

## **BOARD OF COMMISSIONERS**

**TODD M. SINAI, PRESIDENT**

**May 21, 2025 - 7:30 PM**

### **AGENDA**

#### **1. Call to Order**

#### **2. Roll Call**

#### **3. Approval of Minutes**

- Minutes of a special meeting of the Board of Commissioners held on April 9, 2025 and a stated meeting of the Board of Commissioners held on April 23, 2025, as distributed.

#### **4. Announcements**

- The Board met in Executive Session on May 14, 2025 and will meet in Executive Session on May 21, 2025 to receive reports from its professional staff.
- Monday, May 26, 2025, Memorial Day, is a legal holiday. The Township Administration Building and Libraries will be closed for business. There will be no refuse and recycling collection.
- An “Anything with a Plug” recycling event will be held on Saturday, June 7, 2025 from 9:00 a.m. until 12:00 p.m. at the Koegel Public Works Complex in Penn Valley. There will be a \$10 fee per air conditioner, dehumidifier, or microwave; a \$30 fee per CRT, LCD, LED TV or computer monitor.; and a \$100 charge for rear-projection or wood console TV. The Transfer Station and Scale House will be closed to residents and landscapers who want to drop off refuse and/or recycling.

#### **5. Public Privilege of the Floor**

The Floor is open to provide the opportunity for the public to address the Board on any non-agenda item or any other public matter in which the Township has jurisdiction or authority.

**Response to Public Privilege of the Floor** - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address and correct any statement made by a member of the public during the Public Privilege portion of the agenda.

#### **6. Public Comment**

The Floor is open to provide the opportunity for the public to address the Board on matters relating to agenda items which will be voted upon at this meeting.

**Response to Public Comment** - Appropriate time for any member of the Board, the Township Manager, or designated staff person to address or respond to any statement made by a member of the public during the Public Comment portion of the agenda.

## **7. Consent Calendar**

Consent Calendar items are grouped together in the last section of the agenda which is marked "Consent Calendar." If there is a request from any member of the Board for separate discussion of any item listed on the Consent Calendar, the item will be removed from the Consent Calendar and considered during the appropriate Committee portion after non-consent items listed under that Committee are addressed.

- a. PRELIMINARY LAND DEVELOPMENT PLAN - 55 Ardmore Avenue, Ardmore, Ward 4, LD# 3924 PP
- b. RESOLUTION - AUTHORIZATION OF APPOINTMENT TO THE ARDMORE INITIATIVE BOARD OF DIRECTORS
- c. RESOLUTION - AUTHORIZATION OF A PEOPLE, PARKS & COMMUNITY FOUNDATION GRANT APPLICATION FOR THE MAIN LINE GREENWAY
- d. APPROVAL OF CERTIFICATES OF APPROPRIATENESS
- e. APPROVAL OF HISTORICAL COMMISSION APPLICATIONS
- f. AWARD OF CONTRACT - PROFESSIONAL ENGINEERING SERVICES FOR CDBG FUNDED PROJECTS
- g. AUTHORIZATION TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH FLOCK GROUP
- h. AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - REGULATION OF IMMOBILIZATION DEVICES
- i. AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - POLICE TOWING FEES
- j. AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - REGULATION OF ELECTRIC VEHICLE CHARGING STATIONS ON MUNICIPAL LOT 7
- k. AUTHORIZATION OF DYNAMIC PRICING FOR ELECTRIC VEHICLE CHARGING STATIONS

## **8. Administrative and Human Resources Committee**

- a. A meeting of the Administrative & Human Resources Committee will be held on Wednesday, May 21, 2025 at approximately 7:20 p.m. at which time the following items may be referred to the Board of Commissioners for action: Approval Of 2025 Salary Increase For The Township Secretary; Approval Of 2025 Salary Increase For The Township Manager. Additional information may be found on the agenda for the aforementioned Administrative & Human Resources Committee meeting.

## **9. Building and Planning Committee**

- a. The Consent Calendar contains items referred from the May 14, 2025 meeting of this Committee (items a - e).

## **10. Finance Committee**

- a. The Consent Calendar contains items referred from the May 7, 2025 meeting of this Committee (item f).

**11. Police Committee**

- a. The Consent Calendar contains items referred from the May 7, 2025 meeting of this Committee (items g - j).

**12. Sustainability Committee**

- a. The Consent Calendar contains items referred from the May 7, 2025 meeting of this Committee (item k).

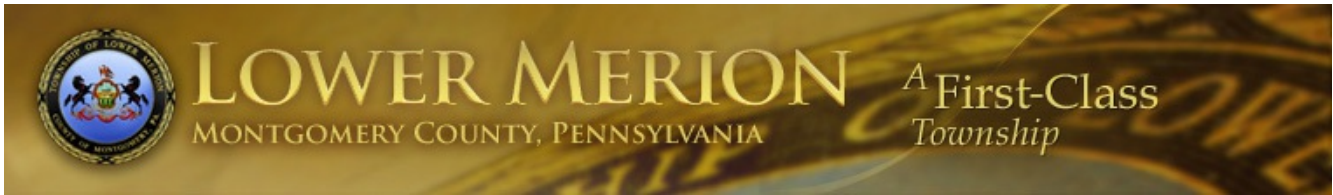
**13. Public Hearings / Adoption of Ordinances**

- PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 126, SEWERS - SANITARY SEWER RENTAL RATE FOR 2025
- ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - REPEALING YOUNGS FORD ROAD PARKING RESTRICTIONS

**14. Unfinished Business**

**15. New Business**

**16. Adjournment**



## AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: PRELIMINARY LAND DEVELOPMENT PLAN - 55 Ardmore Avenue, Ardmore, Ward 4, LD# 3924 PP

Consider for approval a Preliminary Land Development Plan. The Plan shows Ardmore House II, a four-story building with forty-eight (48) units reserved for low-income seniors aged 62+ and a total of 40 parking spaces which includes 7 parking spaces for public use.

The applicant is also requesting the following waiver from the Township Code which was recommended for approval by the Building & Planning Committee:

- §135-5.3.F.(3)(c) Parking lot greening and landscaping standards - to not meet the minimum required area of 340 square feet for planting islands within a parking lot.

Expiration Date – 6/29/2025.....Zoning – MDR2

Applicant's Representative: HumanGood East

Applicant: Lower Merion Township

On May 14, 2025, the Building & Planning Committee recommended approval of the proposed subdivision plan subject to the following conditions which shall be complied with on the Final Plan:

### Township Engineer Review:

1. The Township Engineer's review letter, dated April 30, 2025, shall be incorporated by reference into these conditions of approval to the extent the same is not inconsistent with these conditions of approval or any relief or modifications granted.

### Existing Retaining Wall:

2. The condition of the existing retaining wall shall be evaluated and documented prior to construction. Any damage caused by the development during construction, the contractor will be required to make any necessary repairs to the wall and associated piping at the expense of the contractor.

3. Retaining walls over four (4') feet in height shall require calculations to be submitted qualifying the design. Fencing and fall protection shall be provided.

4. Additional information shall be provided regarding the parking lot access from the existing stairs on the southeastern corner of the property. Depressed curb and transition grading shall be shown.

### Architecture:

5. The proposed building shall be constructed substantially as shown on the architectural elevations prepared by CBP Architects dated March 11, 2025, with the exception of any changes required by the preliminary plan approval, and de minimis changes including those mutually agreed to with township staff.
6. Exterior wall materials of the building shall be limited to four, not including glass. The applicant shall provide a list of exterior building materials on the final plans so compliance can be confirmed.
7. The 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.
8. 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). The screening shall be subject to the review and approval of the Director of Building and Planning.

Parking Layout:

9. The Zoning Officer shall approve the number and tabulation of the final parking demand schedule.
10. The applicant shall demonstrate compliance with SALDO Code §135-5.3.F.(3)(b) which requires that all parking rows must be terminated by a planting island.
11. The applicant and Township shall continue to examine parking demand counts for exploration of opportunities to increase supply of public parking beyond the proposed 7 (seven) public parking spaces.

Landscape & Buffering:

12. The applicant shall remove one (1) parking space which is located along the southeasterly property boundary and abuts the proposed buffer to meet SALDO Code §135-5.2.D.(5) and extend the limited area buffer.
13. The applicant shall demonstrate compliance with SALDO Code §135-5.4.A.(3) to meet the required (67) sixty-seven shrubs.
14. The applicant shall demonstrate compliance with SALDO Code §135-5.8, Table 5.8.2 – Minimum Plant Size and Spacing Requirements ensuring the appropriate caliper size and height of all proposed trees and shrubs.
15. Existing invasive and noxious plants shall be removed from the project site as required by SALDO Code §135-5.8(A)(4).
16. The applicant shall demonstrate compliance with SALDO Code §135-5.8.A.(5) to meet the requirements for native species for the proposed vegetation.
17. The applicant shall demonstrate compliance with SALDO Code §135-5.8.A.(6) to meet the requirements for minimum species diversity for all the proposed vegetation.
18. The applicant shall demonstrate compliance with SALDO Code §135-5.8.C.(1) to meet the minimum soil volume per tree for any planting areas 1,000 square feet or less in area.
19. The applicant shall update their wooded lot calculations to remove the existing invasive species and the off-site tree from their calculations as required by Zoning Code §155-7.5.C.(3).

20. The required wooded lot trees shall be planted at a Township site in the general vicinity of the proposed site as required by Zoning Code §155-7.5.C.(8).
21. The applicant shall work with the Township arborist to select tree species and install trees along School Lane.
22. The applicant shall coordinate on the final landscape design to ensure that there are no conflicts with proposed and existing stormwater infrastructure.
23. The applicant shall coordinate with township staff on the final design and location of all site amenities including bike racks, trash and recycling receptacles, and rear trash corral. Product specifications for all site amenities shall be provided prior to Final Plan application and any changes made prior to construction shall be subject to staff approval.
24. A landscape plan complying with the applicable sections of the Natural Features Code and Subdivision & Land Development Code shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan.
25. Landscape and streetscape improvements shall be perpetually maintained in a healthy and/or sound condition in compliance with Natural Features Conservation Code §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 final plan application to maintain the site into perpetuity.
26. The branching height of the existing & proposed street trees shall be increased to eliminate the potential for conflicts with signage, trucks and pedestrians.
27. All existing trees to remain shall be devined.
28. The applicant shall work with the Township to select and install a 6-foot-tall fence along the full length of the shared southern property boundary which abuts MDR 1 (Medium Density Residential) District and work with the Township to select and install a 4-foot-tall fence along the full length of the shared southern property boundary which abuts the Village Commercial (VC) District, per table 5.2.1.

*Bicycle Parking Spaces:*

29. The applicant shall collaborate with the Township to monitor the utilization of bicycle racks to assess future demand. If usage levels are deemed excessive, the Township will coordinate with the applicant to expand bike parking facilities as necessary to accommodate increased need.

*Noise & Exterior Lighting - General Requirements for all Outdoor Lighting:*

30. The Township Lighting's review letter, dated April 28, 2025, shall be incorporated by reference into these conditions of approval to the extent the same is not inconsistent with these conditions of approval or any relief or modifications granted.
31. The applicant shall coordinate the remaining lighting for Ardmore House I with the new construction of Ardmore House II, if the existing lights, particularly the flood lights mounted on the roof of the Ardmore House I, are proposed to remain.
32. An outdoor lighting plan, sealed by a responsible design professional that adheres to Township Code and 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.

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

34. The Director of Building and Planning shall approve the Lighting Plan.

Utilities:

35. The applicant shall work with Township staff to ensure that the proposed transformer and emergency generator located at the southwest corner of the lot are situated at the maximum reasonable distance from the adjacent residential property.

36. The location, size, material, and slope of the proposed sanitary laterals shall be shown. The sanitary sewer connection to the existing building shall be provided.

37. The final location of all transformers and utility boxes shall be shown on the Final Plan. 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.

38. All proposed roof drains and downspout locations shall be provided on the plan. The size, slope, and material of the stormwater piping shall be shown.

Signage:

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

Construction:

40. The Township shall coordinate through the Civic Association to let the neighbors know the timing and future construction schedule.

