



**KLEHR HARRISON  
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**RECEIVED**

OCT 30 2019

Building & Planning Dept.

October 30, 2019

***VIA HAND DELIVERY***

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

**Re: 1800 W. Montgomery Avenue & 1835 County Line Road – LD #3833  
Tentative Sketch Plan Application**

Dear Mr. Leswing:

My office represents Lower Merion School District (the "School District") in connection with the pending Tentative Sketch Plan Application – LD #3833 (the "Application") for property located at 1800 W. Montgomery Avenue & 1835 County Line Road (the "Property"). The Township originally submitted the Application to the Township on April 15, 2019 and supplemented the Application on June 14, 2019 and August 23, 2019. In connection therewith, we hereby submit to you the following supplemental items in connection with the Application:

- Nine (9) 11 x 17 Tentative Sketch Plan sets prepared by Chester Valley Engineers, Inc. dated April 15, 2019, last revised October 30, 2019 (3 sheets);
- Three (3) 24 x 36 Tentative Sketch Plan sets prepared by Chester Valley Engineers, Inc. dated April 15, 2019, last revised October 30, 2019 (3 sheets);
- One (1) USB flash drive containing an electronic copy of the Tentative Sketch Plan set prepared by Chester Valley Engineers, Inc. dated April 15, 2019, last revised October 30, 2019 (3 sheets)
- One (1) copy of proposed Chapter 105 Water Obstructions and Encroachment General Permit Application; and
- One (1) copy of Historical Commission meeting minutes from September 23, 2019

As you are aware, this Application was originally reviewed by the Lower Merion Township Planning Commission on September 9, 2019, who recommended conditional approval of the Application. The Application was then reviewed by the Building & Planning Committee of the Lower Merion Township Board of Commissioners on September 11, 2019, who recommended denial of the Application and cited the following defects: (1) The plan does not show a sidewalk along County Line Road which

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does not comply with Section 135-28.A of the Subdivision & Land Development Code; (2) The applicant did not submit the Historical Resource Impact Study in time to obtain Historical Commission review comments as part of the Tentative Sketch Plan review which does not comply with Section 135-7.C of the Subdivision & Land Development Code; and (3) The proposed development disturbs slopes that are greater than 25%, does not minimize disturbance to slopes that are greater than 15%, and does not comply with §101-5.C.1 & 2 of the Natural Features Code. The Application was then considered by the Lower Merion Township Board of Commissioners on September 18, 2019, who remanded to Application back to the Building & Planning Committee for further consideration.

Since the September 18, 2019 meeting of the Board of Commissioners, the School District has taken the following steps to address the alleged plan deficiencies identified by the Building & Planning Committee in recommending denial of the Application:

- Sidewalks along County Line Road – The October 30, 2019 revision of the Tentative Sketch Plan prepared by Chester Valley Engineers, Inc., which is being submitted contemporaneously herewith, shows a five (5) foot wide sidewalk along County Line Road. It should be noted that a portion of the proposed sidewalk along County Line Road is located within existing wetlands and will require Pennsylvania Department of Environmental Protection (the “PADEP”) approval. School District and Township officials previously met with PADEP officials in the context of a pre-application meeting for sidewalks along County Line Road. In furtherance thereof, the School District is prepared to submit the enclosed Chapter 105 Water Obstructions and Encroachment General Permit Application to PADEP for the proposed sidewalks along the County Line Road frontage of the Property and hereby solicits any feedback from the Township in that regard. The School District requests that the installation of such sidewalks be conditioned upon the receipt of the necessary approvals from PADEP and that such sidewalks may be removed and/or deferred in the event that PADEP does not grant the necessary approvals.
- Historical Commission Review – The School District submitted a Historic Resource Impact Study prepared by Commonwealth Heritage Group, Inc. to the Township on August 23, 2019. The Historical Commission reviewed the Historic Resource Impact Study and provided comments and recommendations in connection therewith at its September 23, 2019 meeting. A copy of the Historical Commission meeting minutes from the September 23, 2019 meeting are enclosed herewith for your convenience.
- Steep Slopes – The School District previously submitted a Code Relief Request Form to the Township on August 23, 2019 seeking a partial waiver of Section 101-5.C.2 of the Natural Features Code to permit disturbance of the steep slopes as identified on the Tentative Sketch Plan prepared by Chester Valley Engineers,





Inc. The proposed disturbance to steep slopes area is *de minimis* in conjunction with the overall development of the Property. At the time of preliminary plan consideration, the School District will submit fully engineered plans that will show, *inter alia*, grading and stormwater management controls which will minimize any impact resulting from the disturbance of the steep slopes area.

In addition, the October 30, 2019 revision to the Tentative Sketch Plan prepared by Chester Valley Engineers, Inc. incorporates the following revisions, which were identified as recommended conditions of approval by the Lower Merion Township Planning Commission on September 11, 2019:

- Condition of Approval #3 – A note was added indicating that access from Stone Ridge Lane shall be gated and signage shall be provided indicating bus traffic only. Pedestrian and bicycle access will be permitted in the vicinity of this gate.
- Condition of Approval #4 – The plan was revised to provide a turnaround area on the site for passenger vehicles.
- Condition of Approval #6 – The plan was revised to eliminate dead-end parking aisles in the two surface parking lots.
- Condition of Approval #7 – As noted above, the plan was revised to provide five foot wide sidewalk along the full frontage of the Property along County Line Road.
- Condition of Approval #8 – The plan was revised to provide pedestrian access into the site from Stone Ridge Lane.
- Condition of Approval #10 – The plan was revised to provide a sidewalk along the full length of the driveway to County Line Road to facilitate pedestrian access into the site. Although this sidewalk is shown on the plan, it should be considered in conjunction with the sidewalk shown along County Line Road, which requires approval from PADEP. If the necessary approvals cannot be obtained from PADEP for the County Line Road sidewalk, the feasibility of this sidewalk should be re-evaluated.
- Condition of Approval #11 – The plan was revised to provide a sidewalk or path along Stone Ridge Lane on the frontage of the Property.
- Condition of Approval #13 – The plan was revised to preserve and minimize the impact to the 47 inch and 50 inch Quercus alba trees located to the southeast of the main house on 1835 County Line Road by shifting the parking spaces out of the driplines of the trees.



- Condition of Approval #19 – The plan was revised to provide the required buffer per Zoning Code Section 155-11.E.8. Planting details will be provided at the time of preliminary plan submission.
- Condition of Approval #45 – The plan was revised to remove the word “East” from the address of 1835 County Line Road.

We look forward to the Application, as supplemented, being reviewed and acted upon by the Building and Planning Committee on November 13 and the Board of Commissioners on November 20. We would be pleased to meet with Township staff prior to those meetings to answer any questions concerning the Application and to review any conditions Township staff might recommend for approval of the Application.

Very truly yours,

Matthew J. McHugh

MJM

Enclosure

cc: Carl Primavera, Esquire (via e-mail only)  
Fred Fromhold, Esquire (via e-mail only)  
Lower Merion School District