 18364
919 Conestoga Road, Bldg.3, Suite 211
Rosemont PA 19010
(610) 527-9100
ffromhold@fajattorneys.com
Attorney for Petitioners William V. Williams and Lorraine M. Williams

SILVERANG, ROSENZWEIG & HALTZMAN, LLC

By: _____

William T. Dion, Esquire
Woodlands Center
900 East Eighth Avenue, Suite 300
King of Prussia, PA 19406
(610) 264-0142
wdion@saddlawyers.com
Attorney for Petitioner Riverbend Environmental Education Center, Inc.

SITE SURVEYING, LLC

**METES AND BOUNDS FOR AREA TO BE TRANSFERRED TO PARCEL No. 1,
1850 & 1950 SPRING MILL ROAD, GRADWYNE, TOWNSHIP OF LOWER MERION,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA**

BEGINNING AT THE ANGLE POINT THE IN THE TITLE LINE OF SPRING MILL ROAD (VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON THE ATTACHED ADDITIONAL LANDS TO PARCEL 1 PLAN, FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. SOUTH 58 DEGREES 20 MINUTES 03 SECONDS WEST, A DISTANCE OF 119.56 FEET;
2. THENCE NORTH 11 DEGREES 22 MINUTES 15 SECONDS WEST, A DISTANCE OF 238.92 FEET;
3. THENCE SOUTH 65 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 197.03 FEET;
4. THENCE SOUTH 18 DEGREES 46 MINUTES 33 SECONDS WEST, A DISTANCE OF 95.63 FEET, TO THE POINT AND PLACE OF BEGINNING

CONTAINING AN AREA OF 22,774 SQUARE FEET OR 0.523 ACRES

THIS DESCRIPTION IS WRITTEN WITH THE REFERENCE TO A MAP ENTILITED "PRELIMINARY LOT LINE CHANGE PLAN" PREPARED FOR RIVERBEND ENVIRONMENTAL EDUCATION CENTER & LORRAINE AND WILLIAM WILLIAMS 1850 & 1950 SPRING MILL ROAD" DATED JUNE 12, 2026, PREPARED BY SITE ENGINEERING CONCEPTS, LLC., LLC.