41. 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.

42. The applicant shall submit a parking plan with the Final Plan 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.

43. 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.

Sustainability:

44. The applicant shall explore providing 20% level 2 electric vehicle (EV) readiness and charging stations per

SALDO Code §135-4.9(R) Electric Vehicle Charging Stations (EVCS.)

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

46. The applicant shall submit a statement indicating how the Township's recycling requirements will be complied with before Certificate of Occupancy.

Fire and Safety:

47. 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.

48. 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.

49. The new building shall have an approved address number, building numbers and/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 (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Standard Conditions:

50. Any changes to the approved plans 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.

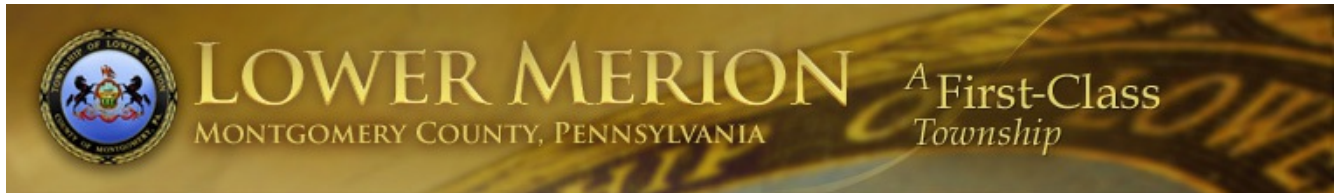
51. Curb and sidewalk shall be noted to be repaired or replaced as directed by the Township.

52. 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.

53. The Final Plan, complying with all applicable conditions of approval, shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Preliminary Plan approval by the Board of Commissioners.

54. 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.





## AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: RESOLUTION - AUTHORIZATION OF APPOINTMENT TO THE ARDMORE  
INITIATIVE BOARD OF DIRECTORS

Consider for adoption a Resolution to appoint Ernie B. McNeely to the Board of Directors of the Ardmore Initiative for a term that expires January 7, 2030.

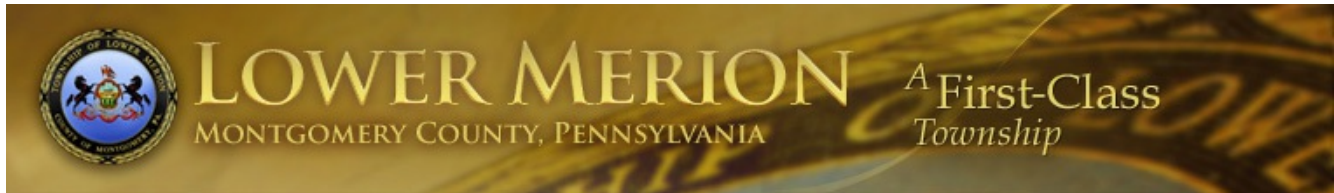
### RESOLUTION

WHEREAS, vacancies currently exist on the Board of Directors of the Ardmore Initiative, and

WHEREAS, the Articles of Incorporation and By-Laws, as amended, of the Ardmore Initiative provide that a member of the Board of Directors be appointed by the governing body of the Township of Lower Merion through a resolution of the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Lower Merion that the following individuals are hereby appointed to the Board of Directors of the Ardmore Initiative to serve the term(s) indicated:

<u>Name</u>	<u>Term Commences</u>	<u>Term Expires</u>
Ernie B. McNeely	May 21, 2025	January 7, 2030



## AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: RESOLUTION - AUTHORIZATION OF A PEOPLE, PARKS & COMMUNITY FOUNDATION GRANT APPLICATION FOR THE MAIN LINE GREENWAY

Consider for adoption a resolution authorizing the Township to submit a grant in the amount of \$30,000 to the Peoples, Parks and Community Foundation to fabricate and install signage on the Main Line Greenway.

