

TOWNSHIP OF LOWER MERION

BUILDING AND PLANNING COMMITTEE

**Wednesday, July 30, 2025
7:00 PM (Approximately)**

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

FINAL AGENDA

- 1. AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW**
- 2. REAPPOINTMENT TO THE PLANNING COMMISSION**
- 3. APPROVAL OF WAIVER OF TOWNSHIP CODE § 111-4.2 REGULATING OPEN CONTAINERS FOR BEER GARDEN AREAS DURING THE ARDMORE ROCK N' RIDE**
- 4. PRELIMINARY LAND DEVELOPMENT PLAN AND HISTORICAL COMMISSION APPLICATION - 382 Bala Avenue & 327 Levering Mill Road, (Gratz College) Bala Cynwyd, Ward 13, LD# 3928PP**
- 5. APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
- 6. APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**
- 7. AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - Add or Amend Historic Resources**
- 8. AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MINOR ZONING EDITS ROUND 7 - Z-24-005**
- 9. AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MODERATE-INCOME HOUSING (MIH) - Z-25-001**



AGENDA ITEM INFORMATION

ITEM: AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW

Consider for recommendation to the Board of Commissioners approval to release funds held in escrow as Improvement Guarantees in accordance with §135-7 of the Township Code for the following:

27 W City Avenue (LOWM 260.05)
AutoZone
Escrow Release No. 4 (FINAL)
Amount \$ 14,135.00

1325 Club House Road (LOWM 231.37)
Inwood Farm Subdivision
Escrow Release No. 3
Amount \$ 76,294.00

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
 Escrow Release Letters	Backup Material



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 260.05

July 15, 2025

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

**Re: 27 W. City Ave - Autozone
Escrow Release No. 4 (FINAL)**

Dear Mr. Leswing:

We have received a request for release of escrow funds for the referenced permit. Based on our field investigations and discussions with township staff, we recommend a release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Erosion and Sediment Control				
1. Construction Entrance	\$1,500.00	\$0.00	\$1,500.00	\$0.00
2. Inlet Protection	500.00	0.00	500.00	0.00
3. Tree Protection Fence	375.00	0.00	375.00	0.00
4. Erosion Control Matting	127.50	0.00	127.50	0.00
5. Compost Filter Sock	2,080.00	0.00	2,080.00	0.00
6. Final Grading and Stabilization	<u>7,000.00</u>	<u>0.00</u>	<u>7,000.00</u>	<u>0.00</u>
Subtotal A	\$11,582.50	\$0.00	\$11,582.50	\$0.00
B. Sanitary Sewer				
7. 4" SDR-35	\$5,750.00	\$0.00	\$5,750.00	\$0.00
8. Cleanouts	1,400.00	0.00	1,400.00	0.00
9. Connect to Existing Lateral	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal B	\$8,150.00	\$0.00	\$8,150.00	\$0.00
C. Storm Sewer				
10. 15" CMP	\$800.00	\$0.00	\$800.00	\$0.00
11. 18" CMP	600.00	0.00	600.00	0.00
12. Type M Inlets	5,000.00	0.00	5,000.00	0.00
13. Stormwater Basin	125,000.00	0.00	125,000.00	0.00
14. Sediment Structure	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal C	\$136,400.00	\$0.00	\$136,400.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Miscellaneous				
15. Concrete Curb	\$12,750.00	\$0.00	\$12,750.00	\$0.00
16. Building Sidewalk/ADA Ramp	8,250.00	0.00	8,250.00	0.00
17. Concrete Pad/Pavement	26,860.00	0.00	26,860.00	0.00
18. Concrete Monuments	1,600.00	0.00	1,600.00	0.00
19. Concrete Apron	5,000.00	0.00	5,000.00	0.00
20. Detectable Warning Surface	1,500.00	0.00	1,500.00	0.00
21. Depressed Curb & Street Restoration	5,000.00	0.00	5,000.00	0.00
22. Curb Ramps	10,000.00	0.00	10,000.00	0.00
23. 2" Wearing Course	8,925.00	0.00	8,925.00	0.00
24. 3" BCBC	18,700.00	0.00	18,700.00	0.00
25. 6" Base Course	12,750.00	0.00	12,750.00	0.00
26. Brick Band	2,000.00	0.00	2,000.00	0.00
27. As-Built Plan	1,500.00	0.00	1,500.00	0.00
28. Post Development Traffic Study	3,000.00	0.00	3,000.00	0.00
29. Striping/Signage	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal D	\$120,835.00	\$0.00	\$120,835.00	\$0.00
E. Miscellaneous				
30. Site Lights	\$9,000.00	\$0.00	\$9,000.00	\$0.00
31. Street/Shade Trees	14,300.00	3,300.00	14,300.00	0.00
32. Planters	15,000.00	2,250.00	15,000.00	0.00
33. Evergreen Trees	9,900.00	1,485.00	9,900.00	0.00
34. Shrubs	7,345.00	1,100.00	7,345.00	0.00
35. Perennials/Grasses	1,000.00	0.00	1,000.00	0.00
36. Seed and Mulch	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal E	\$58,045.00	\$8,135.00	\$58,045.00	\$0.00
SUBTOTAL (A - E)	\$335,012.50	\$8,135.00	\$335,012.50	\$0.00
Engineering & Contingencies	<u>33,501.25</u>	<u>1,000.00</u>	<u>33,501.25</u>	<u>0.00</u>
TOTAL	\$368,513.75	\$9,135.00	\$368,513.75	\$0.00
Plus 10%	<u>36,851.25</u>	<u>1,000.00</u>	<u>36,851.25</u>	<u>0.00</u>
110% Cost of Improvements per				
Section 509 of the Municipal Code	\$405,365.00	\$10,135.00	\$405,365.00	\$0.00
Retainage		<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>
		\$14,135.00	\$405,365.00	\$0.00
Release to Developer		\$14,135.00		
Balance of Funds in Escrow Account				<u>\$0.00</u>

We recommend a release of escrow in the amount of \$14,135.00. As there is currently a balance of \$14,135.00, following this release of \$14,135.00, the balance remaining in the account will be \$0.00, and the account will be closed.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

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

Sincerely,



Joseph A. Mastronardo, PE

PENNONI ASSOCIATES

Township Engineer

cc: Brandon Ford, Assistant Township Manager
Nave Newell



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 231.37

July 23, 2025

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

**Re: Inwood Farm
Escrow Release No. 3**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation					
1	Demolition	\$18,500.00	\$ 0.00	\$18,500.00	\$ 0.00
2	Clearing and Grubbing	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
	Subtotal A	\$28,500.00	\$ 0.00	\$28,500.00	\$ 0.00
B. Erosion & Sediment Control					
3	Tree Protection Fence	\$7,000.00	\$3,500.00	\$7,000.00	\$0.00
4	Construction Fencing	3,000.00	1,000.00	3,000.00	0.00
5	Silt Fence – 18"	4,500.00	2,250.00	4,500.00	0.00
6	Super Silt Fence	1,840.00	1,000.00	1,840.00	0.00
7	Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
8	Diversion Berm	8,520.00	4,260.00	8,520.00	0.00
9	18" HDPE Temp Pipe	1,216.00	0.00	1,216.00	0.00
10	Temporary Basins	25,000.00	0.00	25,000.00	0.00
11	Inlet Protection	1,500.00	1,200.00	1,500.00	0.00
12	Temporary Stabilization	5,000.00	0.00	5,000.00	0.00
13	Erosion Control Matting	<u>8,050.00</u>	<u>0.00</u>	<u>8,050.00</u>	<u>0.00</u>
	Subtotal B	\$67,826.00	\$13,210.00	\$67,826.00	\$0.00
C. Stormwater Management					
14	Level Spreader	\$5,000.00	\$0.00	\$5,000.00	\$0.00
15	8" PVC Storm Drain	1,560.00	0.00	1,560.00	0.00
16	12" HDPE Storm Drain	10,260.00	0.00	10,260.00	0.00
17	Type M Inlets	5,000.00	0.00	5,000.00	0.00
18	2'x2' Inlet Box with Grate	3,750.00	0.00	3,750.00	0.00
19	Graded Diversion Berm	3,300.00	0.00	3,300.00	0.00
20	Common Storm System	<u>125,000.00</u>	<u>0.00</u>	<u>125,000.00</u>	<u>0.00</u>
	Subtotal C	\$153,870.00	\$0.00	\$153,370.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Utilities				
21 8" PVC Sanitary	\$4,800.00	\$1,600.00	\$4,800.00	\$0.00
22 Sanitary Manholes	6,000.00	0.00	6,000.00	0.00
23 Connection to Sanitary Main	500.00	0.00	500.00	0.00
24 Roadway Restoration	2,500.00	2,500.00	2,500.00	0.00
25 8" DIP Water Line	9,500.00	0.00	9,500.00	0.00
26 Blowoff Valve	1,000.00	0.00	1,000.00	0.00
27 Fire Hydrant	2,500.00	0.00	2,500.00	0.00
28 Connection to Water Main	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal D	\$27,800.00	\$4,100.00	\$27,800.00	\$0.00
E. Site Construction				
29 Paving	\$69,900.00	\$27,960.00	\$69,900.00	\$0.00
30 Bollards	4,400.00	0.00	4,400.00	0.00
31 Granite Curb	32,175.00	7,000.00	32,175.00	0.00
32 Road Monuments	6,000.00	0.00	0.00	6,000.00
33 Street Signs and Striping	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>
Subtotal E	\$112,975.00	\$35,460.00	\$106,975.00	\$6,000.00
F. Landscaping				
34 Landscaping/Tree Guarantee	<u>\$150,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$150,000.00</u>
Subtotal F	\$150,000.00	\$ 0.00	\$ 0.00	\$150,000.00
SUBTOTAL (A - F)	\$540,971.00	\$52,770.00	\$384,971.00	\$156,000.00
Engineering & Contingencies	<u>54,099.00</u>	<u>5,277.00</u>	<u>38,497.00</u>	<u>15,602.00</u>
TOTAL	\$595,070.00	\$58,047.00	\$423,468.00	\$171,602.00
Plus 10%	<u>59,507.00</u>	<u>5,805.00</u>	<u>42,346.00</u>	<u>17,161.00</u>
Total	\$654,577.00	\$63,852.00	\$465,814.00	\$188,763.00
Retainage		<u>12,442.00</u>	<u>(9,438.00)</u>	<u>9,438.00</u>
Total		\$76,294.00	\$456,376.00	\$198,201.00
Release to Developer		\$76,294.00		
Balance to Remain in Escrow Account				<u>\$198,201.00</u>

We recommend a release of escrow in the amount of \$76,294.00. As there is currently a balance of \$274,495.00, following this release of \$76,294.00, the balance remaining in the account will be \$198,201.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. Mastronardo", written over a horizontal line.

Joseph A. Mastronardo, PE

PENNONI ASSOCIATES

Township Engineer

JAM/ace

cc: Colleen Hall, Senior Planner
Brandon Ford, Assistant Township Manager
Cunningham Family Trust



AGENDA ITEM INFORMATION

ITEM: REAPPOINTMENT TO THE PLANNING COMMISSION

Consider for recommendation to the Board of Commissioners the reappointment of Scott France to the Planning Commission, for a four year term, such term to expire July 2029.

PUBLIC COMMENT



AGENDA ITEM INFORMATION

ITEM: APPROVAL OF WAIVER OF TOWNSHIP CODE § 111-4.2 REGULATING OPEN CONTAINERS FOR BEER GARDEN AREAS DURING THE ARDMORE ROCK N' RIDE

Consider for recommendation to the Board of Commissioners approval of a waiver of Township Code § 111-4.2 as requested by the applicant, Ardmore Music Hall (AMH), to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages on public rights-of-way within regulated areas on August 10, 2025, between the hours of 11:00 a.m. to 8:00 p.m. subject to AMH providing the required insurance certificate documenting adequate coverage as required by the Township.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Issue Briefing	Issue Briefing
<input type="checkbox"/> Event Location Map	Backup Material

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Waiver of Township Code § 111-4.2

Prepared By: Charlie Doyle, Assistant Director, Building & Planning

Date: July 25, 2025

I. Action to Be Considered by The Board:

Recommend a waiver of Township Code § 111-4.2 as requested by the applicant, Ardmore Music Hall (AMH), to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages on public rights-of-way within regulated areas on August 10, 2025, between the hours of 11:00 a.m. to 8:00 p.m. subject to AMH providing the required insurance certificate documenting adequate coverage as required by the Township.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must approve waivers of the Township Code. This event requires a waiver of Township Code § 111-4.2 to serve and consume alcohol in public right-of-way and to possess open containers in a public place for this day and event.

Township Code § 111-4.2 states: No person shall drink an alcoholic beverage, nor shall any person, firm, corporation or other organization possess an open container containing an alcoholic beverage, whether inside or outside of a motor vehicle or any part thereof, on or in any public place within the Township of Lower Merion.

III. Current Policy or Practice (If Applicable):

Current policy prohibits the consumption of alcohol in open containers in a public place. Current policy also requires approval from the Board of Commissioners to serve and consume alcohol in public right-of-way. This code provision has been waived for this and similar special events in Ardmore and other commercial districts in the Township.

IV. Other Relevant Background Information:

AMH has partnered with Narberth Ambulance to promote the annual bike race, featuring activities like beer gardens and live musical entertainment throughout the day. AMH will be selling alcoholic beverages in designated outdoor areas, including the beer garden at Schaufele Plaza (11:00 a.m. – 6:30 p.m.), Lancaster Avenue toward Ardmore Avenue (11:00 a.m. – 6:00 p.m.), and the privately-owned St. James Place in Suburban Square (12:00 p.m. – 8:00 p.m.).

To ensure safety and security, trained event security personnel, as well as Lower Merion Police, will be present to enforce alcohol regulations and maintain crowd safety.

Responsible Alcohol Management Program-trained (RAMP) employees will oversee the vending of alcohol on-site. All volunteers and employees will receive contact information for police, medical, and emergency services, and will be equipped with walkie-talkies for efficient communication.

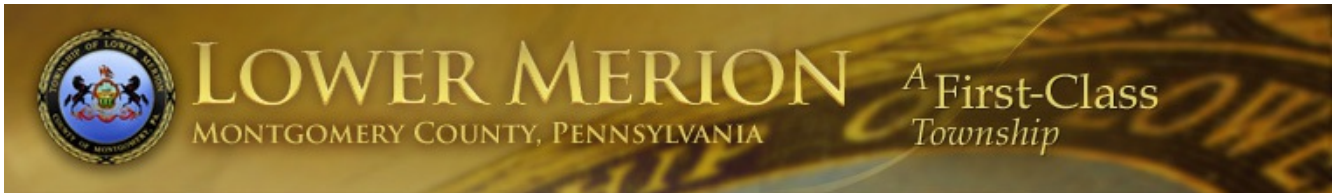
In the beer garden, individuals aged 21 and above will be required to present identification before being served alcohol. Additionally, each patron in the beer garden will be provided with a wristband for identification purposes. The Police Department has been actively coordinating with the various groups involved in this event and will have officers available as needed on August 10th for the bike race and associated events. In addition to coordination with the Police Department, this event has been reviewed by other Township staff and approved for a special event permit.

V. Impact on Township Finances:

The Township will not receive meter revenue from the metered spaces along Coulter Avenue and Station Avenue and in Schauffele Plaza during the event. The Township provides staff from Police and Public Works to assist in hosting the event.

VI. Staff Recommendation:

Staff recommends that the alcohol waiver be approved as requested subject to Ardmore Music Hall providing the required insurance certificate documenting adequate coverage as required by the Township.



AGENDA ITEM INFORMATION

ITEM: PRELIMINARY LAND DEVELOPMENT PLAN AND HISTORICAL COMMISSION APPLICATION - 382 Bala Avenue & 327 Levering Mill Road, (Gratz College) Bala Cynwyd, Ward 13, LD# 3928PP

Consider for recommendation to the Board of Commissioners approval of a Lot Consolidation and Preliminary Land Development Plan and Historical Commission application. The Land Development Plan consists of the consolidation of 382 Bala Avenue and 327 Levering Mill Road, including the renovation of the two existing structures, and the construction of a two-story glass atrium with an 860 sq. ft. footprint. The atrium will connect the Hall and Library buildings at both the upper and lower levels and serve as a centralized entrance for both buildings. Both properties contain Class II Historic Resources. This Historical Commission application consists of the proposed atrium addition and the replacement of windows and relocation of doors in the east wing.

The applicant is also requesting the following waiver from the Township Code:

- §135-3.2.A(1) to not provide a Tentative Sketch Plan.

Expiration Date – 08/31/2025.....Zoning – IC3

Owner & Applicant: Zav Eleff

Township Engineer's Review:

1. The Township Engineer's review letter dated, July 22, 2025, shall be incorporated by reference into these conditions of approval to the extent the same is not consistent with these conditions of approval.

Permits:

2. Permits shall be required from the Public Works Department for the proposed driveway and work within the Township right-of-way.

3. A permit from the Public Works Department shall be required for the proposed sanitary sewer lateral modifications. If the existing lateral is to be reused, a video inspection shall be required to verify acceptable conditions are maintained.

Stormwater Management:

4. Additional information shall be provided detailing how the existing roof drainage system will be integrated with the proposed stormwater collection for the expanded building.

Fire & Safety:

5. The applicant shall work with the Fire Department to ensure the existing buildings and proposed vestibule

comply with an NFPA 13 compliant sprinkler system prior to time of occupancy.

Sidewalk, Curbing, and Driveway:

6. The applicant shall coordinate with the Public Works Department to phase the construction of the intersection improvements, including ADA curb ramps and updated ADA-compliant crosswalks, in a manner that prioritizes the installation of the ADA curb ramp and crosswalk at the corner of Bala Avenue and Levering Mill Road (crossing Bala Avenue). This phasing shall ensure that a safe and accessible pedestrian crossing is available prior to the closure of the adjacent sidewalk.
7. Temporary pedestrian circulation routes shall be provided for the duration of construction.
8. The sidewalk and curb shall be repaired/replaced at the direction of the Township.
9. The applicant shall bring all curbing along Bala Avenue up to Township standards. In particular, the section of curbing that runs along Bala Avenue that goes from Levering Mill Road to the current driveway apron shall be restored.
10. The applicant shall remove and provide an alternative location for the existing dumpster located at the end of the driveway from Levering Mill Road.
11. The proposed site parking shall be approved by the Zoning Officer. It shall be confirmed that no additional parking is required to support the proposed building expansion.

Landscape and Buffer:

12. The applicant shall coordinate the selection, placement, and planting of the proposed three (3) street trees along Bala Avenue with the Township Arborist to meet SALDO Code §135-5.1.C(7).
13. The applicant shall work with Township staff to add additional plant material within the existing buffer to meet the minimum species requirement for SALDO Code §135-5.8.A.6, TABLE 5.8.1
14. The applicant shall undertake an annual program to remove vines from all plant material on the site. Vines shall be removed to the ground. The program shall be included on the landscape plan and on the maintenance and operations (M&O) plans.
15. All trees in the right-of-way shall be trimmed to improve site distance and pedestrian access on the sidewalk. Dead or diseased trees shall be removed.
16. The applicant shall comply with Chapter 59-1 to remove the invasive species on site prior to a certificate of occupancy issuance.
17. A revised landscape plan complying with SALDO Section 135 Article 5, and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan.
18. The applicant shall provide native or non-invasive adapted plant species on the landscape plan.
19. A maintenance and operations plan shall be submitted for the proposed and existing landscaping and other amenities installed as part of this project.
20. 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 grading permit.

Architecture/Building Elevations:

21. The stair tread, riser and railings final design shall comply with the applicable building code.
22. 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.
23. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Final Plan, including the proposed materials.
24. The proposed building shall be constructed substantially as shown on the architectural elevations and plans prepared by OZ Collaborative dated March 25, 2024, last revised July 11, 2025, with the exception of any de minimis changes, including those mutually agreed to with staff.
25. The proposed ADA building entrance/exit ramp at the atrium 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.

Utilities:

26. The location of all existing and proposed utilities shall be shown on the plan from the structure to the mains.
27. The location of all transformers and utility boxes shall be shown on the Final Plan.
28. 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.
29. The proposed 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).

Lighting Plan:

30. 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 and shall be approved by the Director of Building and Planning before recording the final plan.
31. An updated outdoor lighting plan, sealed by a responsible design professional, that includes illuminance patterns shall be submitted with the Final Plan. 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.
32. Any damaged or broken light fixtures shall be repaired or replaced as part of this project.
33. The current depiction of the light levels for the site indicate that there are 0.0 footcandles across some locations of the sections of the entire site beyond the limits of the existing driveway/parking area. The applicant

shall work with the Township Lighting Consultant to provide a more comprehensive analysis of the lighting for this application prior to recording the final plan.

34. The applicant shall revise lighting plan sheet E001 to align with the landscape and civil plans by removing the existing pathway from the front door of the building at 327 Levering Mill Road to the Bala Avenue sidewalk as well as removing the existing driveway apron from Bala Avenue.

Construction Details:

35. The applicant shall provide additional construction details for the proposed “bike bollard” located behind the proposed atrium to ensure that the bike would not extend across the pathway to the back of the stairs.

36. All proposed impervious surfaces and impervious areas to be removed shall be dimensioned on the plan prior to the issuance of any permits.

37. Top and bottom of curb elevations shall be provided on the civil plans.

38. A temporary circulation plan to maintain pedestrian connections during construction shall be provided prior to issuance of the grading permit.

39. 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.

40. The applicant shall submit a parking plan with the permit 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.

41. All construction-related vehicles shall be parked on site or at an off-site location. 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.

Standard Conditions of Approval:

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

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

44. 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.

45. 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.

46. 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.

47. 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).

48. 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.

49. 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.

50. 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.

51. 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.

52. 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	Issue Briefing
<input type="checkbox"/> TE Review	Backup Material
<input type="checkbox"/> County Review	Backup Material

Meeting Date: July 28, 2025

TO: Lower Merion Township Planning Commission Members

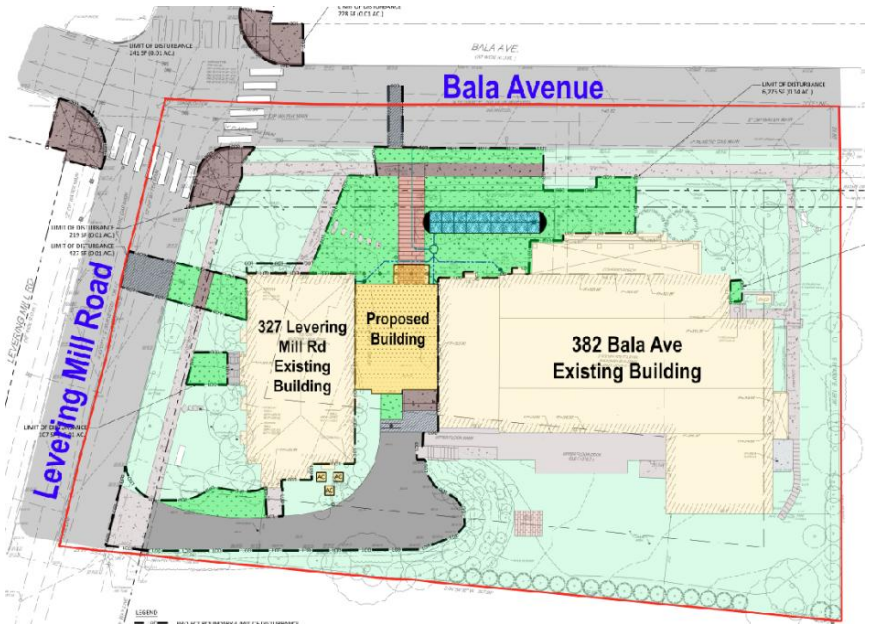
FROM: Department of Building and Planning – Holly Colello, Planner & Colleen Hall, Senior Planner

SUBJECT: Preliminary Land Development Plan – 382 Bala Avenue & 327 Levering Mill Road, Gratz College, Bala Cynwyd, Ward 13, LD# 3928PP

PROPOSAL:

Zev Eleff, President of Gratz College the applicant is seeking Preliminary Land Development Plan approval for the following:

1. Consolidation of 382 Bala Avenue and 327 Levering Mill Road into one parcel.
2. Construction of a two-story 860 sq. ft. footprint glass atrium connecting the existing Hall and Library buildings at both the upper and lower levels. One level at grade and one immediately below grade. The atrium will serve as a centralized, staffed entrance for both buildings. The applicant has stated that the improvement is not intended to increase capacity or occupancy, or use of the buildings on the property.
3. Exterior & interior renovations of the two (2) existing buildings.
4. Installation of pedestrian hardscaping. This will consist of pathways linking the atrium entrance to Bala Avenue to the north and connecting to the existing driveway from Levering Mill Road to the southeast.



RELIEF REQUEST:

- From SALDO Code §135-3.4 – To not submit a Tentative Sketch Land Development Plan application.

SUBMISSION MATERIALS:

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

- **Civil:** Twenty-three (21) sheets prepared by Meliora Design dated May 30, 2025, last revised July 11, 2025.
- **Landscape Submission:** Three (3) sheets prepared by Viridian Landscape Studio dated May 30, 2025, last revised July 11, 2025.
- **Architectural Submission:** Three (3) sheets prepared by OZ Collaborative dated March 25, 2024, last revised July 11, 2025.
 - A traffic impact study was not required per [SALDO Code §135-8.2.C.1.e](#), as the proposed development does not exceed the threshold which states any new land development or addition of 4,000 sq. ft. or more gross floor area to existing use shall provide a traffic study.

HISTORIC SIGNIFICANCE / EXISTING CONDITIONS / PROPERTY HISTORY:

Historic Resources in the Township

382 Bala Avenue and 327 Levering Mill Road, consist of two parcels, with both buildings designated as **Class II** Historic Resources under the [Code §A180-1A](#). Lower Merion classifies historic resources as Class I or Class II based on significance.

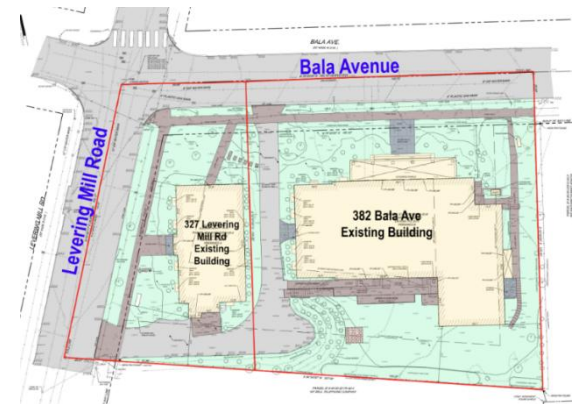
- **Class I** properties meet at least three criteria—one from Category B (e.g., association with significant people/events, architectural merit, or archaeological value)—and often include National Register sites or certified historic structures. These properties receive stronger protections and broader zoning incentives under the Historic Resource Overlay District (HROD).
- **Class II** properties meet at least two Category A criteria, focusing on local significance such as age, neighborhood character, or visual prominence. They are often not nationally recognized but still contribute to the Township's historic fabric. While they are also regulated under the HROD, the review process and incentives are generally more flexible than for Class I resources.

As a result of this designation, the applicants were required to appear before the Township's Historical Commission to present their proposed improvements for review on April 28, 2025. Planning staff has reviewed the applicant's recently submitted materials and confirms that the applicant has met the recommendations of the Historical Commission subcommittee.

Existing Conditions and Property History

382 Bala Avenue – “Women’s Club” (aka Ballroom Building)

- Consists of a 17,132 sq. ft. net lot parcel which fronts Bala Avenue. It is improved with a brick structure, commonly referred to as the "Ballroom Building," which has a footprint of approximately 5,280 sq. ft., along with a driveway and one designated parking space. It also has an office, kitchen, café/lobby, storage room, and several outdoor patios.
 - The building was built in 1926 and from the 1920s until 2016, the property was owned by the Women's Club of Bala Cynwyd (WCBC). During this period, the Ballroom Building was utilized for club functions and community events, while an adjacent structure, known as the Library Building, served as a public library. In 2016, the property was transferred to The Merion Foundation, which continued to host public events and meetings for nonprofit and corporate entities.
 - In anticipation of the Applicant's acquisition of the parcel and future lot consolidation and land development submission, a Memorandum of Understanding was executed between the applicant and the Township on May 3, 2024, outlining the permitted uses of the property by both parties on designated days. The Township confirmed that the proposed uses were consistent with historical operations and compliant with the IC3 Zoning District. A zoning permit reflecting these uses was issued to The Merion Foundation on May 9, 2024, and the Applicant completed the acquisition of the property in July 2024.



327 Levering Mill Road - “Levering Mill Tribute House” (aka Library Building)

- Consists of a 6,155 sq. ft. net lot parcel fronting Levering Mill Road. It is improved with a smaller brick structure, known as the "Library Building," which has an 1,806 sq. ft. footprint and an additional 1,433 sq. ft. paved areas.
 - The building was built in 1926 and contains a library, two conference rooms and a small kitchen.



