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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

April 30, 2018

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

Re: MCPC #13-0068-005
Plan Name: 1401 Morris Avenue & 1300 Mt. Pleasant Road
(2 lots on approximately 19 acres)
Situate: Spring Mill Road (north)/Morris Avenue (east)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 6, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, David Hoffman, proposes to subdivide the 19-acre site into two parcels. An existing house is proposed to remain as a single-family detached home on Parcel A with an area of 1.67 acres. The remaining 4.96 acres (Parcel B) is proposed to be transferred to 1300 Mt. Pleasant Road (Parcel C) for a new area of 18.86 acres. The combined Parcels B and C are proposed to be preserved as open space through a conservation easement with the Lower Merion Conservancy.

The property is located in the Township's RA – Residence Zoning District. The provisions of the Open Space Preservation Overlay District apply to the site because it is greater than 5 acres in size. However, it is our understanding that the applicant has submitted a conditional use request to develop to the underlying



residential zoning rather than the Open Space Preservation District. A previous proposal for this property was reviewed with a letter dated June 30, 2015.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the proposed lot line change without comment as we have not identified any significant issues.

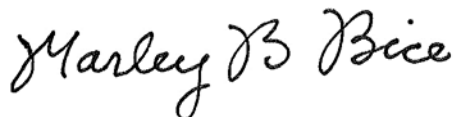
CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission supports the proposed lot line change 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 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 tour 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,



Marley Bice, AICP, Principal Planner
610-278-3740 – mbice@montcopa.org

c: George Broseman, Applicant's Representative
Momenec, Inc., 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 Plans
Attachment B: Aerial Image of Site





1401 Morris Avenue &
1300 Mt. Pleasant Road
15-0114-002

Montgomery
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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission