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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

November 13, 2017

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

Re: MCPC #17-0241-001  
Plan Name: Merion Cricket Club  
(1 lot/21,949 sq. ft. on approximately 18.23 acres)  
Situate: Montgomery Avenue (E); Grays Lane (S)  
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 10, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant, The Merion Cricket Club, proposes to consolidate 15 properties located on an area of land bounded by West Montgomery Avenue, Grays Lane, Elbow Lane, and Cheswold Lane, to create a single lot with an area of approximately 18.23 acres. Seven existing residential structures are proposed to be demolished and four existing residential structures are shown as remaining. Approximately five acres of land on the eastern portion of the combined lot is proposed to be redeveloped as part of an expansion of the existing Merion Cricket Club.

Site improvements shown at this time as part of the proposed redevelopment of the site include:

- Relocation of four existing tennis courts
- New outdoor pool with pool pavilion, locker building, and food and beverage building
- Two new maintenance buildings



- New paddle tennis building; reconfiguration and addition of one paddle tennis court
- New open-air garden pavilion and greenhouse
- Expand squash area of existing main building
- Construct 84 new surface parking spaces and remove 14 existing parking spaces
- New internal pedestrian circulation pathways, retaining walls, and landscaping

The applicant has also submitted a conditional use application to exceed the impervious cover limits. The properties are located partially in the Township's R2 – Residence and R7 – Residence zoning districts.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

## REVIEW COMMENTS

### NEIGHBORHOOD CHARACTER

The proposed site plan on Sheet 05 shows that four of the existing residential structures are proposed to remain as part of the redevelopment of the site. The future use of the individual structures shown to remain is unclear. More information from the applicant regarding the proposed use and any proposed improvements to the existing structures would be helpful in evaluating the overall impact of the project on the established surrounding neighborhood.

### PEDESTRIAN CIRCULATION

Section 135-28.A. of the Township's Subdivision and Land Development Ordinance requires that sidewalks be provided along heavily traveled streets, or where the Board of Commissioners determines that sidewalks are needed for the public's safety and convenience. It appears that there are currently no sidewalks along the Grays Lane, Elbow Lane, and Cheswold Lane frontages of the combined site.

The Circulation Element of the Township's Comprehensive Plan, adopted in January 2016, includes the recommendation to "implement the prioritized plan for bicycle and pedestrian improvements to create a complete network around schools, community facilities, public transportation nodes, and commercial centers." This site's close proximity to the Haverford Train Station and commercial destinations along Lancaster Avenue suggests that increasing the sidewalk network in this neighborhood would be beneficial to the community.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to consolidate 15 properties and redevelop a portion of the site as part of an expansion of the existing Merion Cricket Club; however, we

feel that sidewalks should be constructed along all public street frontages as part of this development due to the site's close proximity to transit and commercial destinations within the community.

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 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.

Sincerely,

A handwritten signature in black ink that reads "Marley B Bice". The signature is written in a cursive, flowing style.

Marley Bice, AICP, Senior Planner  
610-278-3740 – [mbice@montcopa.org](mailto:mbice@montcopa.org)

c: The Merion Cricket Club c/o Caleb Tindall, Applicant  
Site Engineering Concepts, LLC, Applicant's Engineer  
Gilbert P. High, Jr., Esq., Twp. Solicitor  
Ernie B. McNeely, Twp. Manager  
Edward P. Pluciennik, P.E., Twp. Engineer

Attachment A: Reduced Copy of Applicant's Site Plan  
Attachment B: Aerial Image of Site







Merion Cricket Club  
170241001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19404-0311  
(p) 610.278.3722 • (f) 610.278.3941  
[www.montcopa.org/planning](http://www.montcopa.org/planning)  
Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission

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