

TOWNSHIP OF LOWER MERION

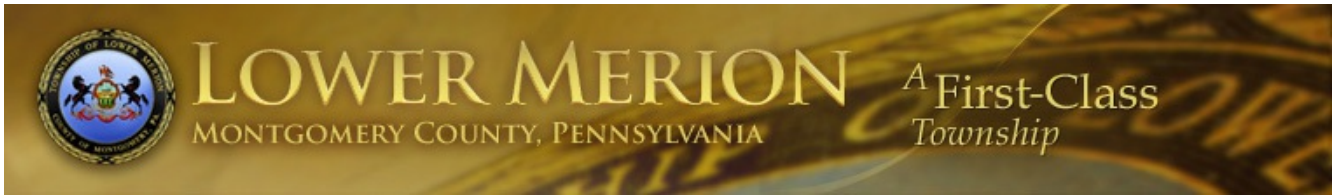
BUILDING AND PLANNING COMMITTEE

**Wednesday, July 31, 2024
7:15 PM (Approximately)**

Chairperson: Joshua Grimes
Vice Chairperson: Sean Whalen, Jeremiah Woodring

AGENDA

1. **WAIVER OF LAND DEVELOPMENT PLAN - 204 Lippincott Avenue, (DeBaptiste Funeral Homes, Inc.), Ardmore, Ward 4, LD# W-24-001**
2. **AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 12, ELECTORAL DISTRICTS - Reapportionment of Ward Populations**
3. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
4. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
5. **REAPPOINTMENT TO THE UNIFORM CONSTRUCTION CODE APPEALS BOARD**
6. **FOR INFORMATION ONLY - CODE AMENDMENT - CHAPTER 75, FAIR HOUSING - Student Rental Regulations**
7. **REAPPOINTMENT / APPOINTMENT TO THE HISTORICAL COMMISSION**



AGENDA ITEM INFORMATION

ITEM: WAIVER OF LAND DEVELOPMENT PLAN - 204 Lippincott Avenue, (DeBaptiste Funeral Homes, Inc.), Ardmore, Ward 4, LD# W-24-001

Consider for recommendation to the Board of Commissioners approval of a Waiver of Land Development Plan. The Plan shows construction of a 1,101 sq. ft., single-story addition to the rear of an existing 2-1/2 story funeral home.

In addition, the applicant requests the following waivers which were recommended for approval by the Planning Commission:

- (a) Subdivision & Land Development Code Section 135-3.5, to not provide a Tentative Sketch Plan.
- (b) Subdivision & Land Development Code Section 135-3.6, to not provide a Preliminary Land Development Plan.
- (c) Subdivision & Land Development Code Section 135-3.9, to not provide a Final Plan.

Expiration Date – N/A.....Zoning District – MDR1

Owners: Clifford & Lillian De Baptiste
Applicant: Town & Country Master Home Builders, Inc.
Applicant's Representative: Fred Fromhold, Esq.

On July 22, 2024 the Planning Commission recommended approval of the plan subject to the following conditions which shall be complied:

Township Engineer's Review:

1. The Township Engineer's review letter dated July 15, 2024, shall be incorporated by reference into these conditions of approval to the extent the same is not consistent with these conditions of approval.

Architectural Elevations/Site Design:

2. The proposed ADA building entrance/exit ramp shall be approved by the Building Codes Officer. Details on the plan shall be coordinated with the building permit plan. Final dimensions shall be approved by the Building and Planning Department.
3. Architect of record shall detail fire-rated separation (UL Listing) between different uses (S-1 to A-3, A-3 to B, and B to S-1).
4. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Permit Plan, including the proposed materials. The applicant shall provide a chart to demonstrate compliance with the Architectural Design Standards in Zoning Code Section 155-3.9.
5. The proposed building(s) shall be constructed substantially as shown on the fourteen (14) sheets of

architectural elevations prepared by Jack Burns, Architecture, dated February 29, 2024, last revised July 1, 2024, with the exception of any de minimis changes, including those mutually agreed to with Township staff.

6. The building height shall be verified by the Zoning Officer prior to issuance of any permits. The building height shall not exceed 35 feet from mean grade to the top of the roof ridge.

7. All signage shall be subject to a separate review for compliance with the Zoning Code by the Zoning Officer.

8. The HVAC/mechanical equipment shall be screened on all sides whether on the roof of the building or on the ground. If located on the roof, the screening shall be integrated into the architecture of the building to improve the appearance and better mitigate noise from the unit(s).

9. The existing and proposed mean grade of the structure shall be calculated and shown on the plan. The architectural plans shall be coordinated with and must comply with the grading proposed with this application.

Landscape Plan/Streetscape:

10. The applicant shall cut back the vegetation along the sidewalk and driveway apron so that the vegetation is no longer encroaching on the sidewalk and obstructing the view of vehicles entering and exiting the property.

11. All existing trees to remain shall be devined.

12. The Planting Plan shall be approved by the Planning Department and the Township Arborist.

13. A revised landscape plan complying with Natural Features Code Section 101-9 and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the permit.

14. The applicant shall provide native or non-invasive adapted plant species on the landscape plan.

15. Landscape improvements provided for this application shall be perpetually maintained in a healthy and/or sound condition in compliance with Natural Features Code Section 101-11. The applicant shall record a covenant on the property in a form acceptable to the Township Solicitor to guarantee this requirement. A draft covenant shall be submitted with the Permit Plan.

Access:

16. The proposed parking layout shall be provided on the plans and be coordinated with the architectural drawing set. Maneuverability diagrams, a zoning compliance table, and dimensions are required to demonstrate compliance with Township Standards.

17. The number of parking spaces required for the development shall be approved by the Zoning Officer.

Required Permits:

18. A driveway permit is required from the Public Works Department. The existing driveway shall be evaluated by the Traffic Safety Unit.

Construction:

19. The applicant shall conduct regular street cleaning of all roadways adjacent to active portions of the construction site. Staff shall have the right to order street cleaning more often if there is evidence of construction related debris in the roadway during the project.

20. The applicant shall document compliance with the notification requirements of the Federal Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and shall submit an Asbestos Abatement and Demolition/Renovation form to the Pennsylvania Department of Environmental Protection and the EPA at least 10 days prior to commencing demolition. Copies of these documents shall be provided to the Township prior to the issuance of a building permit.

21. The applicant shall submit a demolition plan with the Permit Plans submission. The demolition plan shall indicate how dust and other air particles will be controlled, the procedure for demolishing the buildings and how the demolished building materials will be removed from the site. If asbestos or any other regulated hazardous material exists within the building, it shall be removed and certifications to that effect shall be filed with the Pennsylvania Department of Environmental Protection. Notice of demolition shall be provided by posting of the site at least seven days in advance of the proposed demolition.

22. During demolition of the existing structures the applicant shall ensure that the contractor takes appropriate measures to minimize dust at all times during active demolition. Multiple hoses and/or a water truck shall be provided on site to continually spray the building during demolition. The demolition plan shall include the specific water measures to be used to reduce the dust during demolition.

23. The applicant shall submit a parking plan with the Permit Plans submission detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits.

24. All construction-related vehicles shall be parked on site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes personal vehicles operated by construction workers or vehicles operated for construction workers, material suppliers, product vendors, and all construction trades engaged in the project.

Utilities:

25. The location of all transformers and utility boxes shall be shown on the Permit Plans submission. Additional utility improvements resulting in material changes to approved plan including but not limited to the loss of required parking, changes to circulation patterns or the alteration of the quantity or location of proposed landscaping shall require an amendment to the approved plan.

Lighting:

26. An outdoor lighting plan, sealed by a responsible design professional that includes illuminance patterns shall be submitted to and approved by the Director of the Building and Planning Department prior to issuance of any permits. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass.

27. The lighting plan shall be designed to comply with the IECC or the ANSI/ASHRAE/IES Standard 90.1 that is in effect at the time of the application.

Sustainability:

28. The applicant shall consider incorporating green technology into the project including but not limited to a green roof, solar panels, geothermal heat and air conditioning and an electric vehicle charging station.

29. The applicant shall also consider having no natural gas connections.

Standard Conditions of Approval:

30. The applicant shall install a Knox Box entry system at the exterior of all commercial, institutional and multifamily residential buildings at or near the main entrance to the building and/or at other locations as determined and approved by the Fire Marshal.

31. If required by a Township Public Safety Agency, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems at the exterior of the building.

32. An as-built plan must be submitted certifying the amount of impervious surface on the lot prior to finalization of the permit.

33. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant.

34. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property. The address numbers shall be a minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

35. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

36. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.

37. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.

38. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Issue Briefing	Resolution
<input type="checkbox"/> Slide Deck	Backup Material
<input type="checkbox"/> TE Review	Resolution

Meeting Date: July 22, 2024

TO: Lower Merion Township Planning Commission Members

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

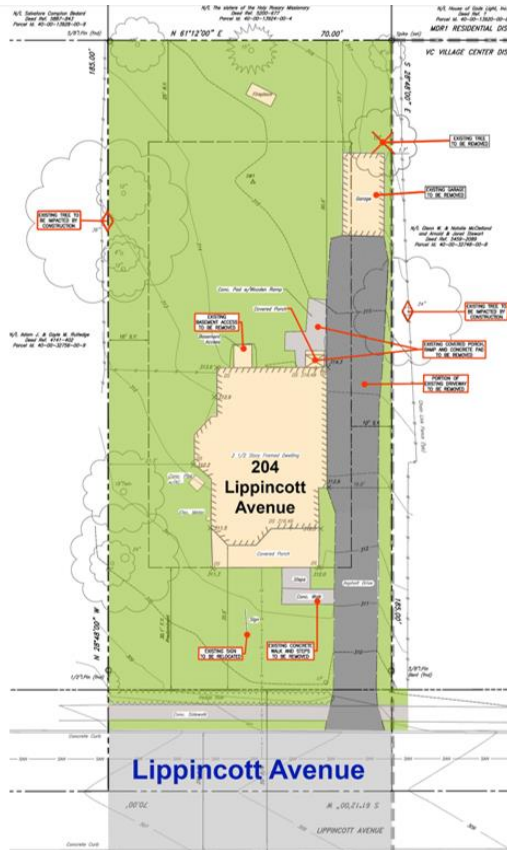
SUBJECT: Waiver of Land Development Plan – 204 Lippincott Avenue, (DeBaptiste Funeral Homes, Inc.), Ardmore, 19003, Ward 4, LD# W-24-001

PROPOSAL:

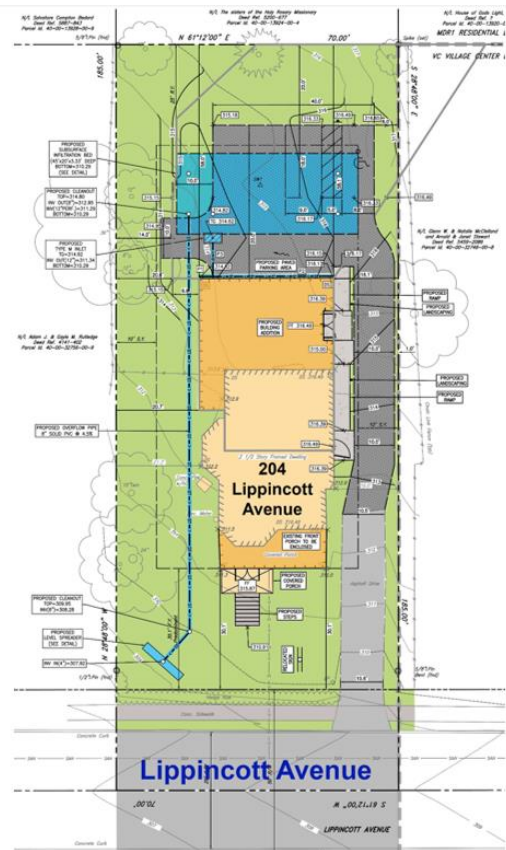
Clifford & Lillian De Baptiste, the owners and Town & Country Master Home Builders, Inc., authorized agent, the applicant are seeking a Waiver of Land Development plan approval for the following: Construction of a 1,101 sq. ft., single-story addition to the rear of the existing 2 1/2 story funeral home.

- The plans also show the demolition of the existing 210 sq. ft. detached garage, extension of the existing driveway to the rear of the property which is proposed to serve four new at grade parking spaces, and construction of a new subsurface stormwater management facility.

EXISTING PLANS



PROPOSED PLANS



SUBMISSION MATERIALS:

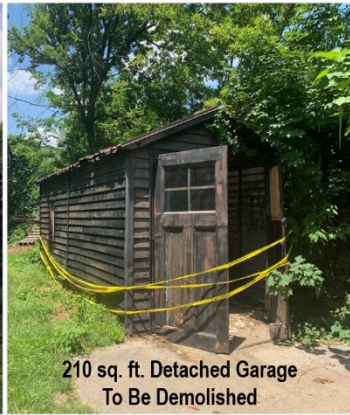
The proposal is illustrated on the attached set of plans that include the following:

- Civil & Landscape Submission:** Six (6) sheets prepared by Vastardis Consulting Engineers LLC, dated December 29, 2023, last revised June 23, 2024.
- Architecture Submission:** Fourteen (14) sheets prepared by Jack Burns, Architecture, dated February 29, 2024, last revised July 1, 2024.

PROPERTY DESCRIPTIONS & EXISTING CONDITIONS:

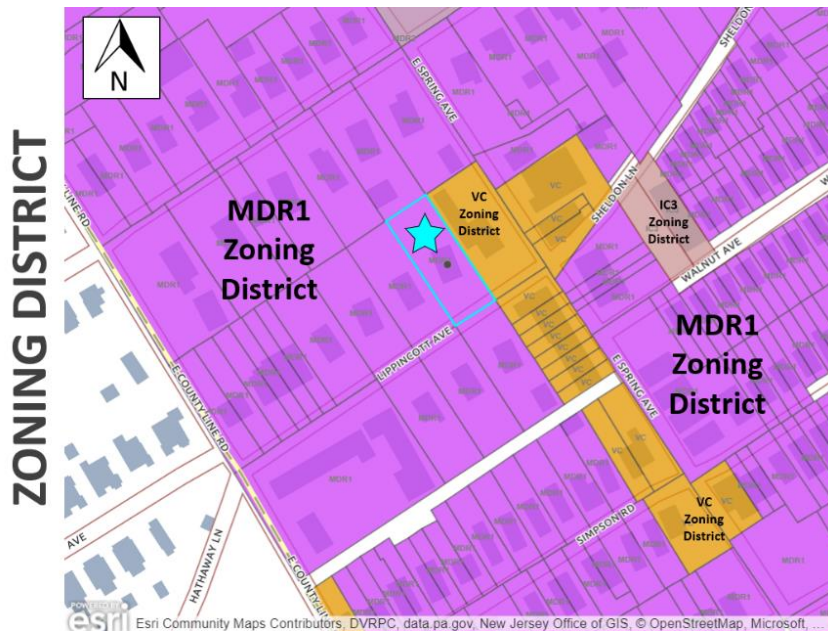
204 Lippincott Avenue, Ardmore

The 11,200 sq. ft. parcel is zoned within the Township's MDR1 Zoning District. It contains a 2 1/2-story, Victorian – Queen Anne funeral home with a steeply pitched roof, and full-width porch built in the 1900's. There is also a detached garage and driveway from Lippincott Avenue. The property is not listed on the Township's Historic Resource Inventory.



ZONING DISTRICT – MEDIUM DENSITY RESIDENTIAL (MDR1) & SURROUNDING USES:

The property is located within the (MDR1) Medium Density Residential Zoning District which is a walkable medium-density residential district containing a variety of housing types oriented around multimodal transit. These residential dwellings include single-family residential homes (detached), twins, duplexes, quads, row houses, and small multi-family buildings.



Surrounding Uses:

North, South, West: MDR1 Zoning District

- **Uses:** Single-family, rental, and apartments.

East: VC Zoning District

- **Uses:** The property shares a boundary to the east with 200 Lippincott Avenue which is located in the Village Center (VC) District and runs along four blocks of East Spring Avenue to the South.

FORM STANDARDS – MDR1:

The plan is subject to the MDR1 form standards contained in [Table 4.2.1 MDR1 Form Standards and TABLE 4.2.1 MDR1 Dimensional Standards](#). The following details the applicable standards and proposed conditions:


Table 4.2.1 MDR1 Dimensional Standards				
REQUIRED - MDR1			204 Lippincott Avenue (Commercial Funeral Home)	
			EXISTING	PROPOSED
Lot Occupation (See § 155-3.4, Lot occupation.)				
A	Lot width	60 feet minimum (SF/DU)	70 ft. (at street line)	
	Lot area	4,000 square feet minimum per unit	11,200 sf. ft.	
	Impervious surface	50% maximum	29.2% (3,267 sq. ft.)	49.6% (5,555 sq. ft.)
	Frontage occupation	60% minimum	*38.1% (Existing Non-conformity)	
Setbacks (See § 155-3.5, Frontages.)1, 2				
Principal Building (feet)				
B	Front	Predominant setback ³	Predominant	35.6 ft.
C	Side	0 or 10 minimum ⁴	10 ft.	16.0 ft.
D	Rear	25 minimum	25 ft.	80.6 ft.
Accessory Buildings and Structures (feet) ⁵ (Existing Garage)				
E	Front (measured from rear of PB)	20 minimum	32.6 ft.	Garage will be Demolished
F	Front corner	10 minimum	NA	
G	Side	0 or 5 minimum ⁴	1.7 ft.	
H	Rear	5 minimum	27.7 ft	
Building Height (maximum) (See § 155-3.3, Building height.)				
I	Principal building	2 to 3 stories up to 35 feet ⁶	3 stories up to 35 feet	
	Accessory structure	1 story up to 15 feet	2 story	Garage will be Demolished
Frontage Yard Types (See § 155-3.5, Frontages.)				
	Common yard, Fenced yard, and Shallow Yard	Permitted	yes	yes
Facade Types (See § 155-3.5, Frontages.)				
Parking (See Article VIII, Parking Standards.)				

- Where a lot abuts a property zoned LDR or MDR, the side setback for the lot shall be that required of the abutting lot's district.
- Garage location shall be according to § 155-8.4,
- Parking location See § 155-3.4I,
- Predominant setback. Where the predominant setback does not apply, the front setback shall be a minimum of 10 feet and a maximum of 20 feet. Zero-foot side setback only applies where there is a shared party wall. Refer to § 155-3.4F.
- * (ENC – Existing Nonconforming)

PROCESS & MEETING SCHEDULE:

A Waiver of Land Development is a waiver from the formal process and not an exemption from complying with Township Code requirements as they relate to the land development except where the applicant has requested specific relief. The advantage to the applicant is that they are not required to record a final plan with Montgomery County, saving a significant amount of time and expense.

The *tentative* schedule for the Waiver of Land Development Plan requests of the proposal is as follows:

	Monday, July 22, 2024	Planning Commission	Review of the Waiver of Land Development Plan
Upcoming	Wednesday, July 31, 2024	Building & Planning Committee	Review of the Waiver of Land Development Plan
	Monday, August 5, 2024	Board of Commissioners	

Additional information about the Township's Land Development approval process is illustrated in the [Subdivision & Land Development Flowchart](#). This application is currently in the Stage 4: Public Meetings portion of the process.

ADDITIONAL REVIEWS:

- Township Engineer's Review: (Attached) The Township Engineer's review letter dated July 15, 2024, had no major engineering issues. The review comments have been incorporated into the staff's recommended conditions of approval.
- Ardmore Progressive Civic Association: Reviewed the applicant's proposal on June 6, 2024, and noted that the project looked good to them.
- Montgomery County Planning Commission (MCPC) Review: The County does not review Waiver of Land Development Plans.