### RESOLUTION

WHEREAS, the Applicant desires to undertake the fabrication and installation of signage on the Main Line Greenway, and proposes a grant from the People, Parks & Community Foundation (Foundation) to produce the project; and

WHEREAS, the Applicant understands that the Grant Terms and Conditions included in the Grant Application will apply to the Grant Agreement between the Applicant and the Foundation, if so awarded; and

WHEREAS, the Authorized Representative is the official within the Applicant's organization with the legal authority to make commitments, enter into contracts, and execute such documents on behalf of the Applicant. The Authorized Representative certifies that commitments made on the Grant Application will be honored, and ensures that the Applicant agrees to conform to the Foundation's regulations, guidelines, and policies.

NOW THEREFORE BE IT RESOLVED, that the Grant Application may be electronically signed on behalf of the Applicant by the Authorized Representative (Official) identified below:

Name of Official: Ernie B. McNeely  
Title of Official: Township Manager

BE IT FURTHER RESOLVED, that if the Applicant is awarded a grant, this Resolution, signed by the Official, will become the Applicant/Grantee's executed signature page for the Grant Agreement, and the Applicant/Grantee will be bound by the Grant Agreement, and the signature of the Official signifies acceptance of the Grant Terms and Conditions and certification of compliance with all applicable Pennsylvania labor laws and workforce safety rules..

BE IT FURTHER RESOLVED, that any amendment to the Grant Agreement may be signed on behalf of the Grantee by the Official, who at the time of signing of the amendment, has the same title specified in item 1, and the Grantee will be bound by the amendment.



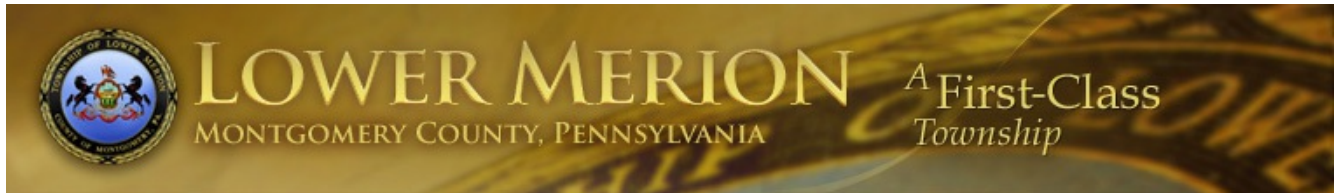
## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF CERTIFICATES OF APPROPRIATENESS

Consider for approval the following certificates of appropriateness as recommended by the Building & Planning Committee at their meeting held on May 14, 2025:

- a) 4 East Lancaster Avenue, Ardmore Commercial Historic District, 25-10 – approval to install a sign consisting of halo-lit channel letters on a 2 inch deep backing panel, citing Secretary of the Interior's Standard 9.
- b) 14 West Lancaster Avenue (Rear), Ardmore Commercial Historic District, 25-08 – approval to install a large window in the rear façade and to replace and relocate the rear entry door, citing Secretary of the Interior's Standards 9 and 10.



## **AGENDA ITEM INFORMATION**

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF HISTORICAL COMMISSION APPLICATIONS

Consider for approval the following applications as recommended by the Building & Planning Committee at their meeting held on May 14, 2025:

- a) 307 East Spring Avenue, Ardmore, Suntop Homes, Class 1, 2025-R-03 – retroactive approval to replace a balcony, citing Secretary of the Interior’s Standards 2, 5, and 9, with a subcommittee to review final detailed, dimensioned drawings as required by the subcommittee in order to render a decision on approval according to Code.
- b) 1515 Spring Mill Lane, Villanova, Class 2, 2024-R-25-A – approval to replace a cedar roof with an asphalt shingle product, citing Secretary of the Interior’s Standard 9.