ZONING HEARING BOARD (ZHB) HISTORY & APPEALS:

- **November 21, 2024:** The applicant filed an appeal from the Township Zoning Officer's interpretation that the addition triggered a requirement for eight (8) additional parking spaces, and concurrently requested a variance, contending that only the 800 sq. ft. footprint should be used to calculate the parking requirement, which would yield an obligation for only four (4) parking spaces. The Applicant sought to construct a two-level link addition, comprising 750 sq. ft. below grade and 775 sq. ft. above grade, to connect the existing Ballroom and Library Buildings.
- **December 19, 2024:** ZHB heard applicants' testimony and evidence stating that due to the physical conditions of the property—namely the size and location of the historic buildings and the impervious coverage already exceeding the IC3 zoning district maximum—no code-compliant parking spaces could be constructed on-site. The ZHB found that these physical conditions created an unnecessary hardship not self-imposed by the applicant and that strict compliance with the Zoning Code was not feasible. Further, the ZHB determined that the proposed addition would not increase the intensity of the existing use, and would not negatively affect public health, safety, or welfare. It would enhance site security and provide accessible building circulation.
- **January 16, 2025:** Zoning Hearing Board (ZHB) issued a decision granting a variance to Gratz College from the off-street parking requirements set forth in [Code Chapter 155.8.1 Minimum Parking Requirements - Table 8.1](#), in connection with a proposed addition to the properties located at 382 Bala Avenue and 327 Levering Mill Road.
 - Accordingly, the ZHB granted the requested variance, subject to the conditions that: (1) The two lots comprising the subject Property be legally consolidated, and (2) The use of the link addition remain substantially in accordance with the testimony and plans presented at the hearing. The appeal from the Zoning Officer's interpretation was dismissed as moot upon the granting of the variance and no additional parking spaces were required.

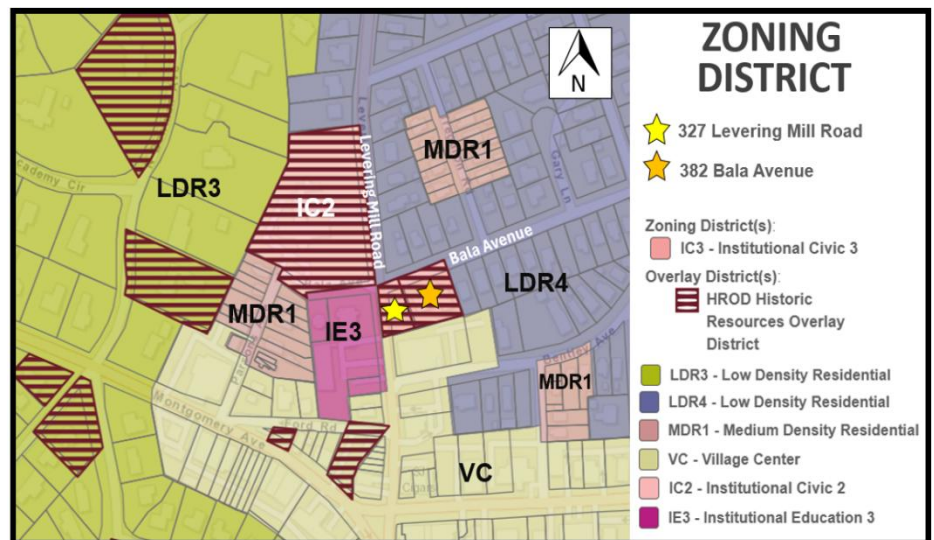
ZONING DISTRICT – INSTITUTIONAL EDUCATION (IC3):

The property is located in one of the four Institutional Zoning Districts, which are intended to accommodate institutional uses, civic uses, and large open space preserves. The Township's institutional zoning framework for the Institutional Civic District includes three categories—IC1, IC2, and IC3—reflecting a range of uses and their potential impacts. The proposal is located within the IC3 district.

The Institutional Civic regulations aim to define and support communally beneficial land uses such as arts and cultural organizations, religious institutions, senior housing, and wellness or recreational facilities.

The intent is to provide a regulatory structure that supports the long-term sustainability and adaptability of institutions, while also ensuring compatibility with surrounding residential neighborhoods.

The framework acknowledges the diverse missions and evolving needs of institutional uses, including changes in function and physical growth, while balancing these with the community's interest in minimizing potential conflicts related to institutional activities and expansion.



FORM STANDARDS:

The proposal is subject to the standards contained within Table 4.4.2.C. Institution Civic (IC) - IC3 Dimensional Standards. The following table details the applicable standards and proposed conditions:

Table 4.4.2.C. Institution Civic (IC) - IC3 Dimensional Standards						
REQUIRED			EXISTING 327 Levering Mill Road	EXISTING 382 Bala Avenue	EXISTING After Consolidation	PROPOSED After Consolidation
Lot Occupation (See § 155-3.4, Lot occupation.)						
A	Lot width	60 feet	114.05 ft.	139.50 ft.	253.55 ft.	
	Lot area	7,500 square feet minimum	6,117 sq. ft.	17,049 sq. ft.	23,166 sq. ft.	
	Impervious surface	47% maximum	3,513 sq. ft. 57% (Existing Non-conforming)	8,998 sq. ft. 52% (Existing Non-conforming)	12,511 sq. ft. 54% (Non-conforming)	
Setbacks (See § 155-3.5, Frontages.) (feet)1						
B	Front	25	11 ft.	25.3 ft.	25. ft.	
C	Side	50 (*2)	23.2 ft.	17.37 ft.	17. ft.	
D	Rear	50 (*2)	3.29 ft.	27.2 ft.	25 ft.	
Building Height (maximum) (See § 155-3.3, Building height.)						
E	Principal	3 stories up to 40 feet (*3)	1 Story	2 Story	2 Story	
Parking (See Article VIII, Parking Standards.)						

NOTES:

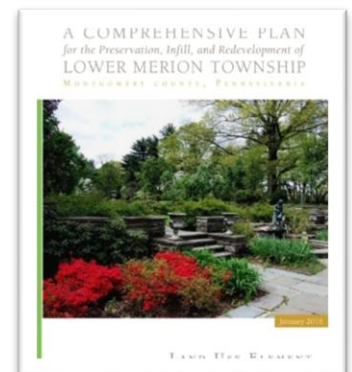
- (1) Setbacks may be subject to an increase based on building height.
- (2) Minimum twenty-foot buffer is required.
- (3) Maximum four stories or 52 feet where setbacks are increased by 50 feet. Buildings may be four stories or 52 feet in height without an increased setback along the primary road.

REGIONAL & TOWNSHIP COMPREHENSIVE PLAN COMPLIANCE: "Institutional Land Use"

The Institutional Land Use section of the 2016 Lower Merion Township Comprehensive Plan identifies Educational Institutions as vital components of the community's social capital and built environment. Institutions can be broadly defined as land uses which serve a community's educational, religious, social, healthcare, recreational, and cultural needs. Institutions may be privately owned or owned and/or operated by government agencies.

Private schools play an important role in the Township's overall educational system and provide an impressive variety of non-public educational alternatives for Township residents. Some private schools also offer educational, recreational, and cultural programs that are not typically included in the public-school curriculum in the region.

- **"How does this application meet the Comprehensive Plan Requirements?"** The expansion of Gratz College will continue this pattern outlined in the Comprehensive Plan. The proposed expansion does not conflict with the Township Comprehensive Plan.



MEETING SCHEDULE & PROCESS:

The *tentative* schedule for the Preliminary Land Development plan request is as follows:

→	Monday, July 28, 2025	Planning Commission	Review of the Preliminary Land Development Plan
Upcoming	Wednesday, July 30, 2025	Building & Planning Committee	Review of the Preliminary Land Development Plan
	Monday, August 4, 2025	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 dated July 22, 2025:** (Attached) The Township Engineer's review spoke to transportation improvements at the Bala Avenue and Levering Mill Road intersection and noted that the applicant shall provide an analysis to determine whether stop signs are warranted on Levering Mill Road, as well as a parking tabulation to support the expanded use. The review comments have been incorporated into the staff's recommended conditions of approval.
- **Montgomery County Planning Commission (MCPC) Review dated July 7, 2025, last revised July 23, 2025:** (Attached) MCPC generally supports the proposed application did not identify any substantive changes to the amount or type of development proposed. Planning staff notes that the County has identified an issue with the species diversity in the buffer per code SALDO Code §135-5.8.A.6, TABLE 5.8.1. The Township has added a condition of approval to address the issue which reads:
 - *"The applicant shall work with Township staff to add additional plant material within the existing buffer to meet the minimum species requirement for SALDO Code §135-5.8.A.6, TABLE 5.8.1."*
- **Neighborhood Club of Bala Cynwyd Civic Association:** Gratz President Zev Eleff and Board Chair David Brawer presented the project on July 11, 2025, to incoming Zoning Chair Brian McGuire and Ward Commissioner Gilda Kramer. The group reviewed the SALDO application, drawings, and discussed the broader operations and plans. They were in favor of the plans.