CHALLENGES AND OPPORTUNITIES:

- Staff has not identified any issues.

PLANNING COMMISSION ACTIONS & STAFF RECOMMENDATIONS:

The Planning must take the following actions:

1. Recommendation on the Waiver of Land Development

- Staff supports the approval of the Waiver of Land Development Plan with the following Conditions.

2. Recommendation on the three (3) Waiver Requests.

- a. Subdivision & Land Development [Code Section 135-3.5](#), to not provide a Tentative Sketch Plan.
 - Staff supports this request.
- b. Subdivision & Land Development [Code Section 135-3.6](#), to not provide a Preliminary Land Development Plan.
 - Staff supports this request.
- c. Subdivision & Land Development [Code Section 135-3.9](#), to not provide a Final Plan.
 - Staff supports this request.

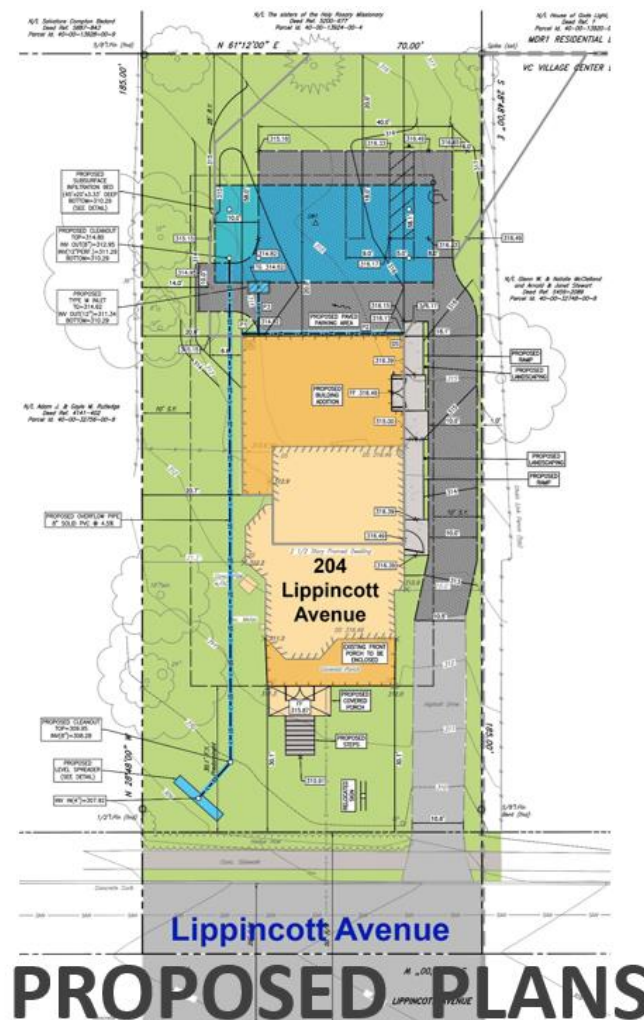
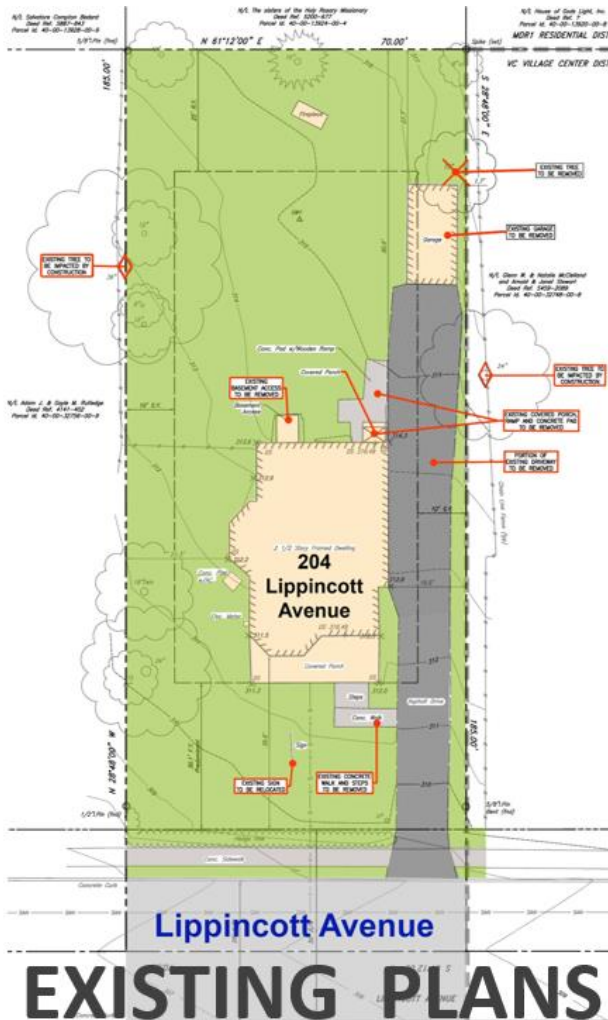


Waiver of Land Development Plan

**204 Lippincott Avenue, (DeBaptiste Funeral Homes, Inc.), Ardmore, Ward 4.
Application No. W-24-001**

Proposal: Waiver of Land Development

Clifford & Lillian De Baptiste, the owners and Town & Country Master Home Builders, Inc., authorized agent, the applicant are seeking a Waiver of Land Development Plan approval for the following:



- Construction of a 1,101 sq. ft., single-story addition to the rear of the existing 2 1/2 story funeral home.
- Demolition of the existing 210 sq. ft. 1-story detached garage.
- Extension of the existing driveway to the rear of the property which is proposed to serve 4 new at grade parking spaces.
- Construction of a new subsurface stormwater management facility.

Existing & Proposed Conditions – Architecture



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 265.79

July 15, 2024

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

**Re: 204 Lippincott Ave
Waiver of Land Development**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of eight (8) plans dated 04-02-24, last revised 06-23-24, prepared by Vastardis Consulting Engineers, LLC. The plans show renovation to the existing building, construction of a new building addition, and associated improvements. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

❖ None.

With the resolution of the remaining comments in this letter incorporated, we recommend approval of the Waiver of Land Development.

B. ORDINANCE REQUIREMENTS

1. Section 101-6A(1)—All woody vegetation to be retained within twenty-five (25') feet of a building site or disturbed area shall be protected from equipment damage by fencing placed at the driplines. Accurate location of the driplines shall be provided. If the tree protection fence is not at the driplines of all trees to remain, the Township Arborist must approve the location of the tree protection fence shown on the plan.
2. Section 121-15—The runoff crossing to the adjacent properties during the construction phase of the project shall be managed so that the water quality/quantity impact is minimized to the adjacent properties. Diversion berms, stoned construction staging areas, and inlets/piping shall be noted to be provided as required or as directed by the township so as to ensure acceptable conditions during the construction phase.
3. Section 121-5A(5)—A phasing plan shall be provided for the duration of construction to avoid the need for a temporary basin. Each phase must be completely stabilized prior to proceeding to the next. Erosion controls shall be updated accordingly for each phase of the project.

4. Section 121-4E(2f)—The recharge bed must contain a sediment trap accessible for maintenance.
5. Section 121-10—No grading changes shall be shown within three (3') feet of the property line without written approval from that property owner in order to ensure transition to the grading on the adjoining property.
6. Section 133-15F—The driveway sight distance shall be provided on the plan along with the clear sight triangles. The sight distance must meet the minimum safe stopping distance as specified by PennDOT.

C. ENGINEERING COMMENTS

1. A driveway permit is required from the Public Works Department. The existing driveway shall be evaluated by the Traffic Safety Unit.
2. An as-built plan must be submitted certifying the amount of impervious surface on the lot prior to finalization of the permit.
3. The proposed ADA building entrance/exit ramp must be approved by the Building Codes Officer. Details on the plan shall be coordinated with the building permit plan. Final dimensions must be approved by the Building and Planning Department.
4. The proposed parking layout shall be provided on the plans and be coordinated with the architectural drawing set. Maneuverability diagrams, a zoning compliance table, and dimensions are required to demonstrate compliance with Township Standards.
5. The number of parking spaces required for the development must be approved by the Zoning Officer.
6. The existing and proposed mean grade of the structure shall be calculated and shown on the plan. The architectural plans must be coordinated with and must comply with the grading proposed with this application.
7. The Planting Plan must be approved by the Planning Department and the Township Arborist.
8. A lighting plan must be submitted and approved by the Director of Building and Planning prior to issuance of any Permits.
9. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.

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

Sincerely,

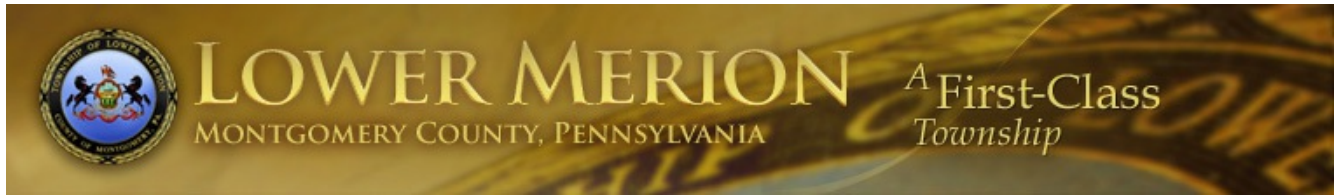
A handwritten signature in black ink, appearing to read "J. Mastronardo", with a stylized flourish at the end.

Joseph A. Mastronardo, PE

PENNONI ASSOCIATES

Township Engineer

cc: Collen Hall, Senior Planner
Vastardis Consulting Engineers, LLC



AGENDA ITEM INFORMATION

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 12, ELECTORAL DISTRICTS - Reapportionment of Ward Populations

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary notice of intent to adopt of an Ordinance to amend Chapter 12 of the Code of the Township of Lower Merion, entitled Electoral Districts, to reapportion the Township of Lower Merion by retaining fourteen Wards, and by changing the boundary lines of said Wards.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Issue Briefing	Issue Briefing
<input type="checkbox"/> Reapportionment Map	Backup Material
<input type="checkbox"/> Legal Descriptions	Backup Material

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Redistricting Ordinance to Amend the Township Code - Chapter 12- Electoral Districts.

Prepared by: Charlie Doyle, AICP, Assistant Director of Planning
Colleen Hall, Senior Planner
Jason Emmel, GIS Technician

Date: July 26, 2024

I. Action To Be Considered By The Board:

Authorize advertisement of an ordinance to amend Chapter 12 of the Code of the Township of Lower Merion, entitled Electoral Districts, to reapportion the Township of Lower Merion by retaining 14 Wards, and by changing the boundary lines of said Wards.

II. Why This Issue Requires Board Consideration:

The 2020 Decennial Census demonstrated a population growth in the Township of 5,808 residents with a 37.4% deviation in the range in population between the lowest and highest populated wards; therefore, the ward boundaries must be modified to be as nearly equal in population as practical.

III. Current Policy Or Practice (If Applicable):

After utilizing the services of consultant Amanda Holt on January 11, 2023, the Township adopted Ordinance No. 4257, changing the boundary lines of Township Wards. The Wards redistricting adopted in ordinance No. 4257 was then submitted to Montgomery County Voter Services for consideration. The County rejected the redistricting plan and identified the following reasons for rejection:

1. Two proposed changes split Magisterial Districts, which is not permitted.
2. The third change eliminated the congressional split in precinct 12-3, and that is not permitted.

On January 22, 2023, the Township Board of Commissioners subsequently rescinded the Ordinance, reversing Wards to their previously existing, current boundaries. Township staff incorporated the County's input into the rejected redistricting plan to develop a new set of proposed district boundaries. The new proposed redistricting boundaries have been modified to respect magisterial district boundaries, congressional districts, and other limitations plus retain all Commissioners, including newly elected, within their respective wards.

It is important to note that additional modifications to the new proposed ward boundaries could have a cumulative and cascading effect to district proportions and adversely impact the new proposed redistricting plan. The new plan being presented represents the previous

consultant's work and Township staff's best effort at ensuring as equal representation as possible while adhering to federal, state, and county district boundary limitations.

IV. Other Relevant Background Information:

The Board needs to decide whether the variation in population in the 14 voting wards is acceptable, and then modify the ward boundaries to be within an acceptable range of population. The previous policy adopted after the last (2010) census allowed a +/- 6% variation in population or 6% higher or lower than the ideal ward size; this policy allowed for a possible deviation of 12% from the highest and lowest populated ward in the Township.

Prior to the 2010 census, the Township had an unwritten policy allowing a population variation of voting ward up to +/- 3% for the ideal ward size. The 3% variation allowance was used in at least the three previous redistricting determinations. After the 2010 Census, the Board modified this policy and increased the population variation threshold to +/- 6% and did not make any ward boundary modifications.

According to the 2020 Census, all of Lower Merion Township's fourteen wards experienced a population growth with Wards 7 (33%), 9 (27%) and 4 (15%) experiencing significant population increases. Based upon the Township's 2020 Decennial Population of 63,633, the target or ideal population in each ward was calculated by Township staff to be 4,545; this numerical value represents the ideal population if each ward represented an equal number of residents in the Township.

As previously stated, the ward population variation policy range is +/- 6%, established by the Board after the 2010 Census and equals a 12% possible deviation from the highest and lowest populated ward in the Township. The 12% deviation is potentially too high based on some court decisions. Staff has prepared a plan and ordinance that will modify the ward population so that the average ward population is only 3.27% off the ideal ward size of 4,545 and the total deviation from the highest to lowest populated ward in the Township is approximately 10 percent.

Again, federal/state/county limitations placed on redistricting which prohibits crossing US Congressional Districts, PA House Districts and Magisterial Districts boundaries makes the task of redistricting difficult. The ward boundaries must respect those boundaries. The US Congressional District and PA House Districts each split the Township into two distinct areas and the Magisterial Districts split the Township into three areas significantly limits the ability to make modifications to the Ward boundaries.

The table below, the [interactive map linked here](#) and Appendix A illustrate the population data for each ward prior to any modifications and the population data for each ward after the proposed modifications.

2020 Census (Current Decennial)				Originally Proposed Wards 2023					Newly Proposed Wards 2024				
Wards	2020 Census	Difference from Mean	Percent from Mean	Population by Wards	Difference from Current	Percent from Current	Difference from Mean	Percent from Mean	Population by Wards	Difference from Current	Percent from Current	Difference From Mean	Percent from Mean
Ward 1	4,455	-90	-1.98%	4,670	215	4.83%	125	2.75%	4,362	-93	4.11%	183	4.03%
Ward 2	4,248	-297	-6.54%	4,543	295	6.94%	-2	-0.04%	4,341	93	4.80%	204	4.49%
Ward 3	4,287	-258	-5.68%	4,460	173	4.04%	-85	-1.87%	4,635	348	2.10%	-90	-1.98%
Ward 4	4,905	360	7.92%	4,499	-406	8.28%	-46	-1.01%	4,401	-504	2.94%	144	3.17%
Ward 5	4,344	-201	-4.43%	4,583	239	5.50%	38	0.84%	4,523	179	0.51%	22	0.48%
Ward 6	4,659	114	2.50%	4,660	1	0.02%	115	2.53%	4,388	-271	3.37%	157	3.45%
Ward 7	5,654	1,109	24.40%	4,630	-1,024	18.11%	85	1.87%	4,780	-874	4.16%	-235	-5.17%
Ward 8	4,460	-85	-1.87%	4,499	39	0.87%	-46	-1.01%	4,366	-94	4.01%	179	3.94%
Ward 9	5,059	514	11.30%	4,468	-591	11.68%	-77	-1.69%	4,691	-368	2.89%	-146	-3.21%
Ward 10	4,114	-431	-9.49%	4,593	479	11.64%	48	1.06%	4,455	341	2.19%	90	1.98%
Ward 11	4,135	-410	-9.03%	4,550	415	10.04%	5	0.11%	4,484	349	1.48%	61	1.34%
Ward 12	4,394	-151	-3.33%	4,338	-56	1.27%	-207	-4.55%	4,685	291	3.19%	-140	-3.08%
Ward 13	4,434	-111	-2.45%	4,655	221	4.98%	110	2.42%	4,767	333	5.01%	-222	-4.88%
Ward 14	4,485	-60	-1.32%	4,485	0	0.00%	-60	-1.32%	4,755	270	4.68%	-210	-4.62%
Total:	63,633	Mean:	4,545										
Lowest	Highest	Range	Range Pct.		Lowest	Highest	Range	Range Pct.		Lowest	Highest	Range	Range Pct.
4,114	5,654	1,540	37.4%		4,338	4,670	332	7.7%		4,341	4,780	439	10.1%
Lowest Difference from Target Population	Highest Difference from Target Population	Absolute Avg. Difference from Target Population	Avg. Pct. From Target Population		Lowest Difference from Target Population	Highest Difference from Target Population	Absolute Avg. Difference from Target Population	Avg. Pct. From Target Population		Lowest Difference from Target Population	Highest Difference from Target Population	Absolute Avg. Difference from Target Population	Avg. Pct. From Target Population
(431)	1,109	299	6.6%		(207)	125	75	1.6%		(204)	235	149	3.3%

Proposed modifications are described below, organized by Wards.

Generally, there were three iterations of the redistricting map with respect to census blocks within Wards:

- Feasible changes translating from the 2023 Proposal to the current iteration;
- Changes made to comply with Magisterial or Congressional District requirements; or
- Changes made in response to District requirements.

Ward Modifications:

Ward 1 – Population Change: -93:

Ward 1 will reduce population. One modification is proposed to give population to Ward 2.

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 1 to Ward 2**
 - One Block Waverly Road/Rock Creek Road/Black Rock Road/Idlewild Road.
 - **Population -93 Total:** Approximately -32 Single-Family Dwelling Units.

Ward 2 - Population Change: +93:

Ward 2 needs to gain population. One modification is proposed from Ward 1.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 1 to Ward 2**
 - One Block Waverly Road/Rock Creek Road/Black Rock Road/Idlewild Road.
 - **Population +93 Total:** Approximately +32 Single-Family Dwelling Units.

Ward 3 - Population Change: +348:

Ward 3 needs to gain population. Several modifications are proposed from Wards 9 and 13.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 9 to Ward 3:**
 - Several Blocks: Levering Mill Road/Conshohocken State Road/E Princeton Road/Belmont Avenue.
 - **Population +203 Total:** Approximately +65 Single-Family Dwelling Units.
- **(Newly Proposed) Change from Ward 13 to Ward 3:**
 - Several Blocks between Conshohocken State Road & Bryn Mawr Avenue & W. Amherst Road.
 - **Population +145 Total:** Approximately +42 Single-Family Dwelling Units.

Ward 4 - Population Change: -504:

Ward 4 needs to reduce population. Several modifications are proposed to give population to Wards 5 and 10 and gain population from Ward 8

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 4 to Ward 5:**
 - One Block Montgomery Ave/Woodside Road/Anderson Ave/Railroad Tracks.
 - **Population -179 Total:** Approximately -5 Single-Family Dwellings and -105 Multifamily Units
- **(Previously and Currently Proposed) Change from Ward 4 to Ward 10:**
 - Multiple Blocks along Montgomery Ave & Railroad tracks and Morris Ave & Old Lancaster Road. Aqua PA property.
 - **Population -419 Total:** Approximately -47 Single-Family Dwellings and -39 Multifamily Units.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 8 to Ward 4**
 - One Block Rittenhouse Place/E Athens Ave/ Simpson Road/Lancaster Ave
 - **Population +94 Total:** Approximately +14 Single-Family Dwellings and +53 Multifamily Units

Ward 5 - Population Change: +179:

Ward 5 needs to gain population. One modification is proposed from Ward 4.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 4 to Ward 5:**
 - One Block Montgomery Ave/Woodside Road/Anderson Ave/Railroad Tracks.
 - **Population +179 Total:** Approximately +5 Single-Family Dwellings and +105 Multifamily Units

Ward 6 - Population Change: -271:

Ward 6 needs to reduce population. Several modifications are proposed to give population to Ward 11. These changes will also normalize the shape of the boundary between Ward 6 and Ward 11.