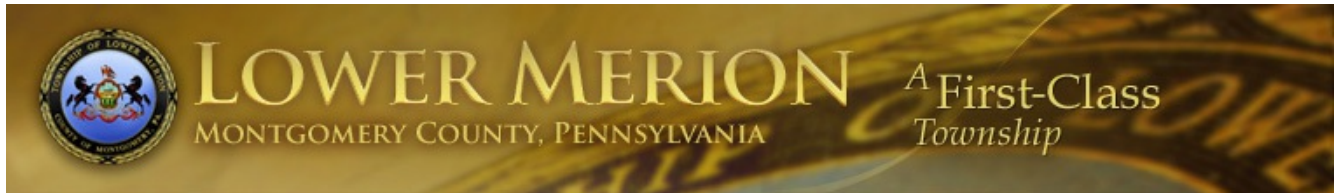
## AGENDA ITEM INFORMATION

COMMITTEE: Finance Committee

ITEM: AWARD OF CONTRACT - PROFESSIONAL ENGINEERING SERVICES FOR CDBG FUNDED PROJECTS

Consider for approval to award a contract for Professional Engineering Services for CDBG Funded Projects to Carroll Engineering Corporation with the recommendation of the Finance Committee:

Carroll Engineering Corporation	
Total Lump Sum Contract	<u>\$55,200.00</u>

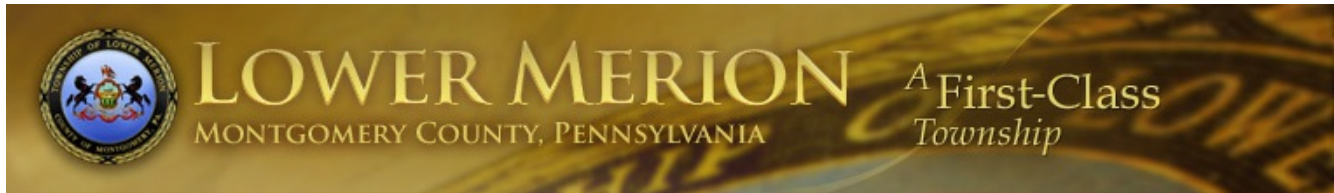


## **AGENDA ITEM INFORMATION**

COMMITTEE: Police Committee

ITEM: AUTHORIZATION TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH FLOCK GROUP

Consider for approval authorizing execution of a Memorandum of Understanding between the Lower Merion Township Police Department and the Flock Group for the purpose of allowing the Police Department to have access to Flock Group's license plate reader system.

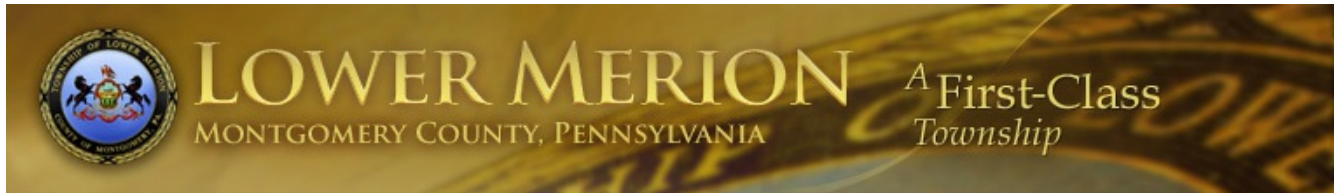


## **AGENDA ITEM INFORMATION**

COMMITTEE: Police Committee

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - REGULATION OF IMMOBILIZATION DEVICES

Consider for approval authorizing the Township Secretary to advertise notice of intent to adopt an ordinance to amend the Code of the Township of Lower Merion, Chapter 145, Vehicles and Traffic, Article XI, Immobilization, Towing, Impoundment And Storage, to provide definitions for Barnacle, Immobilizing Service and Person; and to provide regulations regarding the licensing of immobilizing services, the requirements for the implementation of immobilizing practices, and a maximum immobilizing fee that may be charged.