CONSIDERATIONS:

1. RELIEF REQUEST FROM (SALDO) SUBDIVISION LAND DEVELOPMENT ORDINANCE REQUIREMENT

The applicant has requested relief from [SALDO Code §135-3.2.A\(1\) to not provide a Tentative Sketch Land Development Plan](#) before the submission of the Preliminary Land Development Plan: This code section reads:

A. *Tentative sketch plans.*

(1) *When required. A tentative sketch plan shall be required when the proposed development equals or exceeds eight dwelling units or five acres of land or when the plan includes nonresidential development. When a tract is proposed for development within an Open Space Preservation District, applicants shall submit two sketch plans. In all other cases, a tentative sketch plan shall be considered optional.*

Applicant's Burden:

- The SALDO requires that applicants provide a clear justification for any requested waiver, along with an alternative design that demonstrates equivalent or improved results. To meet this requirement, the applicant has submitted the following justification:
 - *"Although the project is nonresidential in nature and would typically require the submission of a Tentative Sketch Plan, the applicant has elected to proceed directly to Preliminary Plan review due to the level of coordination and review already undertaken. The applicant has met with Township Staff on multiple occasions to review the proposal, submitted the project for zoning relief before the Zoning Hearing Board, presented the proposal to the Historical Architectural Review Board (HARB), and provided detailed plans and supporting documentation to the*

Land Development Committee for their consideration. Given the scope of coordination to date, the applicant believes that the intent of the Tentative Sketch Plan review process has been effectively satisfied and respectfully requests that the project proceed without formal submission of a Tentative Sketch Land Development Plan.”

Township Response:

- Since the proposal is interior to the site and does not require additional parking spaces, the project’s improvements are minor to the site. Given that the Township has already provided substantial feedback on the applicant’s Preliminary Land Development application, including extensive comments from the Land Development Committee, multiple meetings with staff, and a Zoning Hearing Board decision, the project has been vetted by staff. The applicant also met with representatives of the Neighborhood Club of Bala Cynwyd, who expressed no opposition to the project.

PLANNING COMMISSION ACTIONS & STAFF RECOMMENDATIONS:

The Planning Commission must take the following actions with respect to this application:

1. Provide a recommendation on the requested Relief from [SALDO Code §135-3.2.A\(1\)](#) *to not submit a Tentative Sketch Land Development Plan application.*
2. Provide a recommendation on the requested Preliminary Land Development Plan application.



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 260.57

July 22, 2025

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

**Re: 382 Bala Avenue & 327 Levering Mill Road, Gratz College
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of nineteen (19) plans dated 05-30-25, last revised 07-11-25, and a stormwater management report dated 07-11-25 prepared by Meliora Design. The plans show the renovation and link addition to Gratz College for community gathering and college office spaces. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Transportation** – Improvements to the Bala Avenue intersection with Levering Mill Road are included to support the proposed development. An analysis shall be provided to determine if stop signs are warranted on Levering Mill Road at this intersection. The elimination of the site driveway on Bala Avenue permits additional on-street parking, however the plan should include tabulation of the required and provided parking to support the expanded use.

With resolution of the preceding major engineering issue and remaining items in this letter, we recommend approval of the Preliminary Plan.

B. ORDINANCE REQUIREMENTS

1. Section 135-8.2(A)2—Maneuverability diagrams must be provided for emergency vehicles, delivery trucks, and oversize vehicles to access loading and/or trash disposal areas. The proposed dumpster location shall be shown.
2. Section 135-8.2(A)3—An analysis shall be provided to determine if stop signs are warranted on Levering Mill Road at the intersection with Bala Avenue.
3. Section 135-4.10(B)—A Planning Module or Exemption must be approved by the City of Philadelphia and the DEP prior to recording the Final Plan.
4. Section 135-4.9(E.2)—All proposed curb ramps must meet ADA requirements. The Final Plan shall include detailed design in accordance with PennDOT standards for all proposed ramp locations.
5. Section 135-4.9(G)—The existing crosswalk on Levering Mill Rd shall be refreshed and STOP bars provided at all approaches to the crosswalks.

6. Section 121-4E(4)—A description of how the permanent stormwater control facility will be operated and maintained shall be submitted by the design engineer. The frequency of inspection shall be listed on the plan. The contact information for the party responsible for the operation and maintenance of the facility shall be listed. The plan shall be presented in recordable form as a covenant running with the land and must be approved by the Township Solicitor prior to recording the Final Plan.
7. Section 121-4A(2)—Additional information/clarification is required for the stormwater report. A summary table and stormwater narrative shall be provided. Although exfiltration cannot be included in the basin analysis, the requirements for peak runoff rate reduction and groundwater recharge are sufficiently met with the proposed design.
8. Section 121-10—No grading changes shall be shown within 3 feet of the property line in order to ensure transition to the grading on the adjoining property.
9. Section 121-4E(1b)—The proposed basin outflow is not permitted to discharge to the curblin. Overflow discharge from the stormwater basin shall be converted from a concentrated flow to a sheet flow condition within the property boundary. A level spreader shall be provided.
10. Section 121-15—Capacity calculations shall be provided for all proposed stormwater conveyance piping.
11. Section 133-3.9— The Traffic Safety Unit must approve the condition of the existing driveway to remain.
12. Section 101-6A(1)—All trees and vegetation to be retained within 25 feet of a building site, parking area, or other proposed improvement shall be protected from equipment damage by chain link or wire mesh fence. Tree protection fencing shall be 4 to 6 feet in height and anchored 2 feet in the ground. Fencing shall have clear signage stating that area is in the Tree Protection Zone and no disturbance can occur without authorization from the Township. Fencing around trees shall be placed at the dripline. A detail meeting these requirements shall be provided.
13. Section 101-6A(5)—No impervious cover shall be permitted within the driplines of trees to remain without approval from the Township Arborist.
14. Section 101-6A(6)—Grade changes around the driplines of trees to be retained shall be minimized. Treatment of any impacted trees prior to construction to protect the root system shall be performed if/as directed by the Township Arborist. The Township Arborist must also approve the procedure.
15. Section 101-6A(8)— Should any trees not scheduled or permitted to be removed be irreparably damaged during construction and die within eighteen (18) months of the conclusion of construction activities, those trees will be required to be replaced in accordance with the provision of Section 101- 9A(2). The Township shall be contacted for the inspection of impacted trees prior to permit closeout.
16. Section 101-6B(2)—If trenches for utilities and storm facilities are proposed within the driplines of trees, all disturbed roots must be cut as cleanly as possible. The trench must be backfilled as quickly as possible, avoiding compaction. Tree limbs must be cut back in proportion to the root area loss. This shall be made a condition of permit issuance.
17. Section 155-7.5—Compensatory tree calculations shall be added to the plan and must be compatible with the current code. An exact tree count for the lot shall be provided on the plan. Upon removal of twenty-five (25%) percent of existing trees having a caliper of six inches or greater, appropriate replacement trees

will be required. The Township Arborist must approve the size, species, and location of any required replacement trees.