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 6 to Ward 11**
 - Several Blocks along Spring Mill Road. Straightening out boundary of Roscommon Road/Ridgewood Road/Eagle Farm & Fairview Roads & Harriton Farm to Old Gulph Road
 - **Population: -271 Total:** Approximately -80 Single-Family Dwelling Units

Ward 7 - Population Change: -874:

Ward 7 needs to reduce population. Several modifications are proposed to give population to Ward 12 and Ward 14.

Population Reductions:

- **(Newly Proposed) Change from Ward 7 to Ward 12:**
 - Multiple Blocks along Rockland Ave/Kenilworth Road/ E Wynnewood Road/ Shortridge Drive/Parkview Drive/ Remington/ Portion of Indian Creek Estates.
 - **Population -604 Total:** Approximately -237 Single-Family Dwelling Units.
- **(Newly Proposed) Change from Ward 7 to Ward 14:**
 - Multiple Blocks along Lancaster Avenue/Remington Road/Warick Road/Cotswold Lane/Morris Road & Lankenau Hospital & Friends Central School/City Avenue.
 - **Population -270 Total:** Approximately -73 Single-Family Dwellings and -4 Multifamily Units.

Ward 8 - Population Change: -94:

Ward 8 needs to reduce population. One modification is proposed to give population to Ward 4.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 8 to Ward 4**
 - One Block Rittenhouse Place/E Athens Ave/ Simpson Road/Lancaster Ave
 - **Population -94 Total:** Approximately -14 Single-Family Dwellings and -53 Multifamily Units

Ward 9 - Population Change: -368:

Ward 9 needs to reduce population and to fix changes to properly follow the new congressional district boundaries. Several modifications are proposed to give population to Ward 3 and Ward 13 and gain population from Ward 12 while also following the new congressional district boundary.

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 9 to Ward 3:**
 - Several Blocks: Levering Mill Road/Conshohocken State Road/E Princeton Road/Belmont Avenue.
 - **Population -203 Total:** Approximately -65 Single-Family Dwelling Units.
- **(Previously Proposed) Change from Ward 9 to Ward 13:**
 - Several Blocks: Blocks: Bryn Mawr Avenue/Union Avenue/Old Lancaster Road/N Highland Avenue
 - **Population -321 Total:** Approximately -83 Single-Family Dwellings and -5 Multifamily Units.

Population Gains:

- **(Newly Proposed) Change from Ward 12 to Ward 9:**

- One block Upland Road/Old Lancaster Rd/N Latches Lane.
- **Population +156 Total:** Approximately +18 Single-Family Dwellings and +80 Multifamily Units.

Ward 10 - Population Change: +419:

Ward 10 needs to gain population. Several changes are proposed between Ward 10 and Wards 4 and 11.

Population Reductions:

- **(Currently Proposed) Change from Ward 10 to Ward 11:**
 - Multiple blocks along Montgomery Ave and Morris Ave between N. Merion Ave and New Gulph Rd. (Moving All of Bryn Mawr College and The Shipley School to Ward 11)
 - **Population -350 Total**

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 4 to Ward 10:**
 - Multiple Blocks along Montgomery Ave & Railroad tracks and Morris Ave & Old Lancaster Road. Aqua PA property.
 - **Population +419 Total:** Approximately +47 Single-Family Dwellings and +39 Multifamily Units.
- **(Currently Proposed) Change from Ward 11 to Ward 10**
 - One block along the southern side of Montgomery Ave between N Roberts Rd and N Merion Ave.
 - **Population +272 Total**

Ward 11 - Population Change: +271:

Ward 11 needs to gain population. Several modifications are proposed from Ward 6. These changes will also normalize the shape of the boundary between Ward 11 and Ward 6.

Population Reductions:

- **(Currently Proposed) Change from Ward 11 to Ward 10**
 - One block along the southern side of Montgomery Ave between N Roberts Rd and N Merion Ave.
 - **Population -272 Total**

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 6 to Ward 11**
 - Several Blocks along Spring Mill Road. Straightening out boundary of Roscommon Road/Ridgewood Road/Eagle Farm & Fairview Roads & Harriton Farm to Old Gulph Road
 - **Population: +271 Total:** Approximately +80 Single-Family Dwelling Units
- **(Currently Proposed) Change from Ward 10 to Ward 11:**
 - Multiple blocks along Montgomery Ave and Morris Ave between N. Merion Ave and New Gulph Rd. (Moving All of Bryn Mawr College and The Shipley School to Ward 11)
 - **Population +350 Total:**

Ward 12 - Population Change: +291:

Ward 12 needs to gain population due to a loss in population from the Congressional District boundary change. Several modifications are proposed to Gain population from Ward 7 to make up for the reduction in population from aligning to the new congressional district boundaries.

Population Gains:

- **(Newly Proposed) Change from Ward 7 to Ward 12:**

- Multiple Blocks along Rockland Ave/Kenilworth Road/ E Wynnewood Road/ Shortridge Drive/Parkview Drive/ Remington/ Portion of Indian Creek Estates.
- **Population +604 Total:** Approximately +237 Single-Family Dwelling Units.

Population Reductions:

- **(Newly Proposed) Change from Ward 12 to Ward 13:**

- Several blocks for the congressional boundary fix (Montgomery Ave & Bowman Ave/Sycamore Ave & Melrose Ave/N Highland Ave).
- **Population -157 Total:** Approximately -40 Single-Family Dwellings and -18 Multifamily Units.

Ward 13 - Population Change: +333:

Ward 13 will gain population. Several modifications are proposed to align Ward 13 and Ward 12 to the new congressional district boundaries and to reduce the population of Ward 9. Ward 13 will also give population to Ward 3.

Population Gains:

- **(Previously Proposed) Change from Ward 9 to Ward 13:**

- Several Blocks: Blocks: Bryn Mawr Avenue/Union Avenue/Old Lancaster Road/N Highland Avenue
- **Population +321 Total:** Approximately +83 Single-Family Dwellings and +5 Multifamily Units.

- **(Newly Proposed) Change from Ward 12 to Ward 13:**

- Several blocks for the congressional boundary fix (Montgomery Ave & Bowman Ave/Sycamore Ave & Melrose Ave/N Highland Ave).
- **Population +157 Total:** Approximately +40 Single-Family Dwellings and +18 Multifamily Units.

Population Reductions:

- **(Newly Proposed) Change from Ward 13 to Ward 3:**

- Several Blocks between Conshohocken State Road & Bryn Mawr Avenue & W. Amherst Road.
- **Population -145 Total:** Approximately -42 Single-Family Dwelling Units.

Ward 14 - Population Change: +270:

Ward 14 needs to gain population. Several modifications are proposed from Ward 7.

Population Gains:

- **(Newly Proposed) Change from Ward 7 to Ward 14:**
 - Multiple Blocks along Lancaster Avenue/Remington Road/Warick Road/Cotswold Lane/Morris Road & Lankenau Hospital & Friends Central School/City Avenue.
 - **Population +270 Total:** Approximately +73 Single-Family Dwellings and +4 Multifamily Units.

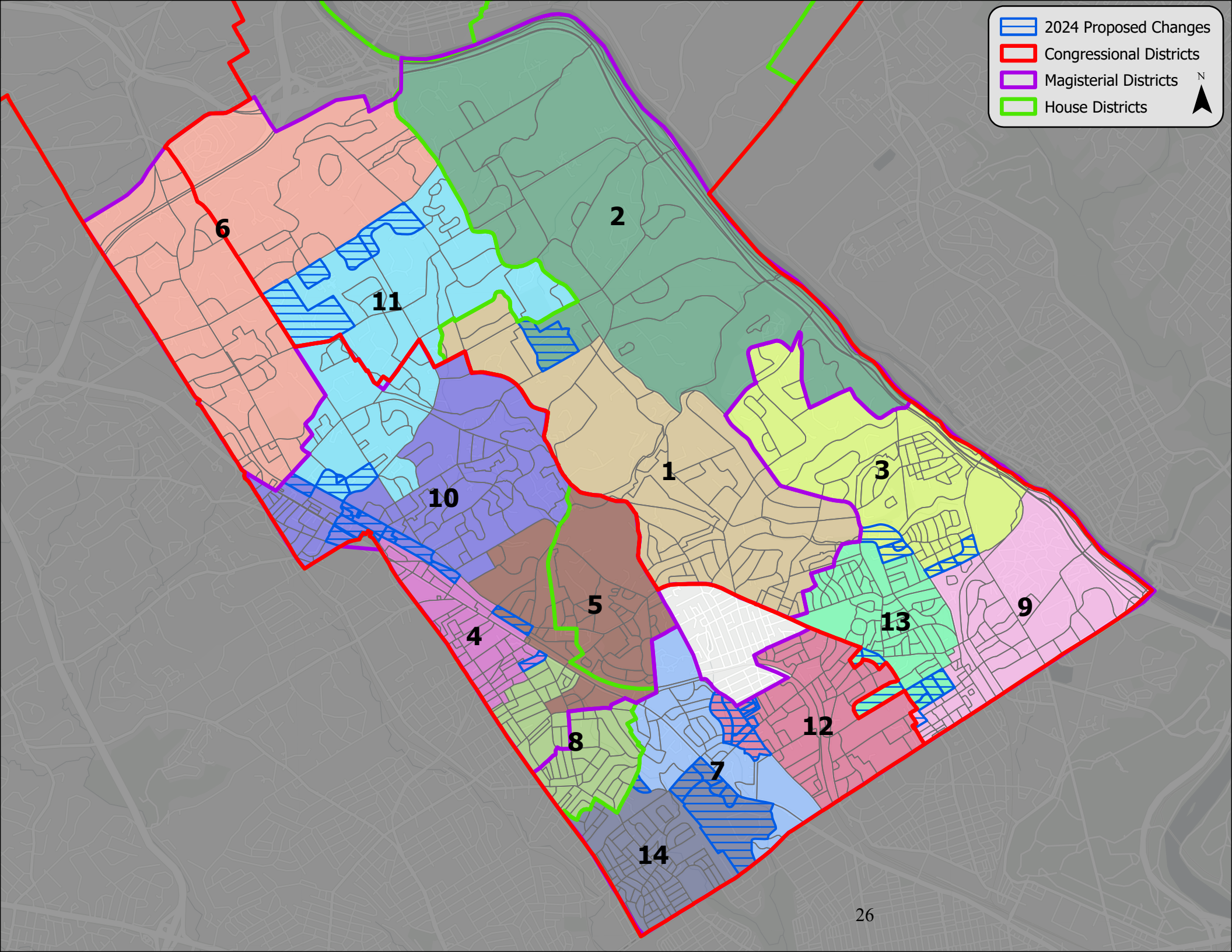
Overall, the proportion of changes between the current and proposed boundary configuration significantly reduces the average range of deviation from target population of 4,545. The proposed plan reduces the deviation from the current average of 6.59% to 3.27%. which equates to a reduction in the average difference from the target population of 150 residents. The proposed modifications will also be within the policy range of 6% from the target population, where the lowest population of 4,341 in Ward 2 is 4.49% and the highest population of 4,780 in Ward 7 is 5.17%

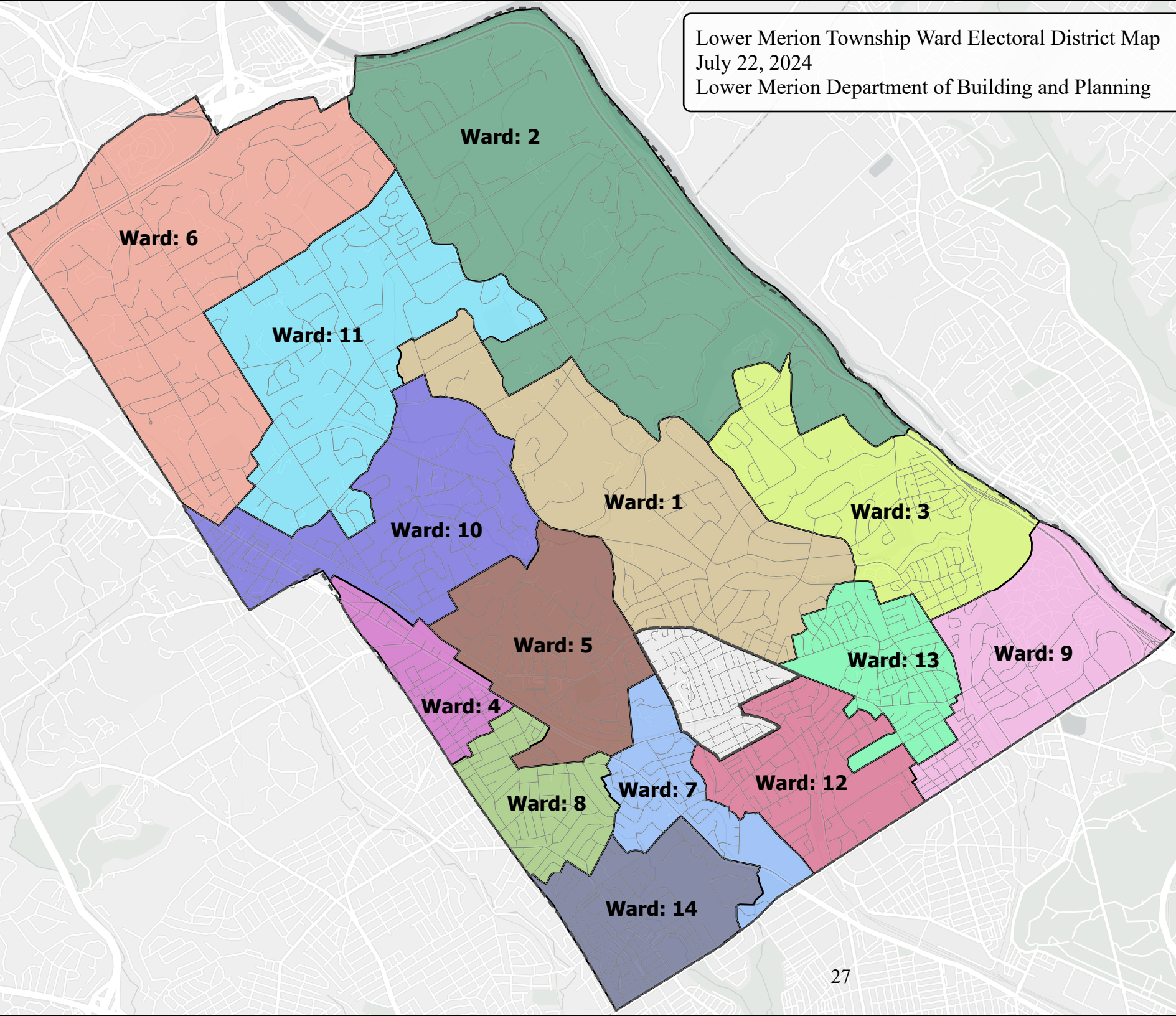
V. Impact on Township Finances:

There will be no impact on Township finances.

VI. Staff Recommendation

This item is for discussion only.





AN ORDINANCE

NO. _____

AN ORDINANCE TO AMEND Chapter 12 Of The Code Of The Township Of Lower Merion, Entitled Electoral Districts, To Reapportion The Township Of Lower Merion By Retaining 14 Wards, And By Changing The Boundary Lines Of Said Wards.

WHEREAS, Section 11 of Article IX of the Constitution of the Commonwealth of Pennsylvania, and the Municipal Reapportionment Act, require the Board of Commissioners of the Township of Lower Merion to reapportion the Township within the year following that in which the Federal decennial census is officially reported as required by Federal law, and at such other times as the Board shall deem necessary; and

WHEREAS, the official Block Statistics of the United States Department of Commerce, Bureau of Census, of Population and Housing, 2020 has been officially reported;

NOW THEREFORE, be it ordained by the Board of Commissioners of the Township of Lower Merion as follows;

Section 1. The Code of the Township of Lower Merion, Chapter 12, entitled Electoral Districts, Sections 12-1 through 12-15, are hereby amended to provide as follows:

CHAPTER 12

ELECTORAL DISTRICTS

§ 12-1 Reapportionment of wards.

There shall continue to be fourteen wards in the Township of Lower Merion, which wards are hereby reapportioned into fourteen wards as nearly equal in population as practicable on the basis of the Official Block Statistics of the Census of Population and Housing, 2020, conducted by the United States Department of Commerce, Bureau of Census.

§ 12-2 Boundaries of Ward No 1.

The boundaries of Ward No. 1 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed at the intersection of Montgomery Avenue and Meeting House Lane; thence, westerly along Montgomery Avenue to its intersection with Gypsy Lane, the previous course along Montgomery Avenue being a common boundary between the Township of Lower Merion and the Borough of Narberth; thence, northwesterly along Gypsy Lane to its intersection with McClenaghan Mill Road; thence, northwesterly along McClenaghan Mill Road to its intersection with Old Gulph Road; thence, westerly along Old Gulph Road to its intersection with Williamson Road; thence, Northerly, Northwesterly and Westerly along Williamson Road to its intersection with Mt. Pleasant Road; thence, northwesterly along Mt. Pleasant Road to its intersection with Waverly Road; thence, southwesterly along Waverly Road a distance of approximately 875 feet to its crossing of an unnamed tributary of Mill Creek; thence, northerly along the said tributary to Harriton Road; thence, northeasterly along Harriton Road to its intersection with Mt. Pleasant Road; thence, southerly along Mt. Pleasant Road to its intersection with Rock Creek Road; thence, northeasterly and southeasterly along Rock Creek Road to its intersection with Black Rock Road; thence, northeasterly along Black Rock Road to its intersection with Conshohocken State Road; thence, southeasterly and northeasterly along Conshohocken State Road to its intersection with Manayunk Road; thence, Southerly along Manayunk Road to its intersection with Bryn Mawr Avenue; thence, Westerly along Bryn Mawr Avenue to its intersections with General Lafayette Road; thence, Southwesterly along General Lafayette Road to its intersection with Hamilton Road; thence, southwesterly along Hamilton Road to its intersection with Revere Road; thence, southeasterly along Revere Road to its intersection with Maplewood Avenue; thence, southwesterly along Maplewood Avenue to its intersection with Monroe Road; thence, southerly along Monroe Road to its intersection with Meeting House Lane; thence, southwesterly along Meeting House Lane to its intersection with Montgomery Avenue and the place of beginning.

§ 12-3 Boundaries of Ward No. 2.

