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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

July 17, 2025

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

Re: MCPC #25-0130-001
Historic Resource Inventory Amendments
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on June 25, 2025. We forward this letter as a report of review and recommendations.

BACKGROUND

The proposed amendments will amend the list of structures and objects listed on the township's Historic Resource Inventory, Chapter A180 of the Township Code. Section A180-1.(A) is proposed to be amended generally as follows:

- To change the designation of two historic resources and several historic objects from Class 2 to Class 1
- To add 468 Rockland Avenue as a new Class 2 resource
- To add several historic objects as new Class 1 resources
- To remove several resources that were determined to be either demolished, previously removed, or nonexistent parcels
- To correct the address of 215 Lippincott Avenue from 225 Lippincott Avenue



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposed zoning ordinance amendment to amend their Historic Resource Inventory. The Sustainable Places Element of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision* calls for continued cooperation to preserve historic properties and landscapes. We commend the township for working to expand their historic preservation activities.

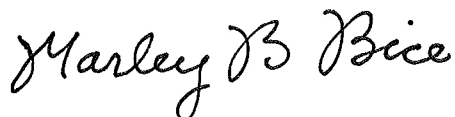
CONCLUSION

The Montgomery County Planning Commission supports the proposed zoning ordinance amendments without comment as we have not identified any significant issues.

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

Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Ernie B. McNeely, Twp. Manager
Brandon Ford, Asst. Twp. Manager
Jody Kelley, Twp. Secretary
Gilbert P. High, Jr., Esq., Twp. Solicitor
Joseph Mastronardo, P.E., Twp. Engineer
Charles Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
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Sarah Carley, Twp. Planner
Hope Viviani, Twp. Planning Technician