C. ENGINEERING COMMENTS

1. The Director of Building and Planning must approve the Lighting Plan.
2. The Landscape Plan must be approved by the Planning Department and the Township Arborist.
3. The proposed site parking shall be approved by the Zoning Officer. It shall be confirmed that no additional parking is required to support the proposed building expansion.
4. Permits are required from the Public Works Department for the proposed driveway and work within the Township right-of-way.
5. A permit from the Public Works Department is required for the proposed sanitary sewer lateral modifications. If the existing lateral is to be reused, a video inspection is required to verify acceptable conditions are maintained.
6. Additional information shall be provided detailing how the existing roof drainage system will be integrated with the proposed stormwater collection for the expanded building.
7. The stair tread, riser and railings final design must comply with the applicable building code.
8. The sidewalk and curb shall be repaired/replaced at the direction of the Township.
9. Temporary pedestrian circulation routes shall be provided for the duration of construction.
10. 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.
11. An as-built plan must be submitted certifying the amount of impervious surface on the lot prior to finalization of the permit.

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,



Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Colleen Hall, Senior Planner
Meliora Design, 259 Morgan St, Phoenixville PA 19460

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR

JAMILA H. WINDER, VICE CHAIR

THOMAS DIBELLO, COMMISSIONER



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PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 23, 2025

TO: Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

FROM: Marley Bice, AICP, Community Planning Assistant Manager
marley.bice@montgomerycountypa.gov | 610-278-3740

SUBJECT: MCPC #25-0116-002
Gratz College Addition

We have received and reviewed a “SOPI” submission for the above-referenced subdivision and land development application as you requested on July 11, 2025. The comments in this memo are based on the most recent submission. We have attached our most recent full review letter (for submission MCPC #25-0116-001) for reference; however, some comments in our previous review letter(s) may have been addressed.

UPDATED BACKGROUND

We have reviewed the most recent “SOPI” submission for changes and did not identify any significant changes with regards to the type of development and location of improvements proposed. However, additional information was received with this submission, including a landscape plan and a code relief request form. In addition, an updated code relief request form was received from township staff on July 22, 2025.

ADDITIONAL REVIEW COMMENTS

We have reviewed the most recent “SOPI” submission and feel that the comments from our July 7, 2025 review letter (please see Attachment B) have been addressed; however, we wish to offer the following additional comment based on the most recent plan submission:

- Shrub Species Diversity: The proposed plant list for new plantings does not appear to meet the minimum species diversity requirements in Table 5.8.1. of the township’s subdivision and land development ordinance as eight shrubs of a single species are proposed where three species would be required.

ATTACHMENTS

Attachment A: Reduced Copy of Applicant’s Proposed Site Plan
Attachment B: MCPC #25-0116-001 Review Letter Dated July 7, 2025





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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 7, 2025

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

Re: MCPC #25-0116-001
Plan Name: Gratz College Addition
(860 sq. ft. institutional on approximately 0.53 acres)
Situate: Bala Avenue (south /east of Levering Mill Road
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 5, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Gratz College, proposes to consolidate two parcels at the corner of Bala Avenue and Levering Mill Road and construct a building addition with an 860-square foot footprint to connect the two existing buildings on the combined site. Both of the existing buildings are listed as Class II historic resources on the township's historic resource inventory. The vehicular driveway to Bala Avenue will be removed while the vehicular driveway from Levering Mill Road will remain. Additional improvements shown at this time include sidewalk repairs, ADA curb ramps and crosswalks, stormwater management, and landscaping. The property is located in the township's IC3 Institutional Civic 3 zoning district.



COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Institutional in the Future Land Use Map. In addition, this property is identified as Town Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Centers are traditional downtown areas with a mix of retail, institutional, office, and residential uses. The project specifically advances the statement that “historic buildings should be preserved, rehabilitated, and reused.”

REVIEW COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal; however, in the course of our review we have identified the following issues that the applicant and Lower Merion Township may wish to consider prior to moving forward. Our review comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

We suggest that the location of the proposed bicycle rack be clarified and shown consistently across the plan submissions. It appears that the bicycle rack near the Bala Avenue pedestrian entrance is shown in different locations relative to the sidewalk on the civil site plan and the landscape plan. In addition, sufficient information should be provided to ensure compliance with the bicycle parking clearance and location requirements in Sections 155-8.8.B. & C. of the township’s zoning ordinance.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

We suggest that the landscape plan be revised to include a landscape compliance chart as required by Section 135-5.7.E. of the township’s subdivision and land development ordinance (“A compliance chart shall also be included, which demonstrates compliance with all of the requirements of this article and any applicable chapters.”). For example, additional calculations should be provided regarding street trees along both street frontages of the site and any required landscape buffer plantings.

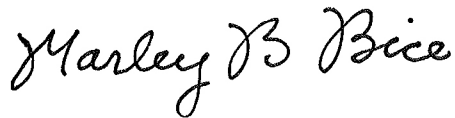
CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve the township’s planning objectives for institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0116-001) on any plans submitted for final recording.

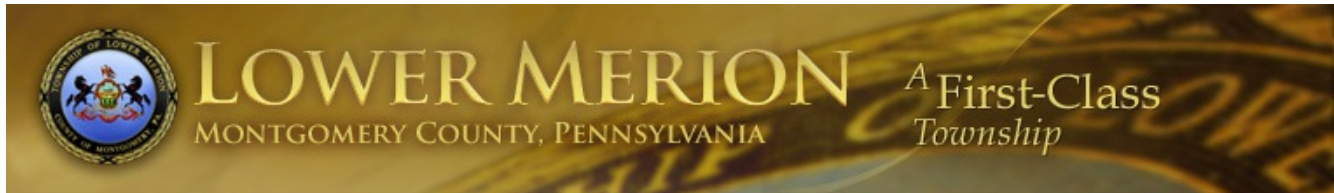
Sincerely,

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

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Marc Henderson, P.E., Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Hist. Preserv. Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Hope Viviani, Twp. Planning Technician

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



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 meetings held on July 1 and July 29, 2025:

- a) 29 West Lancaster Avenue, Ardmore Commercial Historic District, 25-15 – approval of the completion of the unapproved painting of brick facades, citing Secretary of the Interior’s Standards 7, and 9, subject to the electrical conduit being painted to match and that holes in the masonry be patched.
- b) 6 West Lancaster Avenue, Ardmore Commercial Historic District, 25-18 – approval to install a non-illuminated sign consisting of an acrylic logo and letters mounted directly to the stucco façade, citing Secretary of the Interior’s Standard 9.
- c) 901 Youngs Ford Road, Gladwyne Historic District, 25-19 – approval to replace historic windows throughout the residence, with a subcommittee to review window frame details and revised elevations, citing Secretary of the Interior’s Standard 9.
- d) 15-17 West Lancaster Avenue – Ardmore Commercial Historic District, 25-20 – approval to renovate the “Ardmore Art Alley” between two commercial buildings, including brick repointing, repainting brick up to the first floor window sill, adherence of interchangeable canvas murals, and installation of hardware to mount string lights, with a subcommittee to provide feedback on the removal of existing paint above the first floor window sill.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
 Supplemental Materials	Backup Material



29 West Lancaster Avenue, Ardmore Commercial Historic District

25-15

HARB

2

Action:

Approval of the completion of the unapproved painting of brick facades, citing Secretary of the Interior's Standards 7, and 9, subject to the electrical conduit being painted to match and that holes in the masonry be patched.

3



Work was stopped when the unapproved painting work was observed

4



Work was stopped when the unapproved painting work was observed

5



Work was stopped when the unapproved painting work was observed

6

Painting Brick

HARB typically does not recommend painting brick due to its irreversible physical change to the material. Some facades in the Historic District, including the nearby Junior League building, were painted prior to the creation of the District and repainted more recently to replicate a more accurate brick color.