The boundaries of Ward No. 2 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Conshohocken State Road and Waverly Road; thence, northwesterly along Conshohocken State Road to its intersection with the boundary line between the Township of Lower Merion and the Borough of West Conshohocken; thence, northerly along the boundary line between the Township of Lower Merion and the Borough of West Conshohocken to the middle line of the Schuylkill River, said river being a common boundary between the Borough of Conshohocken, the Township of Whitemarsh, the City of Philadelphia, and the Township of Lower Merion; thence, northeasterly and southeasterly along the middle line of the Schuylkill River to its intersection with Flat Rock Road, as extended; thence, southwesterly along Flat Rock Road, as extended, and northwesterly and southwesterly along Flat Rock Road to its intersection with Sprague Road; thence, northerly along Sprague Road to its intersection with Hollow Road; thence, southwesterly along Hollow Road to its intersection with Hagys Ford Road; thence, northwesterly, westerly, and southerly along Hagys Ford Road, to its intersection with Hollow Road; thence, southwesterly along Hollow Road to its intersection with Conshohocken State Road; thence, northwesterly, southwesterly and northwesterly again along Conshohocken State Road to its intersection with Black Rock Road;

thence, southwesterly along Black Rock Road to its intersection with Rock Creek Road; thence, northwesterly along Rock Creek Road to its intersection with Waverly Road; thence, northeasterly along Waverly Road to its intersection with Conshohocken State Road and the place of beginning.

§ 12-4 Boundaries of Ward No. 3.

The boundaries of Ward No. 3 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Conshohocken State Road, East Levering Mill Road and West Levering Mill Road; thence, northwesterly along Conshohocken State Road to its intersection with Amherst Road; thence, southwesterly along Amherst Road to its intersection with Bryn Mawr Avenue; thence, northerly and westerly along Bryn Mawr Avenue to its intersection with Manayunk Road; thence, northerly along Manayunk Road to its intersection with Conshohocken State Road; thence, northerly, westerly and northwesterly along Conshohocken State Road to its intersection with Hollow Road; thence, northeasterly along Hollow Road to its intersection with Hagys Ford Road; thence, northerly, easterly, and southeasterly along Hagys Ford Road to its intersection with Hollow Road; thence, northeasterly along Hollow Road to its intersection with Sprague Road; thence, southerly along Sprague Road to its intersection with Flat Rock Road; thence, northeasterly and southeasterly along Flat Rock Road and Flat Rock Road as extended to its intersection with the middle line of the Schuylkill River, said river being a common boundary between the City of Philadelphia and the Township of Lower Merion; thence, southeasterly along the middle line of the Schuylkill River to its intersection with Vine Creek as extended; thence, southwesterly along Vine Creek parallel to the former railroad right-of-way, formerly belonging to the National Railroad Passenger Corporation (AMTRAK) and now the location of the Cynwyd Heritage Trail separating the Westminster Cemetery and the West Laurel Hill Cemetery to its intersection with a point formed by the extension of Levering Mill Road as extended, at a point approximately 800 feet northeast of Belmont Avenue at the former Barmouth railroad station now known as the Barmouth Trailhead of the Cynwyd Heritage Trail; thence, southwesterly along Levering Mill Road to its intersection with Conshohocken State Road and the place of beginning.

§ 12-5 Boundaries of Ward No. 4.

The boundaries of Ward No. 4 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Montgomery Avenue and Woodside Road; thence, northwesterly along Montgomery Avenue to its intersection with Haverford Station Road; thence, southwesterly along Haverford Station Road to its intersection with the railroad right-of-way, belonging to the National Railroad Passenger Corporation (AMTRAK); thence, northwesterly along the said right-of-way to its intersection with Pennswood Road; thence, southwesterly along Pennswood Road to its intersection with San Marino Avenue, and the

Delaware-Montgomery County Line; thence, southeasterly along the Delaware-Montgomery County Line to the intersection of County Line Road and Chestnut Avenue; thence, southeasterly along County Line Road approximately 250 feet to a point on the westerly rear property line of lots fronting on the northwesterly side of Linwood Avenue; thence northeasterly along said rear property lines to a point formed by its intersection with East Spring Avenue; thence, southeasterly along East Spring Avenue to its intersection with Linwood Avenue; thence, northeasterly along Linwood Avenue to its intersection with Arnold Road; thence, northwesterly along Arnold Road to its intersection with St. Paul's Road; thence, northeasterly along St. Paul's Road to its intersection with East Athens Avenue; thence, northwesterly along East Athens Avenue to its intersection with Simpson Road; thence, northeasterly along Simpson Road to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with Anderson Avenue; thence, northeasterly along Anderson Avenue to its intersection with the railroad right-of-way belonging to the National Railroad Passenger Corporation (AMTRAK); thence, northwesterly along said right-of-way to its intersection with Woodside Road; thence, northeasterly along Woodside Road to its intersection with Montgomery Avenue and place of beginning.

§ 12-6 Boundaries of Ward No. 5.

The boundaries of Ward No. 5 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of East Wynnewood Road and Penn Road; thence, southwesterly along East Wynnewood Road to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with Old West Wynnewood Road; thence, southwesterly along Old West Wynnewood Road to its intersection with West Wynnewood Road; thence, southwesterly along West Wynnewood Road to its intersection with East Athens Avenue; thence, northwesterly along East Athens Avenue to its intersection with Hood Road; thence, northeasterly along Hood Road, to its intersection with Argyle Road; thence, northwesterly along Argyle Road, 80 feet more or less to a point 100 feet southeast of the southeasterly side of Chatham Road; thence, northeasterly along the southeasterly property line of the properties on the southeasterly side of Chatham Road, approximately 100 feet southeast of the southeasterly side of Chatham Road, to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with Anderson Avenue; thence, northeasterly along Anderson Avenue to its intersection with the railroad right-of-way belonging to the National Railroad Passenger Corporation (AMTRAK); thence, northwesterly along said right of way to its intersection with Woodside Road; thence, northeasterly along Woodside Road to its intersections with Montgomery Avenue; thence, northwesterly along Montgomery Avenue to its intersection with Cheswold Lane; thence, northeasterly along Cheswold Lane to its intersection with Elbow Lane; thence, northwesterly along Elbow Lane to its intersection with Gray's Lane; thence, northeasterly along Gray's Lane to its intersection with Mill Creek Road; thence, northeasterly along Mill Creek Road to its intersection with Old Gulph Road; thence, easterly along Old Gulph Road to its intersection with McClenaghan Mill Road; thence, southeasterly along McClenaghan Mill Road to its intersection with Gypsy Lane; thence, southeasterly along Gypsy Lane to its intersection with Montgomery Avenue at North

Wynnewood Avenue; thence, crossing Montgomery Avenue southeasterly along North Wynnewood Avenue, being a common boundary between the Township of Lower Merion and the Borough of Narberth, to its intersection with Sabine Avenue; thence, southwesterly along Sabine Avenue to its intersection with Penn Road; thence, southerly along Penn Road to its intersection with East Wynnewood Road and the place of beginning.

§ 12-7 Boundaries of Ward No. 6.

The boundaries of Ward No. 6 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Lancaster Avenue and the Delaware-Montgomery County Line, said point being approximately at the intersection of Lancaster Avenue with County Line Road (Haverford Road); thence, northwesterly along the Delaware-Montgomery County Line, which generally follows County Line Road to its intersection with Matsons Ford Road; thence, northeasterly along Matsons Ford Road, the common boundary between the Township of Upper Merion, the Borough of West Conshohocken, and the Township of Lower Merion, to its intersection with DeHaven Avenue and the Borough line; thence, in a southeasterly and a northeasterly direction along the common boundary between the Township of Lower Merion and the Borough of West Conshohocken to its intersection with Conshohocken State Road; thence, in a southeasterly direction along Conshohocken State Road to its intersection with Spring Mill Road; thence, southwesterly along Spring Mill Road to its intersection with Old Gulph Road; thence, southeasterly along old Gulph Road to its intersection with Airdale Road; thence, southwesterly along Airdale Road to its intersection with Ashbridge Road; thence, southeasterly along Ashbridge Road to its intersection with Wakefield Road; thence, southwesterly along Wakefield Road to its intersection with Wyndon Avenue; thence, southeasterly along Wyndon Avenue to its intersection with Roberts Road; thence, southwesterly along Roberts Road to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with the Delaware-Montgomery County Line, County Line Road and the place of beginning.

§ 12-8 Boundaries of Ward No. 7.

The boundaries of Ward No. 7 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of the center line of City Avenue and the private road known as Hollingsworth Road (a private road that has limited access, for residents of the Greenhill Apartment and Condominium complex); thence, northerly and easterly along the private road known as Hollingsworth Road to its intersection with the East Branch Indian Creek; thence, northerly along the East Branch Indian Creek to its intersection with Lankenau Drive; thence, northeasterly along Lankenau Drive to its intersection with Lancaster Avenue; thence, westerly and northwesterly along Lancaster Avenue to its intersection with Remington Road; thence, southwesterly along Remington Road to its intersection with Warick Road and Roslyn

Lane; thence, westerly along Warick Road to its intersection with Cotswold Lane; thence, northwesterly along Cotswold Lane to its intersection with Morris Road; thence, northeasterly along Morris Road to its intersection with the northeasterly property line of 511 Ballytore Road; thence, by the said property line extended, northwesterly approximately 289.95 feet to a point on the southeasterly property line of 517 Ballytore Road; thence, by the said property line northeasterly approximately 102 feet to a point on the northeasterly property line of 517 Ballytore Road; thence, northwesterly by various courses and distances along the said (rear) property lines of the properties on the northeasterly side of Ballytore Road, to a point on the southeasterly property line now or late of the Diocese of the Armenian Church in America (630 Clothier Road); thence, northeasterly along the said property line approximately 379.78 feet to a point on the center line of Clothier Road; thence, northwesterly along Clothier Road to its intersection with West Wynnewood Road; thence, northerly along West Wynnewood Road to its intersection with Lancaster Avenue; thence, crossing Lancaster Avenue northeasterly along East Wynnewood Road to its intersection with Penn Road; thence, northerly along Penn Road to its intersection with Sabine Avenue; thence, northeasterly along Sabine Avenue to its intersection with North Wynnewood Avenue, being a common boundary between the Township of Lower Merion and the Borough of Narberth; thence, by the said common boundary line southerly and southeasterly, along North Wynnewood Avenue, and E Wynnewood Road to its intersection with Parkview Drive; thence, southwesterly along Parkview Drive to its intersection with Remington Road; thence, easterly along Remington Road to its intersection with Bowman Avenue and Wildflower Lane; thence, easterly along Wildflower Ln to its intersection with Primrose Lane; thence, southerly along Primrose Lane to its intersection with Periwinkle Lane; thence, southeasterly along Periwinkle Lane to its intersection with Strawberry Lane; thence, northeasterly along Strawberry Lane to its intersection with Honeysuckle Lane; thence, easterly along Honeysuckle Lane to its intersection with East Wynnewood Road; thence, southeasterly along East Wynnewood Road to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with Hollingsworth Road and the place of beginning.

§ 12-9 Boundaries of Ward No. 8.

The boundaries of Ward No. 8 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Delmont Drive and the Delaware-Montgomery County Line; thence, along the Delaware-Montgomery County Line, crossing Haverford Road and along County Line Road to its intersection with the northwesterly property line of lots fronting the northwesterly side of Linwood Avenue; thence, along the said property line northeasterly to its intersection with East Spring Avenue; thence, southeasterly along East Spring Avenue to its intersection with Linwood Avenue; thence, northeasterly along Linwood Avenue to its intersection with Arnold Road; thence, northwesterly along Arnold Road to its intersection with St. Pauls Road; thence, northeasterly along St. Pauls Road to its intersection with East Athens Avenue; thence, northwesterly along East Athens Avenue to its intersection with Simpson Road; thence, northeasterly along Simpson Road to its intersection with Argyle Road; thence, northeasterly along Argyle Road to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to a point on the southeasterly property line of the

properties on the southeasterly side of Chatham Road; thence, southwesterly along the said property line, approximately 100 feet southeast of the southeasterly side of Chatham Road, to the center line of Argyle Road; thence, southeasterly along Argyle Road to its intersection with Hood Road; thence, southwesterly along Hood Road to its intersection with East Athens Avenue; thence, southeasterly along East Athens Avenue to its intersection with West Wynnewood Road; thence, northeasterly along West Wynnewood Road to its intersection with Old West Wynnewood Road; thence, northeasterly along Old West Wynnewood Road to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to its intersection with East Wynnewood Road and West Wynnewood Road; thence, southerly along West Wynnewood Road to its intersection with Clothier Road; thence, southeasterly along Clothier Road to its intersection with the southeasterly property line now or late of the Diocese of the Armenian Church in America (630 Clothier Road); thence, southwesterly by the said property line of the said Diocese 379.78 feet to a point on the northeasterly property line of 603 Ballytore Road; thence, southeasterly by various courses and distances, along the said (rear) property lines of properties on the northeasterly side of Ballytore Road, to the easterly corner of 517 Ballytore Road; thence, southwesterly along the southeasterly property line of 517 Ballytore Road, approximately 101.28 feet, to a point on the northeasterly property line of 517 Ballytore Road; thence, southeasterly partially along the said property line and partially along the northeasterly property line of 511 Ballytore Road approximately 289.95 feet to its intersection with Morris Road; southwesterly along Morris Road to its intersection with Haverford Road; thence, northwesterly along Haverford Road to its intersection with Brinton Park Drive; thence, southwesterly along Brinton Park Drive to its intersection with Glen Arbor Drive; thence, southwesterly and southerly along Glen Arbor Drive to its intersection with Twin Oaks Drive; thence, northwesterly along Twin Oaks Drive to its intersection with Delmont Drive; thence, southwesterly along Delmont Drive to its intersection with the Delaware-Montgomery County Line and the place of beginning.

§ 12-10 Boundaries of Ward No. 9.

The boundaries of Ward No. 9 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of City Avenue and Orchard Road; thence, northwesterly along Orchard Road to its intersection with the southwestern property line of 233 Upland Road; thence, northwesterly along said property line approximated 105 feet to the intersections of the northwestern property line of 233 Upland Road and the southwestern rear property line of 240 North Latches Lane; thence, northeasterly along the rear property line of 240 North Latches Lane approximately 185 feet to the southeast corner of said property line of 240 North Latches Lane; thence, northeasterly along the eastern property line of 240 North Latches Lane approximately 457 feet to the centerline of North Latches Lane; thence, northeasterly along North Latches Lane to its intersection with Old Lancaster Road; thence, southeasterly along Old Lancaster Road to its intersection with Union Avenue; thence, northeasterly along Union Avenue to its intersection with Bryn Mawr Avenue; thence, northwesterly along Bryn Mawr Avenue to its intersection with North Highland Avenue; thence, northeasterly along North Highland Avenue to its intersection with Cynwyd Road; thence, northwesterly along Cynwyd Road to its

intersection with Hardie Way; thence, northeasterly and northwesterly along Hardie Way to its intersection with Montgomery Avenue; thence, northeasterly along Montgomery Avenue to its intersection with Conshohocken State Road; thence, northwesterly along Conshohocken State Road to its intersection with East Levering Mill Road; thence, northeasterly along East Levering Mill Road across Belmont Avenue continuing along East Levering Mill Road as extended to its intersection with Vine Creek at a point approximately 800 feet northeast of Belmont Avenue at the Barmouth Trailhead of the Cynwyd Heritage Trail; thence, northeasterly along Vine Creek parallel to a railroad right-of-way, belonging to the National Railroad Passenger Corporation (AMTRAK) and separating the Westminster Cemetery and the West Laurel Hill Cemetery to its intersection with the midline line of the Schuylkill River, said river being a common boundary of the City of Philadelphia and the Township of Lower Merion; thence, southeasterly along the middle line of the Schuylkill River to a point formed by the intersection of the Schuylkill River and the boundary line between the City of Philadelphia and the Township of Lower Merion; thence, southwesterly along the aforementioned boundary line to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with Orchard Road and the place of beginning.

§ 12-11 Boundaries of Ward No. 10.

The boundaries of Ward No. 10 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point, a corner in the common boundary line of Montgomery and Delaware Counties, said point also being a common point of Lower Merion, Haverford and Radnor Townships, and also being the intersection of County Line Road, Haverford Road, and Landover Road; thence, northwesterly along the Delaware-Montgomery County Line (generally along County Line Road), to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to its intersection with Roberts Road; thence, northeasterly along Roberts Road to its intersection with Montgomery Avenue; thence, southeasterly along Montgomery Avenue to its intersection with Morris Avenue; thence, northeasterly along Morris Avenue to its intersection with New Gulph Road; thence, thence, southeasterly along New Gulph Road to its intersection with Fishers Road; thence, northeasterly along Fishers Road to its intersection with Carisbrooke Road; thence, northwesterly along Carisbrooke Road to its intersection with Morris Avenue; thence, northeasterly and northerly along Morris Avenue to its intersection with Waverly Road; thence, northeasterly along Waverly Road to its intersection with Mt. Pleasant Road; thence, southeasterly along Mt. Pleasant Road to its intersection with Williamson Road; thence, easterly and southeasterly along Williamson Road to its intersection with Old Gulph Road; thence, southeasterly along Old Gulph Road to its intersection with Mill Creek Road; thence, southwesterly along Mill Creek Road to its intersection with Grays Lane; thence, northwesterly, westerly, and southwesterly along Grays Lane to its intersection with Elbow Lane; thence southeasterly along Elbow Lane to its intersection with Cheswold Lane; thence, southwesterly along Cheswold Lane to its intersection with Montgomery Avenue; thence, northwesterly along Montgomery Avenue to its intersection with Haverford Station Road; thence, southwesterly along Haverford Station Road to its intersection with the railroad right-of-way belonging to the National Railroad Passenger Corporation (AMTRAK); thence,

northwesterly along said railroad right-of-way to its intersection with Pennswood Road; thence, southwesterly along Pennswood Road to its intersection with the boundary line of Montgomery and Delaware Counties, near San Marino Avenue; thence, northwesterly and southwesterly along the borderline of Montgomery and Delaware Counties until its intersection with County Line Road, Haverford Road and Landover Road and the place of beginning.

§ 12-12 Boundaries of Ward No. 11.

The boundaries of Ward No. 11 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Montgomery Avenue and Roberts Road; thence, northeasterly along Roberts Road to its intersection with Wyndon Avenue; thence, northwesterly along Wyndon Avenue to its intersection with Wakefield Road; thence, northeasterly along Wakefield Road to its intersection with Ashbridge Road; thence, northwesterly along Ashbridge Road to its intersection with Airdale Road; thence, northeasterly along Airdale Road to its intersection with Old Gulph Road; thence, northwesterly along Old Gulph Road to its intersection with Spring Mill Road; thence, northeasterly along Spring Mill Road to its intersection with Conshohocken State Road; thence, southeasterly along Conshohocken State Road to its intersection with Waverly Road; thence, southwesterly along Waverly Road to its intersection with Rock Creek Road; thence, northwesterly and southwesterly along Rock Creek Road to its intersection with Mt. Pleasant Road at Harriton Road; thence, continuing southwesterly along Harriton Road approximately 650 feet to its crossing of an unnamed tributary of Mill Creek; thence, southerly along the said tributary to Waverly Road; thence, southwesterly along Waverly Road to its intersection with Morris Avenue; thence, southerly and southwesterly along Morris Avenue to its intersection with Carisbrooke Road; thence, southeasterly along Carisbrooke Road to its intersection with Fishers Road; then southwesterly along Fishers Road to its intersection with New Gulph Road; thence, northwesterly along New Gulph Road to its intersection with Morris Avenue; thence, southwesterly along Morris Avenue to its intersection with Montgomery Avenue; thence, northwesterly along Montgomery Avenue to its intersection with Roberts Road and the place of beginning.

§ 12-13 Boundaries of Ward No. 12.