P.O. Box 1992; Southeastern, PA 19399
P: 610.240.0450 F: 610.240.0451

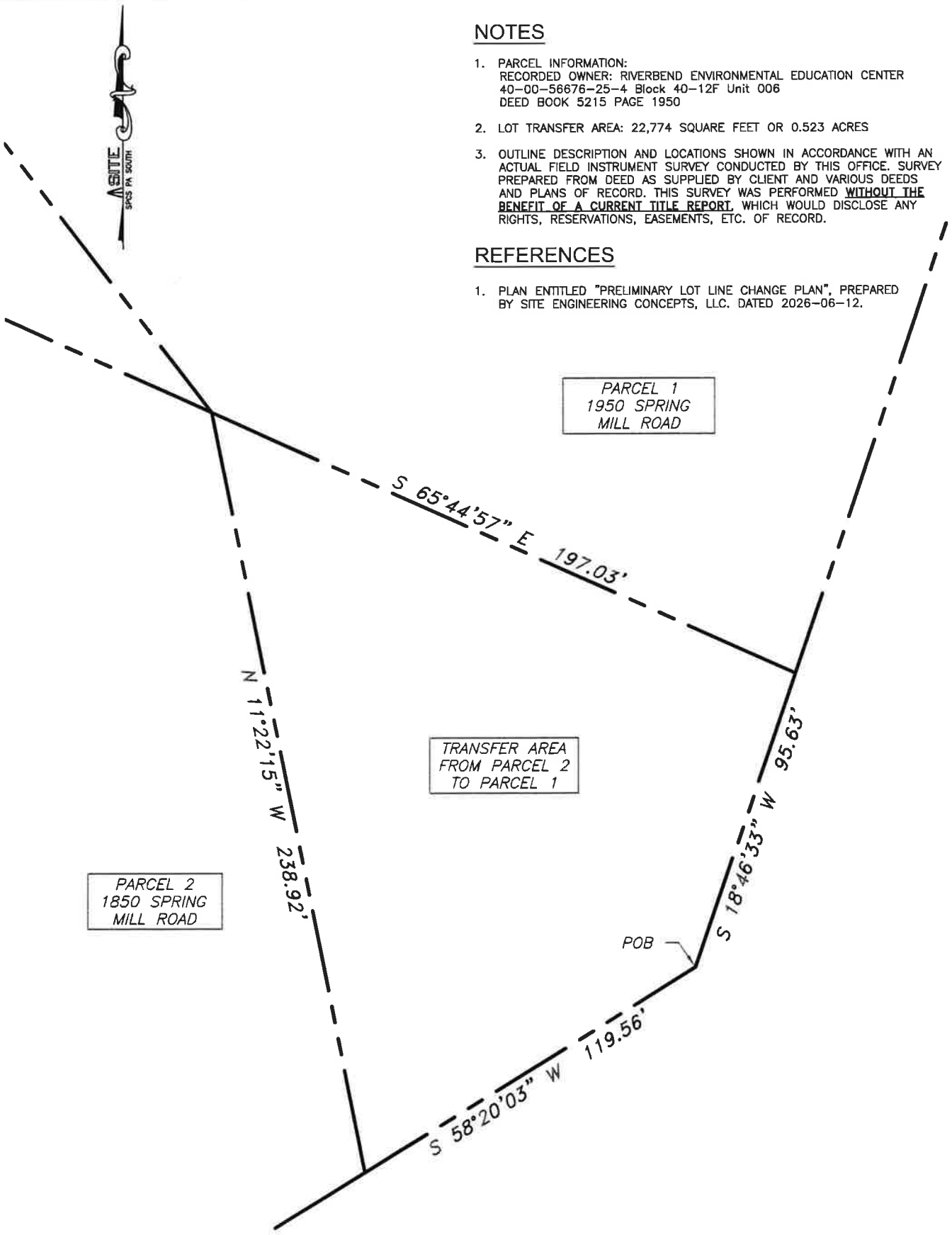
Exhibit A (page 1 of 2)

NOTES

1. PARCEL INFORMATION:
   RECORDED OWNER: RIVERBEND ENVIRONMENTAL EDUCATION CENTER
   40-00-56676-25-4 Block 40-12F Unit 006
   DEED BOOK 5215 PAGE 1950
2. LOT TRANSFER AREA: 22,774 SQUARE FEET OR 0.523 ACRES
3. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED BY THIS OFFICE. SURVEY PREPARED FROM DEED AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED **WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT**, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.

REFERENCES

1. PLAN ENTITLED "PRELIMINARY LOT LINE CHANGE PLAN", PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED 2026-06-12.



DATE 2026-07-07 SHEET 1 of 1 SCALE: 1" =40'	ADDITIONAL LANDS TO PARCEL 1	*RIVERBEND ENVIRONMENTAL EDU. CENTER & LORRAINE AND WILLIAM WILLIAMS* 1950 MONTGOMERY ROAD GLADWYNE, PA 19035 LOWER MERION TOWNSHIP MONTGOMERY COUNTY	*SITE ENGINEERING CONCEPTS, LLC* P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

Exhibit A (page 2 of 2)

SITE SURVEYING, LLC

**METES AND BOUNDS FOR AREA TO BE TRANSFERRED TO PARCEL No. 2,
1850 & 1950 SPRING MILL ROAD, GRADWYNE, TOWNSHIP OF LOWER MERION,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA**