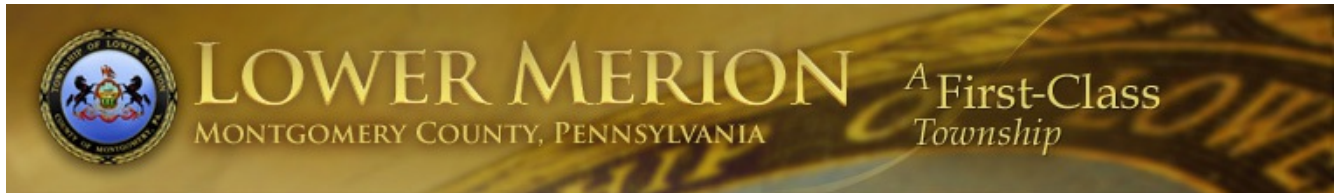
## **AGENDA ITEM INFORMATION**

COMMITTEE: Police Committee

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - POLICE TOWING FEES

Consider for approval authorizing the Township Secretary to advertise notice of intent to adopt an ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles And Traffic, Article XI, Immobilization, Towing, Impoundment And Storage, to increase the charge for a towed removal from a premises at the request of the police from \$125 to \$200; to increase the 24 hour storage charge for vehicles thus removed from \$45 to \$65 for each full 24 hour period that the vehicle has been in storage; and to charge a \$100 administrative fee for services in processing the storage and release of an impounded vehicle.



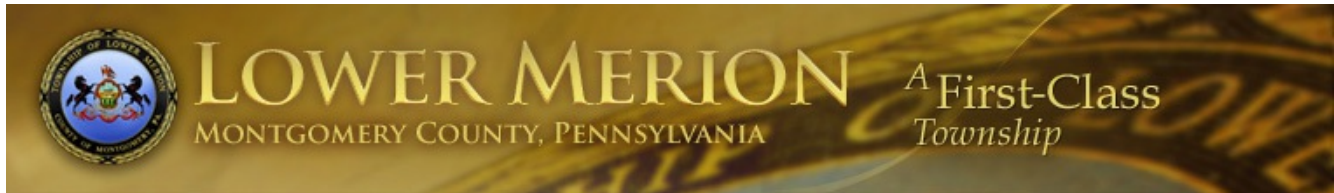


## **AGENDA ITEM INFORMATION**

COMMITTEE: Police Committee

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - REGULATION OF ELECTRIC VEHICLE CHARGING STATIONS ON MUNICIPAL LOT 7

Consider for approval authorizing the Township Secretary to advertise notice of intent to adopt an ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles And Traffic, Article XV, Schedules, § 145-119, Schedule XIX: “Special Purpose Parking Zones”, by limiting parking at signed charging stations on Municipal Lot 7 to electric vehicles only while charging.



## **AGENDA ITEM INFORMATION**

COMMITTEE: Sustainability Committee

ITEM: AUTHORIZATION OF DYNAMIC PRICING FOR ELECTRIC VEHICLE CHARGING STATIONS

Consider for approval authorizing Township staff to determine and periodically adjust pricing based on market rates and EVSE utilization for electric vehicle charging stations located on Township property.



## AGENDA ITEM INFORMATION

COMMITTEE: Finance Committee

ITEM: PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 126, SEWERS -  
SANITARY SEWER RENTAL RATE FOR 2025

An Ordinance enacted pursuant to the Code of the Township of Lower Merion, Chapter 126, Sewers, fixing the amount of the annual Sanitary Sewer Rental fee and establishing the amount of \$4.51 as the charge to each property connected to the Township sanitary sewer system for each 1,000 gallons of water consumed; and fixing the amount of the annual Sanitary Sewer Rental fee for each property directly connected to the City of Philadelphia sanitary sewer system as that amount charged by the City of Philadelphia for such service.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held April 23, 2025 and duly advertised in the May 11, 2025 edition of the Main Line Times & Suburban.

### ATTACHMENTS:

Description	Type
□ Proposed Ordinance - 2025 Sanitary Sewer Rent	Ordinance

## AN ORDINANCE

NO. \_\_\_\_\_

**AN ORDINANCE Enacted Pursuant To The Code Of The Township Of Lower Merion, Chapter 126, Sewers, Fixing The Amount Of The Annual Sanitary Sewer Rental Fee And Establishing The Amount Of \$4.51 As The Charge To Each Property Connected To The Township Sanitary Sewer System For Each 1,000 Gallons Of Water Consumed; And Fixing The Amount Of The Annual Sanitary Sewer Rental Fee For Each Property Directly Connected To The City Of Philadelphia Sanitary Sewer System As That Amount Charged By The City Of Philadelphia For Such Service.**

The Board of Commissioners of the Township of Lower Merion hereby ordains:

**Section 1. Water Used or Estimated to Have Been Used.** Pursuant to § 126-9 of the Code of the Township of Lower Merion, the Board of Commissioners, upon information provided by Aqua America, Inc. (hereinafter called "The Water Company") and secured from other sources, does hereby find and compute that the total number of gallons of water used or estimated to have been used by consumers connected to the sanitary sewer system in the Township in the four quarterly periods used by the Water Company in rendering its bills and closely proximate in time to the end of calendar year 2024, as records of the Water Company and its schedule of water readings will permit, was approximately 1,667,000 billable gallons, including estimated consumption of water by properties which did not secure water from the Water Company but which discharged water into the Township sanitary sewers.

**Section 2. Finances of Sanitary Sewer Fund.** Pursuant to Chapter 126 of the Code of the Township of Lower Merion, the Sanitary Sewer Fund is structured as a separate fund sufficient to maintain and operate the sewer system. The Sanitary Sewer Fund is primarily resourced through the annual sanitary sewer rental fee. Pursuant to § 126-8 of the Code of the Township of Lower Merion the annual sewer rental shall be sufficient to meet all operating and debt service costs attributable to the Sewer Fund and a minimum fund balance level of 10% of annual expenditures.

**Section 3. Amount to be charged each Property.** The Board of Commissioners does hereby fix and determine \$4.51 per one thousand gallons of water used by properties connected with the sanitary sewage system of the Township as the amount to be charged to each property connected to the Township sanitary sewer system for the 2025 sanitary sewer rental fee and for each year thereafter until revised. No property shall be billed for less than 20,000 gallons of water usage. For those properties in Sewer District #5 that are directly connected to the City of Philadelphia sanitary sewer system, the charge shall be that amount billed to the Township by the City of Philadelphia for such service.

**Section 4.** All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

**Section 5.** Nothing in this Ordinance or in Chapter 126 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 126 prior to the adoption of this amendment.

**Section 6.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Section 7.** This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

\_\_\_\_\_  
Todd M. Sinai, President

ATTEST:

\_\_\_\_\_  
Jody L. Kelley, Secretary



## AGENDA ITEM INFORMATION

COMMITTEE: Police Committee

ITEM: ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC -  
ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - REPEALING YOUNGS FORD  
ROAD PARKING RESTRICTIONS

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles and Traffic, Article XV, Schedules, §145-118, Schedule XVIII: Parking Time Limited, By repealing the 2-hour parking limitation between the hours of 8:00 a.m. to 6:00 p.m. except Saturday and Sunday on the west side of Youngs Ford Road from Conshohocken State Road to Righters Mill Road.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held April 23, 2025 and duly advertised in the May 11, 2025 edition of the Main Line Times & Suburban.

### ATTACHMENTS:

Description	Type
□ Proposed Ordinance - Repealing Youngs Ford Road Parking Restrictions	Ordinance

AN ORDINANCE

NO \_\_\_\_\_

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 145 Thereof, Entitled Vehicles And Traffic, Article XV, Schedules, §145-118, Schedule XVIII: Parking Time Limited, By Repealing the 2-Hour Parking Limitation Between The Hours Of 8:00 A.M. To 6:00 P.M. Except Saturday And Sunday On The West Side Of Youngs Ford Road From Conshohocken State Road To Righters Mill Road.**

The Board of Commissioners of the Township of Lower Merion hereby ordains:

**Section 1.** The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, §145-118, Schedule XVIII: Parking Time Limited, is hereby amended by repealing the following regulation:

**§145-118. Schedule XVIII: Parking Time Limited**

<u>Name of Highway</u>	<u>Side</u>	<u>Time Limit/Hours</u>	<u>Location</u>
Youngs Ford Road	West	2 hrs./8:00 a.m. to 6:00 p.m. except Sat. and Sun	From Conshohocken State Road to Righters Mill Road

**Section 2.** Nothing in this Ordinance or in Chapter 145 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 145 prior to the adoption of this amendment.

**Section 3.** The provisions of this Ordinance are severable, and if any 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 sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

**Section 4.** This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

ATTEST:

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Todd M. Sinai, President

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Jody L. Kelley, Secretary