The boundaries of Ward No. 12 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of City Avenue and East Wynnewood Road; thence, northwesterly along East Wynnewood Road to its intersection with Honeysuckle Lane; thence, northwesterly along Honeysuckle Lane to its intersection with Strawberry Lane; thence, southwesterly along Strawberry Lane to its intersection with Periwinkle Lane; thence northwesterly along Periwinkle Lane to its intersection with Primrose Lane, thence, northeasterly along Primrose Lane to its intersection with Wildflower Lane; thence, northwesterly along

Wildflower Lane to its intersection with Bowman Avenue and Remington Road; thence, continuing northwesterly along Remington Road to its intersection with Parkview Drive; thence, northerly along Parkview Drive to its intersection with East Wynnewood Road; thence, southeasterly along East Wynnewood Road to its intersection with Rockland Avenue; thence, northeasterly along Rockland Avenue to its intersection with the railroad right-of-way, belonging to the National Railroad Passenger Corporation (AMTRAK); thence, westerly along the said railroad right-of-way, to its intersection with North Narberth Avenue; thence, northwesterly along North Narberth Avenue to its intersection with Haverford Avenue; thence, northeasterly along Haverford Avenue to its intersection with Montgomery Avenue, the five previous courses along East Wynnewood Road, Rockland Avenue, the AMTRAK right-of-way, North Narberth Avenue and Haverford Avenue being a common boundary between the Township of Lower Merion and the Borough of Narberth; thence, easterly along Montgomery Avenue to its intersection with Bowman Avenue; thence, southwesterly along Bowman Avenue to its intersection with Linden Lane; thence, southeasterly along Linden Lane to its intersection with Brookway Road; thence, northeasterly along Brookway Road to its intersection with Cherry Bend; thence, southeasterly along Cherry bend to its intersection with Sycamore Avenue; thence, northeasterly on Sycamore Avenue to its intersection with Old Lancaster Road; thence, southeasterly on Old Lancaster Road to its intersection with Melrose Avenue; thence, southwesterly and southeasterly on Melrose Avenue to its intersection with North Highland Avenue; thence, northeasterly along North Highland Avenue to its intersection with Old Lancaster Road; thence, southeasterly along Old Lancaster Road to its intersection with North Latches Lane; thence, southwesterly along North Latches Lane approximate 300 feet to the northeastern corner property line of 240 North Latches Lane; thence, southeasterly along said property line approximately 457 feet to the southeastern corner of the property line of 240 North Latches Lane; thence, southwesterly along said property line approximately 185 feet to the southwestern corner of the property line of 240 North Latches Lane and the northwestern corner of the property line of 233 Upland Road; thence, southeasterly approximately 120 feet along the property line of 233 Upland Road to the intersection of Upland Road and Orchard Road; thence, southeasterly along Orchard Road to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with East Wynnewood Road and the place of beginning.

§ 12-14 Boundaries of Ward No. 13.

The boundaries of Ward No. 13 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Old Lancaster Road and Union Avenue; thence, northwesterly along Old Lancaster Road to its intersection with North Highland Avenue; thence, southwesterly along North Highland Avenue to its intersection with Melrose Avenue; thence, northerly and northeasterly along Melrose Avenue to its intersection with Old Lancaster Road; thence, northwesterly along Old Lancaster Road to its intersection with Sycamore Avenue; thence, southwesterly along Sycamore Avenue to its intersection with Cherry Bend; thence, northwesterly along Cherry Bend to its intersection with Brookway Road; thence, southwesterly along Brookway Road to its intersection with Linden Lane; thence, northwesterly along Linden Lane to its intersection with Bowman Avenue; thence, northeasterly along

Bowman Avenue to its intersection with Montgomery Avenue; thence, westerly along Montgomery Avenue to its intersection with Meeting House Lane; thence, northeasterly along Meeting House Lane to its intersection with Monroe Road; thence, northerly along Monroe Road to its intersection with Maplewood Avenue; thence, northeasterly along Maplewood Avenue to its intersection with Revere Road; thence, northwesterly along Revere Road to its intersection with Hamilton Road; thence, northeasterly along Hamilton Road to its intersection with General Lafayette Road; thence, northerly along General Lafayette Road to its intersection with Bryn Mawr Avenue; thence, northeasterly and southeasterly along Bryn Mawr Avenue to its intersection with West Amherst Road; thence, northeasterly along West Amherst Road to its intersection with Conshohocken State Road; thence, southeasterly along Conshohocken State Road to its intersection with Montgomery Avenue; thence, southwesterly along Montgomery Avenue to its intersection with Hardie Way; thence, southeasterly and southwesterly along Hardie Way to its intersection with Cynwyd Road; thence, southeasterly along Cynwyd Road to its intersection with North Highland Avenue; thence, southwesterly along North Highland Avenue to its intersection with Bryn Mawr Avenue; thence, southeasterly along Bryn Mawr Avenue to its intersection with Union Avenue; thence, southwesterly along Union Avenue to its intersection with Old Lancaster Road and the place of beginning.

§ 12-15 Boundaries of Ward No. 14.

The boundaries of Ward No. 14 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by City Avenue and the Delaware-Montgomery County Line; thence, northwesterly along the Delaware-Montgomery County Line generally following to the southwest of Rolling Road, Crosshill Road and Brinton Park Drive to its intersection with Delmont Drive; thence, northeasterly along Delmont Drive to its intersection with Twin Oaks Drive; thence, easterly along Twin Oaks Drive to its intersection with Glen Arbor Drive; thence, northerly and northeasterly along Glen Arbor Drive to its intersection with Brinton Park Drive; thence, northerly along Brinton Park Drive to its intersection with Haverford Road; thence, easterly along Haverford Road to its intersection with Morris Road; thence, northeasterly along Morris Road to its intersection with Cotswold Lane; thence, southeasterly along Cotswold Lane to its intersection with Warick Road; thence, northeasterly along Warick Road to its intersection with Remington Road; thence, northeasterly along Remington Road to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to its intersection with Lankenau Drive; thence, southerly along Lankenau Drive to its intersection with the East Branch Indian Creek; thence, southerly along the East Branch Indian Creek to its intersection with the private drive known as Hollingsworth Road (a private road that has limited access, for residents of the Greenhill Apartment and Condominium complex); thence, westerly and southerly along the private road known as Hollingsworth Road to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with the Delaware-Montgomery County Line and the place of beginning.

Section 2. Saving Clause. That nothing in this ordinance or in the Code of the Township of Lower Merion as hereby amended shall be construed to affect any suit or proceeding

pending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing under the Code of the Township of Lower Merion prior to this amendment; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 3. Validity. The provisions of this Ordinance are severable, and if any chapter, article, section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining chapters, articles, sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have been adopted if such illegal, invalid or unconstitutional chapter, article, section, sentence, clause, part or provision had not been included herein.

Section 4. Effective Date. This Ordinance shall take effect and be in force from and after January 1, 2025.

Approved by the Board this _____ day of _____ 2024.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

BY: _____
Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



AGENDA ITEM INFORMATION

ITEM: APPROVAL OF CERTIFICATES OF APPROPRIATENESS

Consider for recommendation to the Board of Commissioners approval of the following certificates of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on July 23, 2024:

a) 421 Berkley Road, Haverford Station Historic District, 24-15 – approval to replace 8 porch posts, citing Secretary of the Interior’s Standards 9 and 10.

b) 527 Old Lancaster Road, Haverford Station Historic District, 24-13 – approval to make various alterations to the home including new siding and roofing, a new front porch, and additions to expand the rear extension with a second story and add an attached garage, with a subcommittee to review additional details and clarifications to the architectural drawings, citing Secretary of the Interior’s Standards 9 and 10.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
 Slides	Backup Material

<div> <div>Agenda item #2</div> <div>APPROVAL OF CERTIFICATES OF APPROPRIATENESS</div> </div>
<div> <div>Consider for recommendation to the Board of Commissioners action on the following certificates of appropriateness as recommended by the Historical Architectural Review Board at their meeting held on July 23, 2024.</div> </div>

4

	
421 Berkley Road, Haverford	
24-14	HARB

5

Recommendation:

Approval to replace 8 porch posts, citing Secretary of the Interior's Standards 9 and 10.

6



Original deteriorated columns (left) and present temporary columns (right)

7






Tuscan Cap (Square)

Tuscan Base (Square)

Previous columns

Proposed column cap and base

8



527 Old Lancaster Road, Haverford

24-13

HARB

9

Recommendation:

Approval to make various alterations to the home including new siding and roofing, a new front porch, and additions to expand the rear extension with a second story and add an attached garage, with a subcommittee to review additional details and clarifications to the architectural drawings, citing Secretary of the Interior's Standards 9 and 10.

(A portion of this application was approved at the previous meeting, allowing the applicant to proceed with construction of the foundation.)

10



Front Elevation



Rear Addition, Viewed from Side

Existing Residence

11



501 Old Lancaster Rd. Before Renovations



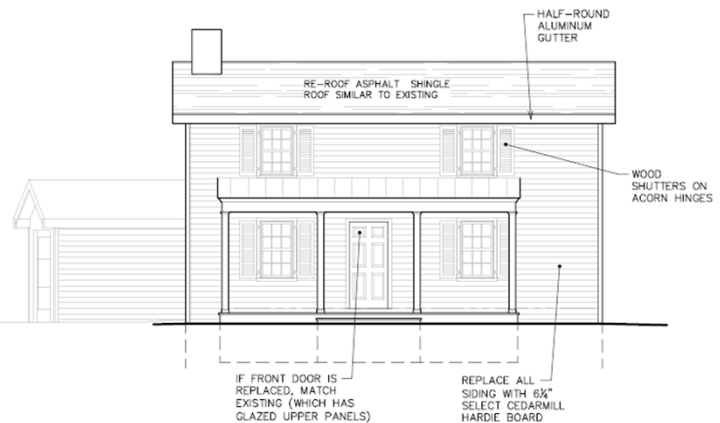
501 Old Lancaster Rd. After Renovations

Renovations would resemble alterations to 501 Old Lancaster Rd.

12



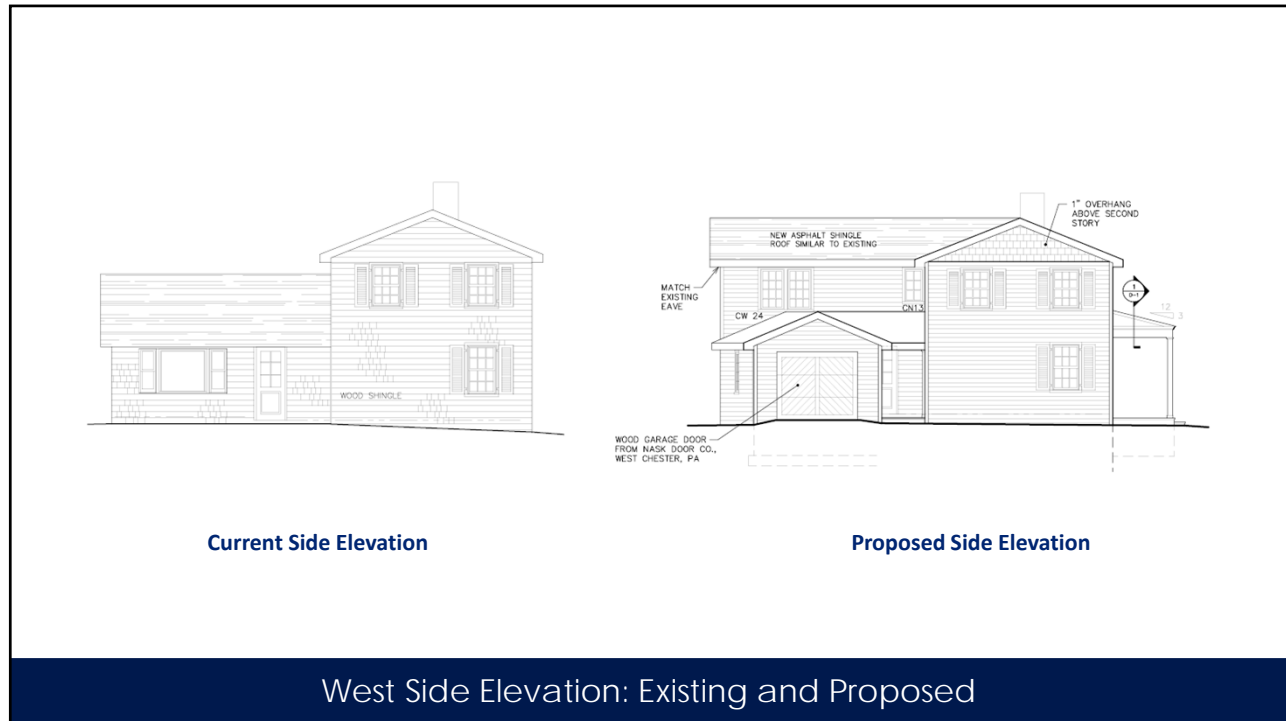
Current Front Elevation



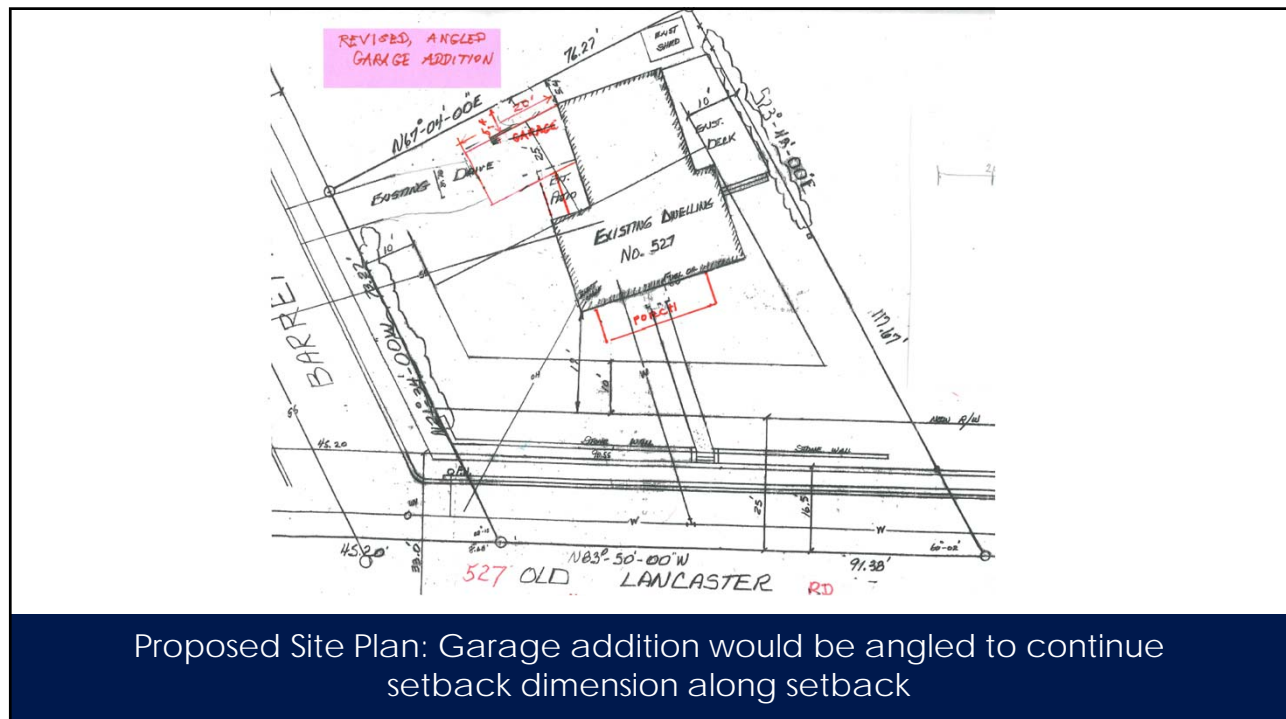
Proposed Front Elevation

Front Elevation: Existing and Proposed

13



14



15



AGENDA ITEM INFORMATION

ITEM: APPROVAL OF HISTORICAL COMMISSION APPLICATIONS

Consider for recommendation to the Board of Commissioners approval of the following application as recommended by the Historical Commission at their meeting held on July 22, 2024:

a) 330 Spring Mill Road, Villanova, Stoneleigh, Class 2, 2024-N-17 – approval to demolish a ca. 1935 greenhouse and construct a new greenhouse in its place, citing Secretary of the Interior’s Standards 2 and 9.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
☐ Slides	Backup Material

<p style="text-align: center;">Agenda item #3 APPROVAL OF HISTORICAL COMMISSION APPLICATIONS</p>	
<p>Consider for recommendation to the Board of Commissioners action on the following application as recommended by the Historical Commission at their meeting held on July 22, 2024.</p>	

16

	
<p style="text-align: center;">330 Spring Mill Road, Villanova - Stoneleigh</p>	
<p>Class 2</p>	<p>Historical Commission</p>

17

Recommendation:

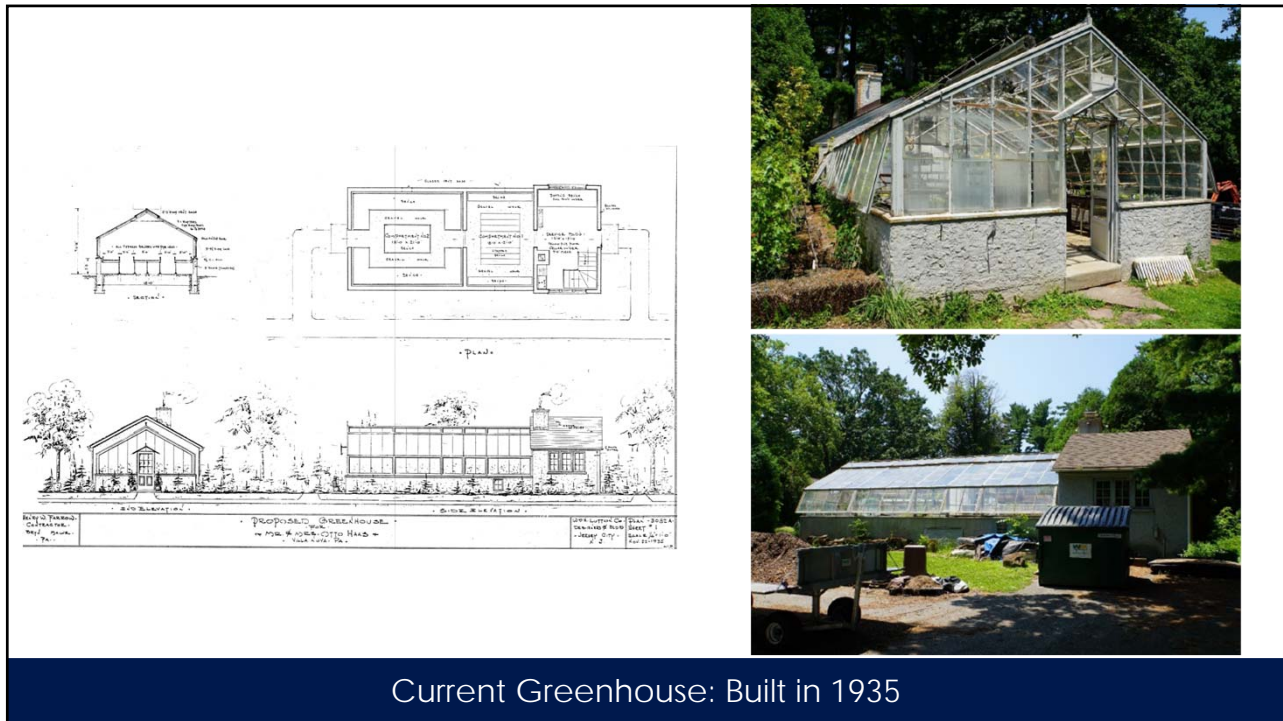
Approval to demolish a ca. 1935 greenhouse and construct a new greenhouse in its place, citing Secretary of the Interior's Standards 2 and 9.