BEGINNING AT A POINT ON THE DIVISION LINE BETWEEN PARCEL ONE AND PARCEL TWO AS SHOWN ON THE ATTACHED ADDITIONAL LANDS TO PARCEL 2 PLAN, SAID POINT BEING THE FOLLOW TWO BEARINGS AND DISTANCES FROM THE ANGLE POINT THE IN THE TITLE LINE OF SPRING MILL ROAD (VARIABLE WIDTH RIGHT OF WAY), NORTH 18 DEGREES 46 MINUTES 33 SECONDS EAST A DISTANCE OF 95.63 FEET, THENCE, NORTH 65 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 197.03 FEET, TO THE POINT OF BEGINNING RUNNING, THENCE;

1. THENCE NORTH 65 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 182.95 FEET;
2. THENCE NORTH 24 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 157.01 FEET;
3. THENCE NORTH 38 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 51.84 FEET;
4. THENCE SOUTH 37 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 326.29 FEET, TO THE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 17,703 SQUARE FEET OR 0.406 ACRES

THIS DESCRIPTION IS WRITTEN WITH THE REFERENCE TO A MAP ENTILITED "PRELIMINARY LOT LINE CHANGE PLAN" PREPARED FOR RIVERBEND ENVIRONMENTAL EDUCATION CENTER & LORRAINE AND WILLIAM WILLIAMS 1850 & 1950 SPRING MILL ROAD" DATED JUNE 12, 2026, PREPARED BY SITE ENGINEERING CONCEPTS, LLC., LLC.

P.O. Box 1992; Southeastern, PA 19399
P: 610.240.0450 F: 610.240.0451

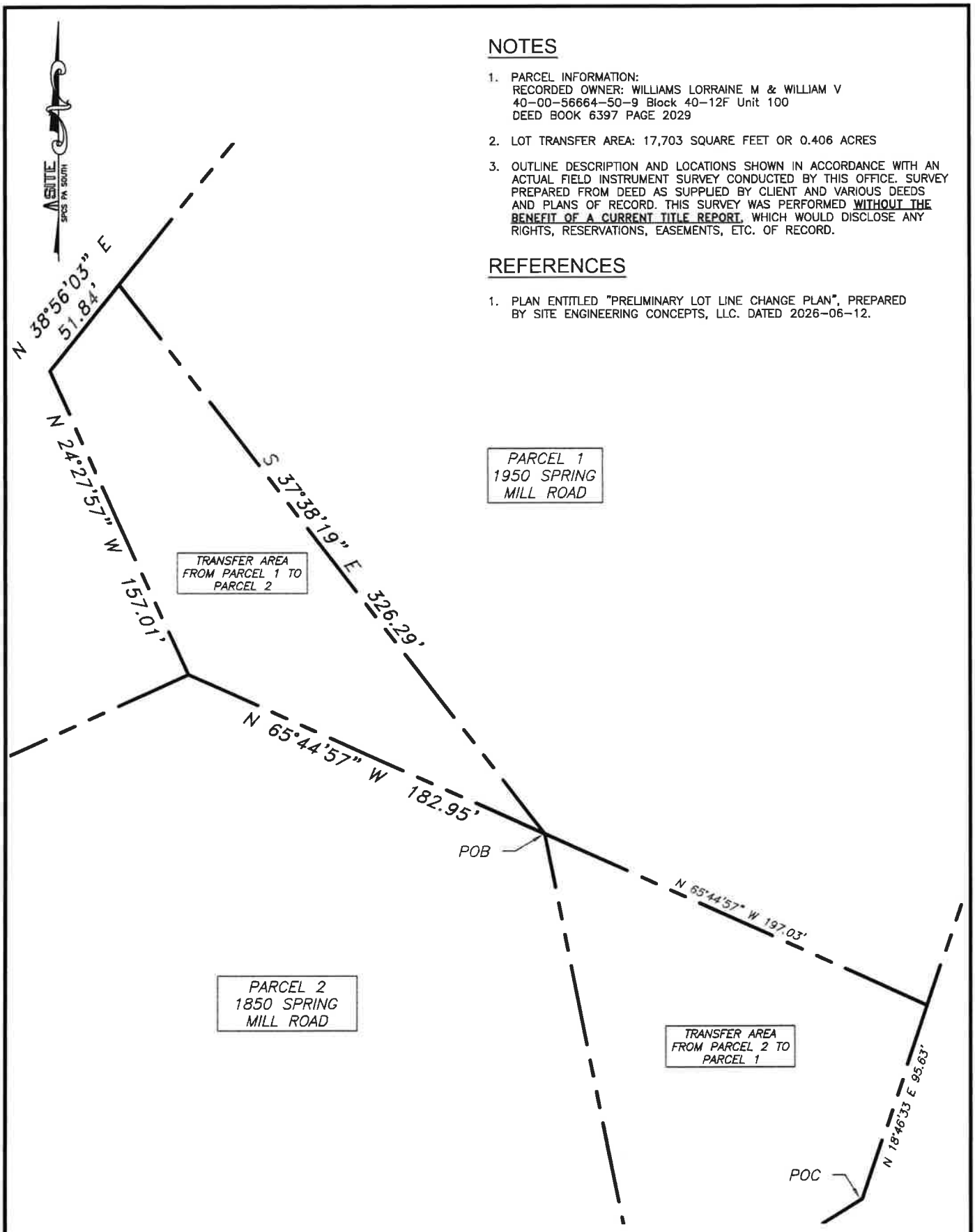
Exhibit B (page 1 of 2)