18

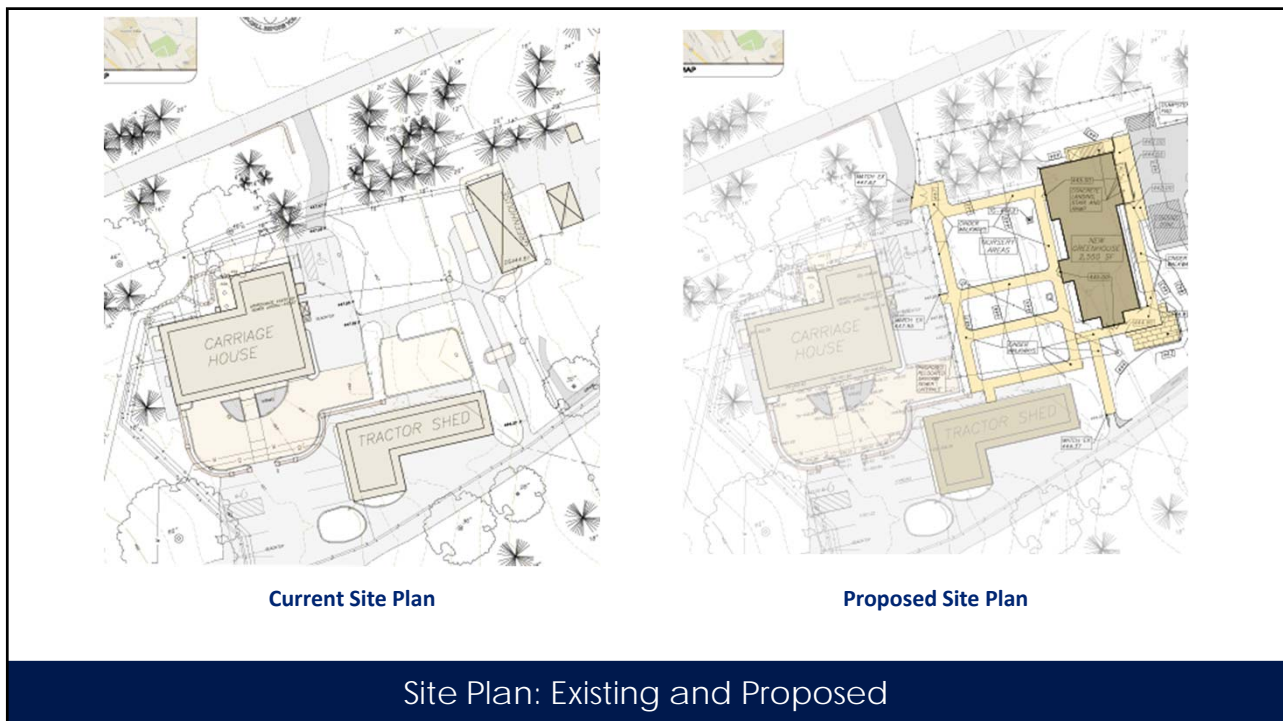
Additional HC Comment:

The Commission finds that the larger greenhouse has a minimal negative impact on the adjacent contributing Carriage House, and in its massing, location, materials, and detailing, which have been designed to match the existing materials of the Carriage House. The design is therefore appropriate and sympathetic to the existing Historic Resource.

19



20



21



Greenhouse architecture takes influence from adjacent Carriage House

22

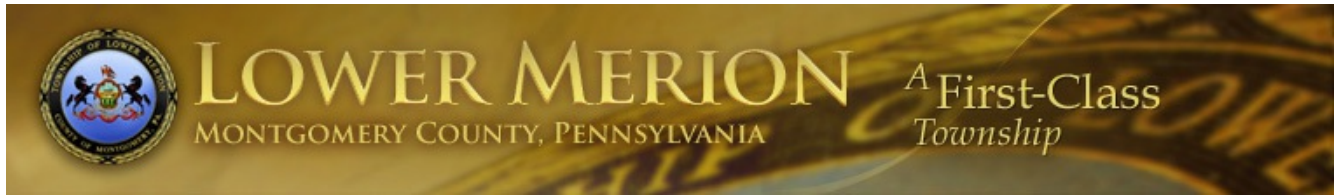


Rendering of proposed greenhouse

23



Rendering of proposed greenhouse



AGENDA ITEM INFORMATION

ITEM: REAPPOINTMENT TO THE UNIFORM CONSTRUCTION CODE APPEALS BOARD

Consider for recommendation to the Board of Commissioners the retroactive reappointment of Joseph Graci to a five year term on the Uniform Construction Code Appeals Board, such term to expire November 2028, and the appointment of alternate Tom Weber as a member of the Uniform Construction Code Appeals Board for a five year term, such term to expire August 2028.

PUBLIC COMMENT



AGENDA ITEM INFORMATION

ITEM: FOR INFORMATION ONLY - CODE AMENDMENT - CHAPTER 75, FAIR HOUSING - Student Rental Regulations

The ordinance amendment will be included on the September 11, 2024, Building & Planning Committee agenda, at which time the Committee will be asked to consider recommending advertisement to the Board of Commissioners.

PUBLIC COMMENT

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Issue Briefing	Issue Briefing
<input type="checkbox"/>	Ordinance	Ordinance

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Redistricting Ordinance to Amend the Township Code - Chapter 12- Electoral Districts.

Prepared by: Charlie Doyle, AICP, Assistant Director of Planning
Colleen Hall, Senior Planner
Jason Emmel, GIS Technician

Date: July 26, 2024

I. Action To Be Considered By The Board:

Authorize advertisement of an ordinance to amend Chapter 12 of the Code of the Township of Lower Merion, entitled Electoral Districts, to reapportion the Township of Lower Merion by retaining 14 Wards, and by changing the boundary lines of said Wards.

II. Why This Issue Requires Board Consideration:

The 2020 Decennial Census demonstrated a population growth in the Township of 5,808 residents with a 37.4% deviation in the range in population between the lowest and highest populated wards; therefore, the ward boundaries must be modified to be as nearly equal in population as practical.

III. Current Policy Or Practice (If Applicable):

After utilizing the services of consultant Amanda Holt on January 11, 2023, the Township adopted Ordinance No. 4257, changing the boundary lines of Township Wards. The Wards redistricting adopted in ordinance No. 4257 was then submitted to Montgomery County Voter Services for consideration. The County rejected the redistricting plan and identified the following reasons for rejection:

1. Two proposed changes split Magisterial Districts, which is not permitted.
2. The third change eliminated the congressional split in precinct 12-3, and that is not permitted.

On January 22, 2023, the Township Board of Commissioners subsequently rescinded the Ordinance, reversing Wards to their previously existing, current boundaries. Township staff incorporated the County's input into the rejected redistricting plan to develop a new set of proposed district boundaries. The new proposed redistricting boundaries have been modified to respect magisterial district boundaries, congressional districts, and other limitations plus retain all Commissioners, including newly elected, within their respective wards.

It is important to note that additional modifications to the new proposed ward boundaries could have a cumulative and cascading effect to district proportions and adversely impact the new proposed redistricting plan. The new plan being presented represents the previous

consultant's work and Township staff's best effort at ensuring as equal representation as possible while adhering to federal, state, and county district boundary limitations.

IV. Other Relevant Background Information:

The Board needs to decide whether the variation in population in the 14 voting wards is acceptable, and then modify the ward boundaries to be within an acceptable range of population. The previous policy adopted after the last (2010) census allowed a +/- 6% variation in population or 6% higher or lower than the ideal ward size; this policy allowed for a possible deviation of 12% from the highest and lowest populated ward in the Township.

Prior to the 2010 census, the Township had an unwritten policy allowing a population variation of voting ward up to +/- 3% for the ideal ward size. The 3% variation allowance was used in at least the three previous redistricting determinations. After the 2010 Census, the Board modified this policy and increased the population variation threshold to +/- 6% and did not make any ward boundary modifications.

According to the 2020 Census, all of Lower Merion Township's fourteen wards experienced a population growth with Wards 7 (33%), 9 (27%) and 4 (15%) experiencing significant population increases. Based upon the Township's 2020 Decennial Population of 63,633, the target or ideal population in each ward was calculated by Township staff to be 4,545; this numerical value represents the ideal population if each ward represented an equal number of residents in the Township.

As previously stated, the ward population variation policy range is +/- 6%, established by the Board after the 2010 Census and equals a 12% possible deviation from the highest and lowest populated ward in the Township. The 12% deviation is potentially too high based on some court decisions. Staff has prepared a plan and ordinance that will modify the ward population so that the average ward population is only 3.27% off the ideal ward size of 4,545 and the total deviation from the highest to lowest populated ward in the Township is approximately 10 percent.

Again, federal/state/county limitations placed on redistricting which prohibits crossing US Congressional Districts, PA House Districts and Magisterial Districts boundaries makes the task of redistricting difficult. The ward boundaries must respect those boundaries. The US Congressional District and PA House Districts each split the Township into two distinct areas and the Magisterial Districts split the Township into three areas significantly limits the ability to make modifications to the Ward boundaries.

The table below, the [interactive map linked here](#) and Appendix A illustrate the population data for each ward prior to any modifications and the population data for each ward after the proposed modifications.

2020 Census (Current Decennial)				Originally Proposed Wards 2023					Newly Proposed Wards 2024				
Wards	2020 Census	Difference from Mean	Percent from Mean	Population by Wards	Difference from Current	Percent from Current	Difference from Mean	Percent from Mean	Population by Wards	Difference from Current	Percent from Current	Difference From Mean	Percent from Mean
Ward 1	4,455	-90	-1.98%	4,670	215	4.83%	125	2.75%	4,362	-93	4.11%	183	4.03%
Ward 2	4,248	-297	-6.54%	4,543	295	6.94%	-2	-0.04%	4,341	93	4.80%	204	4.49%
Ward 3	4,287	-258	-5.68%	4,460	173	4.04%	-85	-1.87%	4,635	348	2.10%	-90	-1.98%
Ward 4	4,905	360	7.92%	4,499	-406	8.28%	-46	-1.01%	4,401	-504	2.94%	144	3.17%
Ward 5	4,344	-201	-4.43%	4,583	239	5.50%	38	0.84%	4,523	179	0.51%	22	0.48%
Ward 6	4,659	114	2.50%	4,660	1	0.02%	115	2.53%	4,388	-271	3.37%	157	3.45%
Ward 7	5,654	1,109	24.40%	4,630	-1,024	18.11%	85	1.87%	4,780	-874	4.16%	-235	-5.17%
Ward 8	4,460	-85	-1.87%	4,499	39	0.87%	-46	-1.01%	4,366	-94	4.01%	179	3.94%
Ward 9	5,059	514	11.30%	4,468	-591	11.68%	-77	-1.69%	4,691	-368	2.89%	-146	-3.21%
Ward 10	4,114	-431	-9.49%	4,593	479	11.64%	48	1.06%	4,455	341	2.19%	90	1.98%
Ward 11	4,135	-410	-9.03%	4,550	415	10.04%	5	0.11%	4,484	349	1.48%	61	1.34%
Ward 12	4,394	-151	-3.33%	4,338	-56	1.27%	-207	-4.55%	4,685	291	3.19%	-140	-3.08%
Ward 13	4,434	-111	-2.45%	4,655	221	4.98%	110	2.42%	4,767	333	5.01%	-222	-4.88%
Ward 14	4,485	-60	-1.32%	4,485	0	0.00%	-60	-1.32%	4,755	270	4.68%	-210	-4.62%
Total:	63,633	Mean:	4,545										
Lowest	Highest	Range	Range Pct.		Lowest	Highest	Range	Range Pct.		Lowest	Highest	Range	Range Pct.
4,114	5,654	1,540	37.4%		4,338	4,670	332	7.7%		4,341	4,780	439	10.1%
Lowest Difference from Target Population	Highest Difference from Target Population	Absolute Avg. Difference from Target Population	Avg. Pct. From Target Population		Lowest Difference from Target Population	Highest Difference from Target Population	Absolute Avg. Difference from Target Population	Avg. Pct. From Target Population		Lowest Difference from Target Population	Highest Difference from Target Population	Absolute Avg. Difference from Target Population	Avg. Pct. From Target Population
(431)	1,109	299	6.6%		(207)	125	75	1.6%		(204)	235	149	3.3%

Proposed modifications are described below, organized by Wards.

Generally, there were three iterations of the redistricting map with respect to census blocks within Wards:

- Feasible changes translating from the 2023 Proposal to the current iteration;
- Changes made to comply with Magisterial or Congressional District requirements; or
- Changes made in response to District requirements.

Ward Modifications:

Ward 1 – Population Change: -93:

Ward 1 will reduce population. One modification is proposed to give population to Ward 2.

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 1 to Ward 2**
 - One Block Waverly Road/Rock Creek Road/Black Rock Road/Idlewild Road.
 - **Population -93 Total:** Approximately -32 Single-Family Dwelling Units.

Ward 2 - Population Change: +93:

Ward 2 needs to gain population. One modification is proposed from Ward 1.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 1 to Ward 2**
 - One Block Waverly Road/Rock Creek Road/Black Rock Road/Idlewild Road.
 - **Population +93 Total:** Approximately +32 Single-Family Dwelling Units.

Ward 3 - Population Change: +348:

Ward 3 needs to gain population. Several modifications are proposed from Wards 9 and 13.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 9 to Ward 3:**
 - Several Blocks: Levering Mill Road/Conshohocken State Road/E Princeton Road/Belmont Avenue.
 - **Population +203 Total:** Approximately +65 Single-Family Dwelling Units.
- **(Newly Proposed) Change from Ward 13 to Ward 3:**
 - Several Blocks between Conshohocken State Road & Bryn Mawr Avenue & W. Amherst Road.
 - **Population +145 Total:** Approximately +42 Single-Family Dwelling Units.

Ward 4 - Population Change: -504:

Ward 4 needs to reduce population. Several modifications are proposed to give population to Wards 5 and 10 and gain population from Ward 8

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 4 to Ward 5:**
 - One Block Montgomery Ave/Woodside Road/Anderson Ave/Railroad Tracks.
 - **Population -179 Total:** Approximately -5 Single-Family Dwellings and -105 Multifamily Units
- **(Previously and Currently Proposed) Change from Ward 4 to Ward 10:**
 - Multiple Blocks along Montgomery Ave & Railroad tracks and Morris Ave & Old Lancaster Road. Aqua PA property.
 - **Population -419 Total:** Approximately -47 Single-Family Dwellings and -39 Multifamily Units.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 8 to Ward 4**
 - One Block Rittenhouse Place/E Athens Ave/ Simpson Road/Lancaster Ave
 - **Population +94 Total:** Approximately +14 Single-Family Dwellings and +53 Multifamily Units

Ward 5 - Population Change: +179:

Ward 5 needs to gain population. One modification is proposed from Ward 4.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 4 to Ward 5:**
 - One Block Montgomery Ave/Woodside Road/Anderson Ave/Railroad Tracks.
 - **Population +179 Total:** Approximately +5 Single-Family Dwellings and +105 Multifamily Units

Ward 6 - Population Change: -271:

Ward 6 needs to reduce population. Several modifications are proposed to give population to Ward 11. These changes will also normalize the shape of the boundary between Ward 6 and Ward 11.

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 6 to Ward 11**
 - Several Blocks along Spring Mill Road. Straightening out boundary of Roscommon Road/Ridgewood Road/Eagle Farm & Fairview Roads & Harriton Farm to Old Gulph Road
 - **Population: -271 Total:** Approximately -80 Single-Family Dwelling Units

Ward 7 - Population Change: -874:

Ward 7 needs to reduce population. Several modifications are proposed to give population to Ward 12 and Ward 14.

Population Reductions:

- **(Newly Proposed) Change from Ward 7 to Ward 12:**
 - Multiple Blocks along Rockland Ave/Kenilworth Road/ E Wynnewood Road/ Shortridge Drive/Parkview Drive/ Remington/ Portion of Indian Creek Estates.
 - **Population -604 Total:** Approximately -237 Single-Family Dwelling Units.
- **(Newly Proposed) Change from Ward 7 to Ward 14:**
 - Multiple Blocks along Lancaster Avenue/Remington Road/Warick Road/Cotswold Lane/Morris Road & Lankenau Hospital & Friends Central School/City Avenue.
 - **Population -270 Total:** Approximately -73 Single-Family Dwellings and -4 Multifamily Units.

Ward 8 - Population Change: -94:

Ward 8 needs to reduce population. One modification is proposed to give population to Ward 4.

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 8 to Ward 4**
 - One Block Rittenhouse Place/E Athens Ave/ Simpson Road/Lancaster Ave
 - **Population -94 Total:** Approximately -14 Single-Family Dwellings and -53 Multifamily Units

Ward 9 - Population Change: -368:

Ward 9 needs to reduce population and to fix changes to properly follow the new congressional district boundaries. Several modifications are proposed to give population to Ward 3 and Ward 13 and gain population from Ward 12 while also following the new congressional district boundary.

Population Reductions:

- **(Previously and Currently Proposed) Change from Ward 9 to Ward 3:**
 - Several Blocks: Levering Mill Road/Conshohocken State Road/E Princeton Road/Belmont Avenue.
 - **Population -203 Total:** Approximately -65 Single-Family Dwelling Units.
- **(Previously Proposed) Change from Ward 9 to Ward 13:**
 - Several Blocks: Blocks: Bryn Mawr Avenue/Union Avenue/Old Lancaster Road/N Highland Avenue
 - **Population -321 Total:** Approximately -83 Single-Family Dwellings and -5 Multifamily Units.

Population Gains:

- **(Newly Proposed) Change from Ward 12 to Ward 9:**

- One block Upland Road/Old Lancaster Rd/N Latches Lane.
- **Population +156 Total:** Approximately +18 Single-Family Dwellings and +80 Multifamily Units.

Ward 10 - Population Change: +419:

Ward 10 needs to gain population. Several changes are proposed between Ward 10 and Wards 4 and 11.

Population Reductions:

- **(Currently Proposed) Change from Ward 10 to Ward 11:**
 - Multiple blocks along Montgomery Ave and Morris Ave between N. Merion Ave and New Gulph Rd. (Moving All of Bryn Mawr College and The Shipley School to Ward 11)
 - **Population -350 Total**

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 4 to Ward 10:**
 - Multiple Blocks along Montgomery Ave & Railroad tracks and Morris Ave & Old Lancaster Road. Aqua PA property.
 - **Population +419 Total:** Approximately +47 Single-Family Dwellings and +39 Multifamily Units.
- **(Currently Proposed) Change from Ward 11 to Ward 10**
 - One block along the southern side of Montgomery Ave between N Roberts Rd and N Merion Ave.
 - **Population +272 Total**

Ward 11 - Population Change: +271:

Ward 11 needs to gain population. Several modifications are proposed from Ward 6. These changes will also normalize the shape of the boundary between Ward 11 and Ward 6.