NOTES

1. PARCEL INFORMATION:
   RECORDED OWNER: WILLIAMS LORRAINE M & WILLIAM V
   40-00-56664-50-9 Block 40-12F Unit 100
   DEED BOOK 6397 PAGE 2029
2. LOT TRANSFER AREA: 17,703 SQUARE FEET OR 0.406 ACRES
3. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED BY THIS OFFICE. SURVEY PREPARED FROM DEED AS SUPPLIED BY CLIENT AND VARIOUS DEEDS AND PLANS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.

REFERENCES

1. PLAN ENTITLED "PRELIMINARY LOT LINE CHANGE PLAN", PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED 2026-06-12.



DATE 2026-07-07 SHEET 1 of 1 SCALE: 1" =60'	ADDITIONAL LANDS TO PARCEL 2	*RIVERBEND ENVIRONMENTAL EDU. CENTER & LORRAINE AND WILLIAM WILLIAMS* 1950 MONTGOMERY ROAD GLADWYNE, PA 19035 LOWER MERION TOWNSHIP MONTGOMERY COUNTY	*SITE ENGINEERING CONCEPTS, LLC* P.O. BOX 1992 SOUTHEASTERN, PA 19399

Exhibit B (page 2 of 2)

Proposed Ordinance

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF LOWER MERION TOWNSHIP TO CORRESPOND WITH AN APPROVED LOT LINE CHANGE.

WHEREAS, Williams and Riverbend have filed Preliminary Lot Line Change Application No. 3935LLC proposing an exchange of land between adjoining properties; and

WHEREAS, the owners have petitioned the Board to amend the Official Zoning Map so that the zoning district boundary corresponds with the property boundary established by the approved Lot Line Change Plan; and

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Official Zoning Map is amended by changing the zoning classification of the parcel described in Exhibit A from LDR1 Low Density Residential to Institutional Nature Preserve and changing the zoning classification of the parcel described in Exhibit B from Institutional Nature Preserve to LDR1 Low Density Residential.

Section 2. This Ordinance shall become effective only upon recording of the Final Lot Line Change Plan approved in Application No. 3935LLC. If the approved plan is not recorded, this Ordinance shall be of no force or effect.

Section 3. If any provision is held invalid, the remaining provisions shall remain in effect. All inconsistent ordinances are repealed to the extent of the inconsistency.

ENACTED this ___ day of _____, 2026.

BOARD OF COMMISSIONERS OF LOWER MERION TOWNSHIP

_____

President

ATTEST:

_____

Township Secretary

Exhibit C