Population Reductions:

- **(Currently Proposed) Change from Ward 11 to Ward 10**
 - One block along the southern side of Montgomery Ave between N Roberts Rd and N Merion Ave.
 - **Population -272 Total**

Population Gains:

- **(Previously and Currently Proposed) Change from Ward 6 to Ward 11**
 - Several Blocks along Spring Mill Road. Straightening out boundary of Roscommon Road/Ridgewood Road/Eagle Farm & Fairview Roads & Harriton Farm to Old Gulph Road
 - **Population: +271 Total:** Approximately +80 Single-Family Dwelling Units
- **(Currently Proposed) Change from Ward 10 to Ward 11:**
 - Multiple blocks along Montgomery Ave and Morris Ave between N. Merion Ave and New Gulph Rd. (Moving All of Bryn Mawr College and The Shipley School to Ward 11)
 - **Population +350 Total:**

Ward 12 - Population Change: +291:

Ward 12 needs to gain population due to a loss in population from the Congressional District boundary change. Several modifications are proposed to Gain population from Ward 7 to make up for the reduction in population from aligning to the new congressional district boundaries.

Population Gains:

- **(Newly Proposed) Change from Ward 7 to Ward 12:**

- Multiple Blocks along Rockland Ave/Kenilworth Road/ E Wynnewood Road/ Shortridge Drive/Parkview Drive/ Remington/ Portion of Indian Creek Estates.
- **Population +604 Total:** Approximately +237 Single-Family Dwelling Units.

Population Reductions:

- **(Newly Proposed) Change from Ward 12 to Ward 13:**

- Several blocks for the congressional boundary fix (Montgomery Ave & Bowman Ave/Sycamore Ave & Melrose Ave/N Highland Ave).
- **Population -157 Total:** Approximately -40 Single-Family Dwellings and -18 Multifamily Units.

Ward 13 - Population Change: +333:

Ward 13 will gain population. Several modifications are proposed to align Ward 13 and Ward 12 to the new congressional district boundaries and to reduce the population of Ward 9. Ward 13 will also give population to Ward 3.

Population Gains:

- **(Previously Proposed) Change from Ward 9 to Ward 13:**

- Several Blocks: Blocks: Bryn Mawr Avenue/Union Avenue/Old Lancaster Road/N Highland Avenue
- **Population +321 Total:** Approximately +83 Single-Family Dwellings and +5 Multifamily Units.

- **(Newly Proposed) Change from Ward 12 to Ward 13:**

- Several blocks for the congressional boundary fix (Montgomery Ave & Bowman Ave/Sycamore Ave & Melrose Ave/N Highland Ave).
- **Population +157 Total:** Approximately +40 Single-Family Dwellings and +18 Multifamily Units.

Population Reductions:

- **(Newly Proposed) Change from Ward 13 to Ward 3:**

- Several Blocks between Conshohocken State Road & Bryn Mawr Avenue & W. Amherst Road.
- **Population -145 Total:** Approximately -42 Single-Family Dwelling Units.

Ward 14 - Population Change: +270:

Ward 14 needs to gain population. Several modifications are proposed from Ward 7.

Population Gains:

- **(Newly Proposed) Change from Ward 7 to Ward 14:**
 - Multiple Blocks along Lancaster Avenue/Remington Road/Warick Road/Cotswold Lane/Morris Road & Lankenau Hospital & Friends Central School/City Avenue.
 - **Population +270 Total:** Approximately +73 Single-Family Dwellings and +4 Multifamily Units.

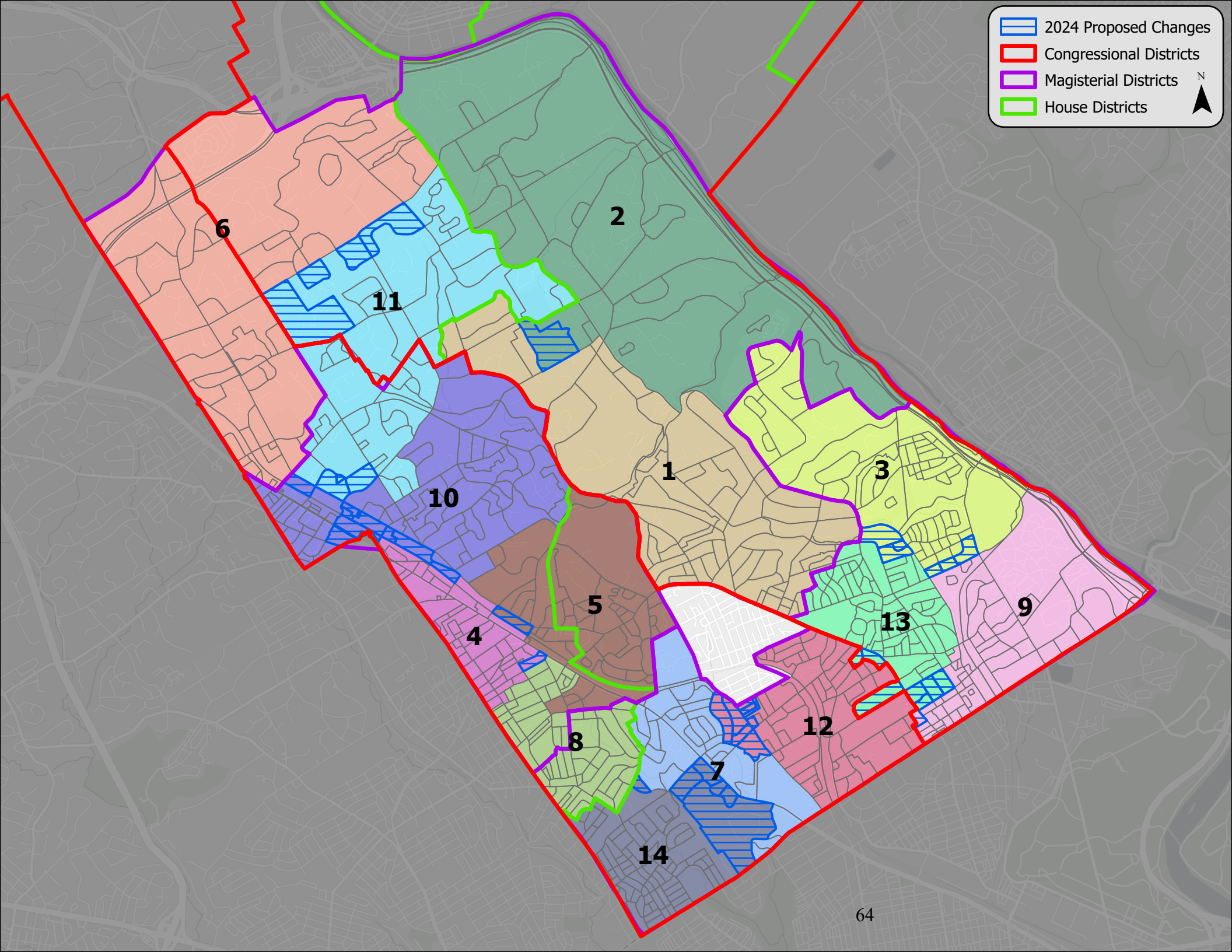
Overall, the proportion of changes between the current and proposed boundary configuration significantly reduces the average range of deviation from target population of 4,545. The proposed plan reduces the deviation from the current average of 6.59% to 3.27%. which equates to a reduction in the average difference from the target population of 150 residents. The proposed modifications will also be within the policy range of 6% from the target population, where the lowest population of 4,341 in Ward 2 is 4.49% and the highest population of 4,780 in Ward 7 is 5.17%

V. Impact on Township Finances:

There will be no impact on Township finances.

VI. Staff Recommendation

This item is for discussion only.



AN ORDINANCE

NO. _____

AN ORDINANCE TO AMEND Chapter 12 Of The Code Of The Township Of Lower Merion, Entitled Electoral Districts, To Reapportion The Township Of Lower Merion By Retaining 14 Wards, And By Changing The Boundary Lines Of Said Wards.

WHEREAS, Section 11 of Article IX of the Constitution of the Commonwealth of Pennsylvania, and the Municipal Reapportionment Act, require the Board of Commissioners of the Township of Lower Merion to reapportion the Township within the year following that in which the Federal decennial census is officially reported as required by Federal law, and at such other times as the Board shall deem necessary; and

WHEREAS, the official Block Statistics of the United States Department of Commerce, Bureau of Census, of Population and Housing, 2020 has been officially reported;

NOW THEREFORE, be it ordained by the Board of Commissioners of the Township of Lower Merion as follows;

Section 1. The Code of the Township of Lower Merion, Chapter 12, entitled Electoral Districts, Sections 12-1 through 12-15, are hereby amended to provide as follows:

CHAPTER 12

ELECTORAL DISTRICTS

§ 12-1 Reapportionment of wards.

There shall continue to be fourteen wards in the Township of Lower Merion, which wards are hereby reapportioned into fourteen wards as nearly equal in population as practicable on the basis of the Official Block Statistics of the Census of Population and Housing, 2020, conducted by the United States Department of Commerce, Bureau of Census.

§ 12-2 Boundaries of Ward No 1.

The boundaries of Ward No. 1 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed at the intersection of Montgomery Avenue and Meeting House Lane; thence, westerly along Montgomery Avenue to its intersection with Gypsy Lane, the previous course along Montgomery Avenue being a common boundary between the Township of Lower Merion and the Borough of Narberth; thence, northwesterly along Gypsy Lane to its intersection with McClenaghan Mill Road; thence, northwesterly along McClenaghan Mill Road to its intersection with Old Gulph Road; thence, westerly along Old Gulph Road to its intersection with Williamson Road; thence, Northerly, Northwesterly and Westerly along Williamson Road to its intersection with Mt. Pleasant Road; thence, northwesterly along Mt. Pleasant Road to its intersection with Waverly Road; thence, southwesterly along Waverly Road a distance of approximately 875 feet to its crossing of an unnamed tributary of Mill Creek; thence, northerly along the said tributary to Harriton Road; thence, northeasterly along Harriton Road to its intersection with Mt. Pleasant Road; thence, southerly along Mt. Pleasant Road to its intersection with Rock Creek Road; thence, northeasterly and southeasterly along Rock Creek Road to its intersection with Black Rock Road; thence, northeasterly along Black Rock Road to its intersection with Conshohocken State Road; thence, southeasterly and northeasterly along Conshohocken State Road to its intersection with Manayunk Road; thence, Southerly along Manayunk Road to its intersection with Bryn Mawr Avenue; thence, Westerly along Bryn Mawr Avenue to its intersections with General Lafayette Road; thence, Southwesterly along General Lafayette Road to its intersection with Hamilton Road; thence, southwesterly along Hamilton Road to its intersection with Revere Road; thence, southeasterly along Revere Road to its intersection with Maplewood Avenue; thence, southwesterly along Maplewood Avenue to its intersection with Monroe Road; thence, southerly along Monroe Road to its intersection with Meeting House Lane; thence, southwesterly along Meeting House Lane to its intersection with Montgomery Avenue and the place of beginning.

§ 12-3 Boundaries of Ward No. 2.

The boundaries of Ward No. 2 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Conshohocken State Road and Waverly Road; thence, northwesterly along Conshohocken State Road to its intersection with the boundary line between the Township of Lower Merion and the Borough of West Conshohocken; thence, northerly along the boundary line between the Township of Lower Merion and the Borough of West Conshohocken to the middle line of the Schuylkill River, said river being a common boundary between the Borough of Conshohocken, the Township of Whitemarsh, the City of Philadelphia, and the Township of Lower Merion; thence, northeasterly and southeasterly along the middle line of the Schuylkill River to its intersection with Flat Rock Road, as extended; thence, southwesterly along Flat Rock Road, as extended, and northwesterly and southwesterly along Flat Rock Road to its intersection with Sprague Road; thence, northerly along Sprague Road to its intersection with Hollow Road; thence, southwesterly along Hollow Road to its intersection with Hagys Ford Road; thence, northwesterly, westerly, and southerly along Hagys Ford Road, to its intersection with Hollow Road; thence, southwesterly along Hollow Road to its intersection with Conshohocken State Road; thence, northwesterly, southwesterly and northwesterly again along Conshohocken State Road to its intersection with Black Rock Road;

thence, southwesterly along Black Rock Road to its intersection with Rock Creek Road; thence, northwesterly along Rock Creek Road to its intersection with Waverly Road; thence, northeasterly along Waverly Road to its intersection with Conshohocken State Road and the place of beginning.

§ 12-4 Boundaries of Ward No. 3.

The boundaries of Ward No. 3 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Conshohocken State Road, East Levering Mill Road and West Levering Mill Road; thence, northwesterly along Conshohocken State Road to its intersection with Amherst Road; thence, southwesterly along Amherst Road to its intersection with Bryn Mawr Avenue; thence, northerly and westerly along Bryn Mawr Avenue to its intersection with Manayunk Road; thence, northerly along Manayunk Road to its intersection with Conshohocken State Road; thence, northerly, westerly and northwesterly along Conshohocken State Road to its intersection with Hollow Road; thence, northeasterly along Hollow Road to its intersection with Hagys Ford Road; thence, northerly, easterly, and southeasterly along Hagys Ford Road to its intersection with Hollow Road; thence, northeasterly along Hollow Road to its intersection with Sprague Road; thence, southerly along Sprague Road to its intersection with Flat Rock Road; thence, northeasterly and southeasterly along Flat Rock Road and Flat Rock Road as extended to its intersection with the middle line of the Schuylkill River, said river being a common boundary between the City of Philadelphia and the Township of Lower Merion; thence, southeasterly along the middle line of the Schuylkill River to its intersection with Vine Creek as extended; thence, southwesterly along Vine Creek parallel to the former railroad right-of-way, formerly belonging to the National Railroad Passenger Corporation (AMTRAK) and now the location of the Cynwyd Heritage Trail separating the Westminster Cemetery and the West Laurel Hill Cemetery to its intersection with a point formed by the extension of Levering Mill Road as extended, at a point approximately 800 feet northeast of Belmont Avenue at the former Barmouth railroad station now known as the Barmouth Trailhead of the Cynwyd Heritage Trail; thence, southwesterly along Levering Mill Road to its intersection with Conshohocken State Road and the place of beginning.

§ 12-5 Boundaries of Ward No. 4.

The boundaries of Ward No. 4 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Montgomery Avenue and Woodside Road; thence, northwesterly along Montgomery Avenue to its intersection with Haverford Station Road; thence, southwesterly along Haverford Station Road to its intersection with the railroad right-of-way, belonging to the National Railroad Passenger Corporation (AMTRAK); thence, northwesterly along the said right-of-way to its intersection with Pennswood Road; thence, southwesterly along Pennswood Road to its intersection with San Marino Avenue, and the

Delaware-Montgomery County Line; thence, southeasterly along the Delaware-Montgomery County Line to the intersection of County Line Road and Chestnut Avenue; thence, southeasterly along County Line Road approximately 250 feet to a point on the westerly rear property line of lots fronting on the northwesterly side of Linwood Avenue; thence northeasterly along said rear property lines to a point formed by its intersection with East Spring Avenue; thence, southeasterly along East Spring Avenue to its intersection with Linwood Avenue; thence, northeasterly along Linwood Avenue to its intersection with Arnold Road; thence, northwesterly along Arnold Road to its intersection with St. Paul's Road; thence, northeasterly along St. Paul's Road to its intersection with East Athens Avenue; thence, northwesterly along East Athens Avenue to its intersection with Simpson Road; thence, northeasterly along Simpson Road to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with Anderson Avenue; thence, northeasterly along Anderson Avenue to its intersection with the railroad right-of-way belonging to the National Railroad Passenger Corporation (AMTRAK); thence, northwesterly along said right-of-way to its intersection with Woodside Road; thence, northeasterly along Woodside Road to its intersection with Montgomery Avenue and place of beginning.

§ 12-6 Boundaries of Ward No. 5.

The boundaries of Ward No. 5 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of East Wynnewood Road and Penn Road; thence, southwesterly along East Wynnewood Road to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with Old West Wynnewood Road; thence, southwesterly along Old West Wynnewood Road to its intersection with West Wynnewood Road; thence, southwesterly along West Wynnewood Road to its intersection with East Athens Avenue; thence, northwesterly along East Athens Avenue to its intersection with Hood Road; thence, northeasterly along Hood Road, to its intersection with Argyle Road; thence, northwesterly along Argyle Road, 80 feet more or less to a point 100 feet southeast of the southeasterly side of Chatham Road; thence, northeasterly along the southeasterly property line of the properties on the southeasterly side of Chatham Road, approximately 100 feet southeast of the southeasterly side of Chatham Road, to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with Anderson Avenue; thence, northeasterly along Anderson Avenue to its intersection with the railroad right-of-way belonging to the National Railroad Passenger Corporation (AMTRAK); thence, northwesterly along said right of way to its intersection with Woodside Road; thence, northeasterly along Woodside Road to its intersections with Montgomery Avenue; thence, northwesterly along Montgomery Avenue to its intersection with Cheswold Lane; thence, northeasterly along Cheswold Lane to its intersection with Elbow Lane; thence, northwesterly along Elbow Lane to its intersection with Gray's Lane; thence, northeasterly along Gray's Lane to its intersection with Mill Creek Road; thence, northeasterly along Mill Creek Road to its intersection with Old Gulph Road; thence, easterly along Old Gulph Road to its intersection with McClenaghan Mill Road; thence, southeasterly along McClenaghan Mill Road to its intersection with Gypsy Lane; thence, southeasterly along Gypsy Lane to its intersection with Montgomery Avenue at North

Wynnewood Avenue; thence, crossing Montgomery Avenue southeasterly along North Wynnewood Avenue, being a common boundary between the Township of Lower Merion and the Borough of Narberth, to its intersection with Sabine Avenue; thence, southwesterly along Sabine Avenue to its intersection with Penn Road; thence, southerly along Penn Road to its intersection with East Wynnewood Road and the place of beginning.

§ 12-7 Boundaries of Ward No. 6.

The boundaries of Ward No. 6 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Lancaster Avenue and the Delaware-Montgomery County Line, said point being approximately at the intersection of Lancaster Avenue with County Line Road (Haverford Road); thence, northwesterly along the Delaware-Montgomery County Line, which generally follows County Line Road to its intersection with Matsons Ford Road; thence, northeasterly along Matsons Ford Road, the common boundary between the Township of Upper Merion, the Borough of West Conshohocken, and the Township of Lower Merion, to its intersection with DeHaven Avenue and the Borough line; thence, in a southeasterly and a northeasterly direction along the common boundary between the Township of Lower Merion and the Borough of West Conshohocken to its intersection with Conshohocken State Road; thence, in a southeasterly direction along Conshohocken State Road to its intersection with Spring Mill Road; thence, southwesterly along Spring Mill Road to its intersection with Old Gulph Road; thence, southeasterly along old Gulph Road to its intersection with Airdale Road; thence, southwesterly along Airdale Road to its intersection with Ashbridge Road; thence, southeasterly along Ashbridge Road to its intersection with Wakefield Road; thence, southwesterly along Wakefield Road to its intersection with Wyndon Avenue; thence, southeasterly along Wyndon Avenue to its intersection with Roberts Road; thence, southwesterly along Roberts Road to its intersection with Lancaster Avenue; thence, northwesterly along Lancaster Avenue to its intersection with the Delaware-Montgomery County Line, County Line Road and the place of beginning.

§ 12-8 Boundaries of Ward No. 7.

The boundaries of Ward No. 7 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of the center line of City Avenue and the private road known as Hollingsworth Road (a private road that has limited access, for residents of the Greenhill Apartment and Condominium complex); thence, northerly and easterly along the private road known as Hollingsworth Road to its intersection with the East Branch Indian Creek; thence, northerly along the East Branch Indian Creek to its intersection with Lankenau Drive; thence, northeasterly along Lankenau Drive to its intersection with Lancaster Avenue; thence, westerly and northwesterly along Lancaster Avenue to its intersection with Remington Road; thence, southwesterly along Remington Road to its intersection with Warick Road and Roslyn

Lane; thence, westerly along Warick Road to its intersection with Cotswold Lane; thence, northwesterly along Cotswold Lane to its intersection with Morris Road; thence, northeasterly along Morris Road to its intersection with the northeasterly property line of 511 Ballytore Road; thence, by the said property line extended, northwesterly approximately 289.95 feet to a point on the southeasterly property line of 517 Ballytore Road; thence, by the said property line northeasterly approximately 102 feet to a point on the northeasterly property line of 517 Ballytore Road; thence, northwesterly by various courses and distances along the said (rear) property lines of the properties on the northeasterly side of Ballytore Road, to a point on the southeasterly property line now or late of the Diocese of the Armenian Church in America (630 Clothier Road); thence, northeasterly along the said property line approximately 379.78 feet to a point on the center line of Clothier Road; thence, northwesterly along Clothier Road to its intersection with West Wynnewood Road; thence, northerly along West Wynnewood Road to its intersection with Lancaster Avenue; thence, crossing Lancaster Avenue northeasterly along East Wynnewood Road to its intersection with Penn Road; thence, northerly along Penn Road to its intersection with Sabine Avenue; thence, northeasterly along Sabine Avenue to its intersection with North Wynnewood Avenue, being a common boundary between the Township of Lower Merion and the Borough of Narberth; thence, by the said common boundary line southerly and southeasterly, along North Wynnewood Avenue, and E Wynnewood Road to its intersection with Parkview Drive; thence, southwesterly along Parkview Drive to its intersection with Remington Road; thence, easterly along Remington Road to its intersection with Bowman Avenue and Wildflower Lane; thence, easterly along Wildflower Ln to its intersection with Primrose Lane; thence, southerly along Primrose Lane to its intersection with Periwinkle Lane; thence, southeasterly along Periwinkle Lane to its intersection with Strawberry Lane; thence, northeasterly along Strawberry Lane to its intersection with Honeysuckle Lane; thence, easterly along Honeysuckle Lane to its intersection with East Wynnewood Road; thence, southeasterly along East Wynnewood Road to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with Hollingsworth Road and the place of beginning.

§ 12-9 **Boundaries of Ward No. 8.**

The boundaries of Ward No. 8 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Delmont Drive and the Delaware-Montgomery County Line; thence, along the Delaware-Montgomery County Line, crossing Haverford Road and along County Line Road to its intersection with the northwesterly property line of lots fronting the northwesterly side of Linwood Avenue; thence, along the said property line northeasterly to its intersection with East Spring Avenue; thence, southeasterly along East Spring Avenue to its intersection with Linwood Avenue; thence, northeasterly along Linwood Avenue to its intersection with Arnold Road; thence, northwesterly along Arnold Road to its intersection with St. Pauls Road; thence, northeasterly along St. Pauls Road to its intersection with East Athens Avenue; thence, northwesterly along East Athens Avenue to its intersection with Simpson Road; thence, northeasterly along Simpson Road to its intersection with Argyle Road; thence, northeasterly along Argyle Road to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to a point on the southeasterly property line of the

properties on the southeasterly side of Chatham Road; thence, southwesterly along the said property line, approximately 100 feet southeast of the southeasterly side of Chatham Road, to the center line of Argyle Road; thence, southeasterly along Argyle Road to its intersection with Hood Road; thence, southwesterly along Hood Road to its intersection with East Athens Avenue; thence, southeasterly along East Athens Avenue to its intersection with West Wynnewood Road; thence, northeasterly along West Wynnewood Road to its intersection with Old West Wynnewood Road; thence, northeasterly along Old West Wynnewood Road to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to its intersection with East Wynnewood Road and West Wynnewood Road; thence, southerly along West Wynnewood Road to its intersection with Clothier Road; thence, southeasterly along Clothier Road to its intersection with the southeasterly property line now or late of the Diocese of the Armenian Church in America (630 Clothier Road); thence, southwesterly by the said property line of the said Diocese 379.78 feet to a point on the northeasterly property line of 603 Ballytore Road; thence, southeasterly by various courses and distances, along the said (rear) property lines of properties on the northeasterly side of Ballytore Road, to the easterly corner of 517 Ballytore Road; thence, southwesterly along the southeasterly property line of 517 Ballytore Road, approximately 101.28 feet, to a point on the northeasterly property line of 517 Ballytore Road; thence, southeasterly partially along the said property line and partially along the northeasterly property line of 511 Ballytore Road approximately 289.95 feet to its intersection with Morris Road; southwesterly along Morris Road to its intersection with Haverford Road; thence, northwesterly along Haverford Road to its intersection with Brinton Park Drive; thence, southwesterly along Brinton Park Drive to its intersection with Glen Arbor Drive; thence, southwesterly and southerly along Glen Arbor Drive to its intersection with Twin Oaks Drive; thence, northwesterly along Twin Oaks Drive to its intersection with Delmont Drive; thence, southwesterly along Delmont Drive to its intersection with the Delaware-Montgomery County Line and the place of beginning.

§ 12-10 Boundaries of Ward No. 9.

The boundaries of Ward No. 9 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of City Avenue and Orchard Road; thence, northwesterly along Orchard Road to its intersection with the southwestern property line of 233 Upland Road; thence, northwesterly along said property line approximated 105 feet to the intersections of the northwestern property line of 233 Upland Road and the southwestern rear property line of 240 North Latches Lane; thence, northeasterly along the rear property line of 240 North Latches Lane approximately 185 feet to the southeast corner of said property line of 240 North Latches Lane; thence, northeasterly along the eastern property line of 240 North Latches Lane approximately 457 feet to the centerline of North Latches Lane; thence, northeasterly along North Latches Lane to its intersection with Old Lancaster Road; thence, southeasterly along Old Lancaster Road to its intersection with Union Avenue; thence, northeasterly along Union Avenue to its intersection with Bryn Mawr Avenue; thence, northwesterly along Bryn Mawr Avenue to its intersection with North Highland Avenue; thence, northeasterly along North Highland Avenue to its intersection with Cynwyd Road; thence, northwesterly along Cynwyd Road to its

intersection with Hardie Way; thence, northeasterly and northwesterly along Hardie Way to its intersection with Montgomery Avenue; thence, northeasterly along Montgomery Avenue to its intersection with Conshohocken State Road; thence, northwesterly along Conshohocken State Road to its intersection with East Levering Mill Road; thence, northeasterly along East Levering Mill Road across Belmont Avenue continuing along East Levering Mill Road as extended to its intersection with Vine Creek at a point approximately 800 feet northeast of Belmont Avenue at the Barmouth Trailhead of the Cynwyd Heritage Trail; thence, northeasterly along Vine Creek parallel to a railroad right-of-way, belonging to the National Railroad Passenger Corporation (AMTRAK) and separating the Westminster Cemetery and the West Laurel Hill Cemetery to its intersection with the midline line of the Schuylkill River, said river being a common boundary of the City of Philadelphia and the Township of Lower Merion; thence, southeasterly along the middle line of the Schuylkill River to a point formed by the intersection of the Schuylkill River and the boundary line between the City of Philadelphia and the Township of Lower Merion; thence, southwesterly along the aforementioned boundary line to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with Orchard Road and the place of beginning.

§ 12-11 Boundaries of Ward No. 10.

The boundaries of Ward No. 10 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point, a corner in the common boundary line of Montgomery and Delaware Counties, said point also being a common point of Lower Merion, Haverford and Radnor Townships, and also being the intersection of County Line Road, Haverford Road, and Landover Road; thence, northwesterly along the Delaware-Montgomery County Line (generally along County Line Road), to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to its intersection with Roberts Road; thence, northeasterly along Roberts Road to its intersection with Montgomery Avenue; thence, southeasterly along Montgomery Avenue to its intersection with Morris Avenue; thence, northeasterly along Morris Avenue to its intersection with New Gulph Road; thence, thence, southeasterly along New Gulph Road to its intersection with Fishers Road; thence, northeasterly along Fishers Road to its intersection with Carisbrooke Road; thence, northwesterly along Carisbrooke Road to its intersection with Morris Avenue; thence, northeasterly and northerly along Morris Avenue to its intersection with Waverly Road; thence, northeasterly along Waverly Road to its intersection with Mt. Pleasant Road; thence, southeasterly along Mt. Pleasant Road to its intersection with Williamson Road; thence, easterly and southeasterly along Williamson Road to its intersection with Old Gulph Road; thence, southeasterly along Old Gulph Road to its intersection with Mill Creek Road; thence, southwesterly along Mill Creek Road to its intersection with Grays Lane; thence, northwesterly, westerly, and southwesterly along Grays Lane to its intersection with Elbow Lane; thence southeasterly along Elbow Lane to its intersection with Cheswold Lane; thence, southwesterly along Cheswold Lane to its intersection with Montgomery Avenue; thence, northwesterly along Montgomery Avenue to its intersection with Haverford Station Road; thence, southwesterly along Haverford Station Road to its intersection with the railroad right-of-way belonging to the National Railroad Passenger Corporation (AMTRAK); thence,

northwesterly along said railroad right-of-way to its intersection with Pennswood Road; thence, southwesterly along Pennswood Road to its intersection with the boundary line of Montgomery and Delaware Counties, near San Marino Avenue; thence, northwesterly and southwesterly along the borderline of Montgomery and Delaware Counties until its intersection with County Line Road, Haverford Road and Landover Road and the place of beginning.

§ 12-12 Boundaries of Ward No. 11.

The boundaries of Ward No. 11 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Montgomery Avenue and Roberts Road; thence, northeasterly along Roberts Road to its intersection with Wyndon Avenue; thence, northwesterly along Wyndon Avenue to its intersection with Wakefield Road; thence, northeasterly along Wakefield Road to its intersection with Ashbridge Road; thence, northwesterly along Ashbridge Road to its intersection with Airdale Road; thence, northeasterly along Airdale Road to its intersection with Old Gulph Road; thence, northwesterly along Old Gulph Road to its intersection with Spring Mill Road; thence, northeasterly along Spring Mill Road to its intersection with Conshohocken State Road; thence, southeasterly along Conshohocken State Road to its intersection with Waverly Road; thence, southwesterly along Waverly Road to its intersection with Rock Creek Road; thence, northwesterly and southwesterly along Rock Creek Road to its intersection with Mt. Pleasant Road at Harriton Road; thence, continuing southwesterly along Harriton Road approximately 650 feet to its crossing of an unnamed tributary of Mill Creek; thence, southerly along the said tributary to Waverly Road; thence, southwesterly along Waverly Road to its intersection with Morris Avenue; thence, southerly and southwesterly along Morris Avenue to its intersection with Carisbrooke Road; thence, southeasterly along Carisbrooke Road to its intersection with Fishers Road; then southwesterly along Fishers Road to its intersection with New Gulph Road; thence, northwesterly along New Gulph Road to its intersection with Morris Avenue; thence, southwesterly along Morris Avenue to its intersection with Montgomery Avenue; thence, northwesterly along Montgomery Avenue to its intersection with Roberts Road and the place of beginning.

§ 12-13 Boundaries of Ward No. 12.

The boundaries of Ward No. 12 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of City Avenue and East Wynnewood Road; thence, northwesterly along East Wynnewood Road to its intersection with Honeysuckle Lane; thence, northwesterly along Honeysuckle Lane to its intersection with Strawberry Lane; thence, southwesterly along Strawberry Lane to its intersection with Periwinkle Lane; thence northwesterly along Periwinkle Lane to its intersection with Primrose Lane, thence, northeasterly along Primrose Lane to its intersection with Wildflower Lane; thence, northwesterly along

Wildflower Lane to its intersection with Bowman Avenue and Remington Road; thence, continuing northwesterly along Remington Road to its intersection with Parkview Drive; thence, northerly along Parkview Drive to its intersection with East Wynnewood Road; thence, southeasterly along East Wynnewood Road to its intersection with Rockland Avenue; thence, northeasterly along Rockland Avenue to its intersection with the railroad right-of-way, belonging to the National Railroad Passenger Corporation (AMTRAK); thence, westerly along the said railroad right-of-way, to its intersection with North Narberth Avenue; thence, northwesterly along North Narberth Avenue to its intersection with Haverford Avenue; thence, northeasterly along Haverford Avenue to its intersection with Montgomery Avenue, the five previous courses along East Wynnewood Road, Rockland Avenue, the AMTRAK right-of-way, North Narberth Avenue and Haverford Avenue being a common boundary between the Township of Lower Merion and the Borough of Narberth; thence, easterly along Montgomery Avenue to its intersection with Bowman Avenue; thence, southwesterly along Bowman Avenue to its intersection with Linden Lane; thence, southeasterly along Linden Lane to its intersection with Brookway Road; thence, northeasterly along Brookway Road to its intersection with Cherry Bend; thence, southeasterly along Cherry bend to its intersection with Sycamore Avenue; thence, northeasterly on Sycamore Avenue to its intersection with Old Lancaster Road; thence, southeasterly on Old Lancaster Road to its intersection with Melrose Avenue; thence, southwesterly and southeasterly on Melrose Avenue to its intersection with North Highland Avenue; thence, northeasterly along North Highland Avenue to its intersection with Old Lancaster Road; thence, southeasterly along Old Lancaster Road to its intersection with North Latches Lane; thence, southwesterly along North Latches Lane approximate 300 feet to the northeastern corner property line of 240 North Latches Lane; thence, southeasterly along said property line approximately 457 feet to the southeastern corner of the property line of 240 North Latches Lane; thence, southwesterly along said property line approximately 185 feet to the southwestern corner of the property line of 240 North Latches Lane and the northwestern corner of the property line of 233 Upland Road; thence, southeasterly approximately 120 feet along the property line of 233 Upland Road to the intersection of Upland Road and Orchard Road; thence, southeasterly along Orchard Road to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with East Wynnewood Road and the place of beginning.

§ 12-14 Boundaries of Ward No. 13.

The boundaries of Ward No. 13 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by the intersection of Old Lancaster Road and Union Avenue; thence, northwesterly along Old Lancaster Road to its intersection with North Highland Avenue; thence, southwesterly along North Highland Avenue to its intersection with Melrose Avenue; thence, northerly and northeasterly along Melrose Avenue to its intersection with Old Lancaster Road; thence, northwesterly along Old Lancaster Road to its intersection with Sycamore Avenue; thence, southwesterly along Sycamore Avenue to its intersection with Cherry Bend; thence, northwesterly along Cherry Bend to its intersection with Brookway Road; thence, southwesterly along Brookway Road to its intersection with Linden Lane; thence, northwesterly along Linden Lane to its intersection with Bowman Avenue; thence, northeasterly along

Bowman Avenue to its intersection with Montgomery Avenue; thence, westerly along Montgomery Avenue to its intersection with Meeting House Lane; thence, northeasterly along Meeting House Lane to its intersection with Monroe Road; thence, northerly along Monroe Road to its intersection with Maplewood Avenue; thence, northeasterly along Maplewood Avenue to its intersection with Revere Road; thence, northwesterly along Revere Road to its intersection with Hamilton Road; thence, northeasterly along Hamilton Road to its intersection with General Lafayette Road; thence, northerly along General Lafayette Road to its intersection with Bryn Mawr Avenue; thence, northeasterly and southeasterly along Bryn Mawr Avenue to its intersection with West Amherst Road; thence, northeasterly along West Amherst Road to its intersection with Conshohocken State Road; thence, southeasterly along Conshohocken State Road to its intersection with Montgomery Avenue; thence, southwesterly along Montgomery Avenue to its intersection with Hardie Way; thence, southeasterly and southwesterly along Hardie Way to its intersection with Cynwyd Road; thence, southeasterly along Cynwyd Road to its intersection with North Highland Avenue; thence, southwesterly along North Highland Avenue to its intersection with Bryn Mawr Avenue; thence, southeasterly along Bryn Mawr Avenue to its intersection with Union Avenue; thence, southwesterly along Union Avenue to its intersection with Old Lancaster Road and the place of beginning.

§ 12-15 Boundaries of Ward No. 14.

The boundaries of Ward No. 14 shall be as shown on the Electoral District Map, dated July 11, 2024, prepared by the Lower Merion Department of Building and Planning, which is on file and is available for public inspection in the office of the Township Secretary, the legal description thereof being as follows:

Beginning at a point formed by City Avenue and the Delaware-Montgomery County Line; thence, northwesterly along the Delaware-Montgomery County Line generally following to the southwest of Rolling Road, Crosshill Road and Brinton Park Drive to its intersection with Delmont Drive; thence, northeasterly along Delmont Drive to its intersection with Twin Oaks Drive; thence, easterly along Twin Oaks Drive to its intersection with Glen Arbor Drive; thence, northerly and northeasterly along Glen Arbor Drive to its intersection with Brinton Park Drive; thence, northerly along Brinton Park Drive to its intersection with Haverford Road; thence, easterly along Haverford Road to its intersection with Morris Road; thence, northeasterly along Morris Road to its intersection with Cotswold Lane; thence, southeasterly along Cotswold Lane to its intersection with Warick Road; thence, northeasterly along Warick Road to its intersection with Remington Road; thence, northeasterly along Remington Road to its intersection with Lancaster Avenue; thence, southeasterly along Lancaster Avenue to its intersection with Lankenau Drive; thence, southerly along Lankenau Drive to its intersection with the East Branch Indian Creek; thence, southerly along the East Branch Indian Creek to its intersection with the private drive known as Hollingsworth Road (a private road that has limited access, for residents of the Greenhill Apartment and Condominium complex); thence, westerly and southerly along the private road known as Hollingsworth Road to its intersection with City Avenue; thence, southwesterly along City Avenue to its intersection with the Delaware-Montgomery County Line and the place of beginning.

Section 2. Saving Clause. That nothing in this ordinance or in the Code of the Township of Lower Merion as hereby amended shall be construed to affect any suit or proceeding

pending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing under the Code of the Township of Lower Merion prior to this amendment; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 3. Validity. The provisions of this Ordinance are severable, and if any chapter, article, section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining chapters, articles, sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have been adopted if such illegal, invalid or unconstitutional chapter, article, section, sentence, clause, part or provision had not been included herein.

Section 4. Effective Date. This Ordinance shall take effect and be in force from and after January 1, 2025.

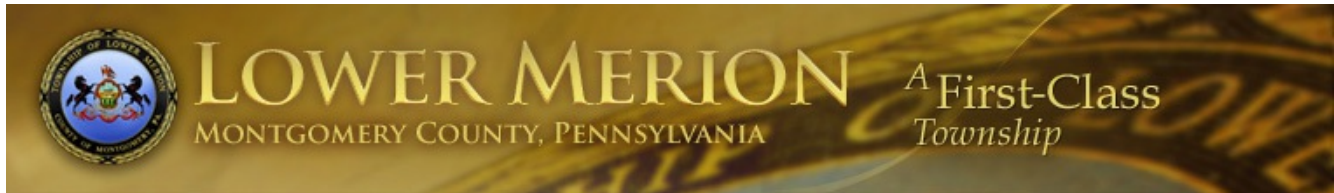
Approved by the Board this _____ day of _____ 2024.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

BY: _____
Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



AGENDA ITEM INFORMATION

ITEM: REAPPOINTMENT / APPOINTMENT TO THE HISTORICAL COMMISSION

Consider for recommendation to the Board of Commissioners the retroactive reappointment of Christian Busch to the Historical Commission for a five year term, such term to expire May 2028, and the appointment of alternate Bart Withstandley as a member of the Historical Commission for a five year term, such term to expire August 2028.

PUBLIC COMMENT