HARB has worked with applicants proposing mural art projects, for example, to prevent this kind of material alteration, resulting in the installation of removable panels attached to brick walls rather than allowing paint to be applied directly to unpainted surfaces.

7

Additional HARB Comment

The June recommendation to complete painting the façade was made based on the unique circumstances of this project and was not intended to set a precedent for allowing the painting of brick. While HARB does not generally approve painting unpainted masonry, other factors unique to the circumstances of this property were considered, including that the paint was applied to a later addition onto the original historic structure and that removing the paint would potentially have a negative impact on the physical fabric of the building.

8

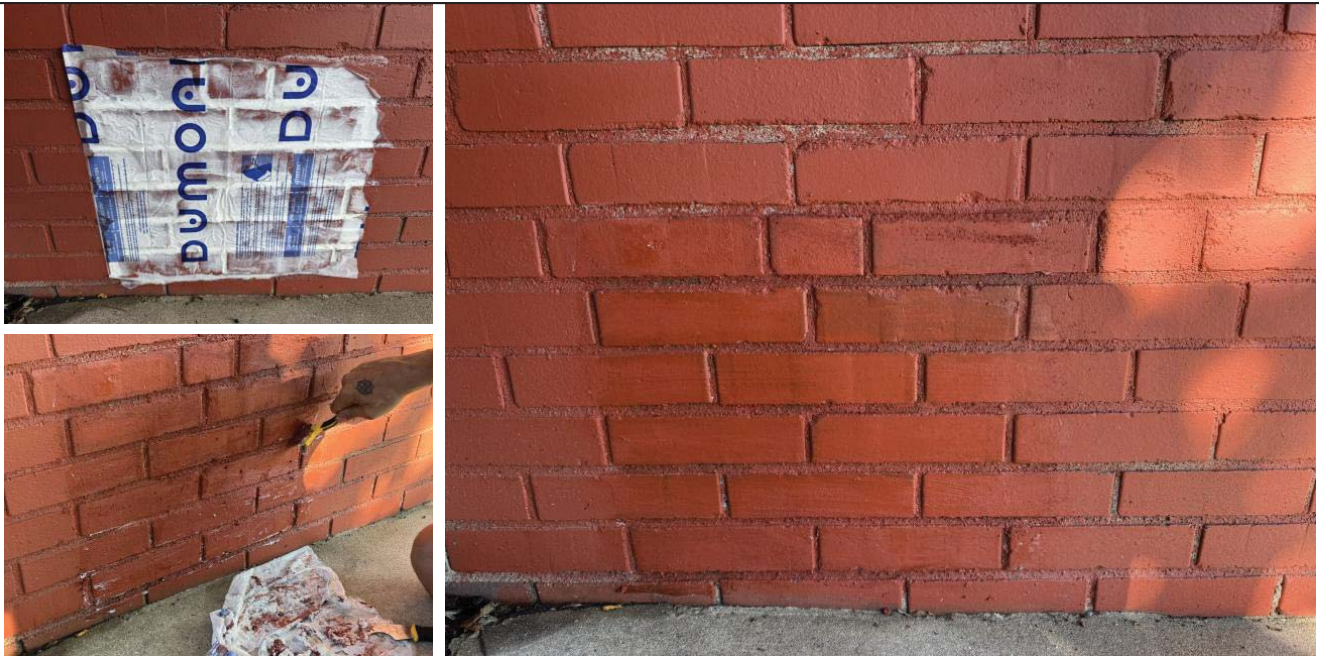
July Update

Following the initial B&P discussion of this item on June 11, HARB formally reviewed the options for mitigating the work at their July 1 meeting. HARB made a motion to have the applicant test a paint removal product on a 2-sq. ft. area. A subcommittee was assigned to evaluate the results and form a recommendation for whether the test adequately removed the paint and should be applied wherever the brick was painted.

The product was applied on July 23. The results of this test and the subcommittee's recommendation are expected to be available for the Committee's review at the July 30 B&P meeting.

9

Paint Removal Product Test



10

July 29 HARB Subcommittee Comment

Based on the results of this test, it is not likely that a second, third, or fourth application of the paint removal product would produce a more effective result. Having considered every appropriate option and the unique circumstances of this 1950s-era portion of this specific property, the application of paint on brick would not be comparable to applying paint to a more historic brick or other masonry façade. In terms of aesthetics, appropriateness, and the stage of the work at this point, going forward with the paint application is the most appropriate solution.

11



HARB Certificate of Appropriateness Application For Work Involving a Property in a Local Historic District

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 29 W Lancaster Ave, First Floor, Ardmore, PA 19003

APPLICANT INFORMATION

NAME: John Paul Makilya

ADDRESS:

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE:

APPLICANT'S CAPACITY: ☐ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☒ OTHER: Tenant

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Calpan LLC

ADDRESS:

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: BARIZI

CURRENT USE: Vacant former hair salon

PROPOSED USE: Retail store

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION
☒ REPAIR ☐ REPLACEMENT ☒ PAINTING ☐ OTHER (IDENTIFY)

ARCHITECTURAL FEATURES	MASONRY/ BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/ STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/ STOOP/STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REPLACE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMOVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONTINUED

PROJECT DESCRIPTION USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED. PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

BARIZI, a home decor and gifts retailer, is looking to open up a storefront in Ardmore, PA.

Our team seeks to complete the painting of the brick first floor facade as per HARB's June 2025 vote of 4-3 to allow the work to continue.

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE:

PRESERVATION OF HISTORIC CHARACTER WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING'S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

BARIZI is engaging Philadelphia House Painting, a painting and masonry company that provides house painting and historical preservation in the Philadelphia and Main Line area. The team has experience with the painting, masonry and carpentry techniques required to revivify and store the historical character of local area buildings.

See more here: <https://www.philadelphiahousepainting.com/>

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

SIGNATURES

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE:

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.

Revised 10/2023



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

25-15

29 West Lancaster Avenue, Ardmore Historic District

Applicant / Owner: John Paul Makilya

Application Type: Commercial

Project Summary: The applicant proposes to complete a coating application on the brick one-story storefront addition to the historic resource that was begun without review or approval by the HARB.

Comments:

- The subject structure is a 1953 one-story addition to the front façade of a 3-story historic (c. 1880) building along Lancaster Avenue. The one-story addition is constructed of 20th century brick presumably intended to blend in with the historic red brick of the 3-story original resource and included 2 entrance doors and a wide single light storefront window.
- In May, as part of limited alterations to the first floor, the applicant started to apply an opaque coating to the first-floor addition and was told to stop the process when the work was discovered by Township staff because painting of unpainted brick masonry is not considered regular maintenance, requires HARB review and is not typically deemed appropriate within the Ardmore Historic District.
- Red brick was the primary façade material of the Ardmore Historic District and was typically presented with its natural red clay finish. Continuing that aesthetic is most appropriate within the Ardmore Historic District. Further, applying coatings to brick masonry has the potential to negatively impact the performance of the exterior envelope and can lead to trapped moisture which can then cause damage to the mortar, the brick and / or interior finishes over the long term. For these multi-faceted reasons, application of a coating on historic red brick is rarely deemed appropriate within the Ardmore Historic District. Conversely, coating of historic brick masonry can also be recommended as a means of appropriate preservation when the original fired brick face has been damaged or deteriorated and allows excessive moisture into the wall assembly.
- If the applicant had proposed to apply a coating to the brick façade in question, we would have recommended against such an application. The applicant has stated that the coating applied was the Sherwin Williams Loxon Masonry Primer / Sealer and the Loxon LP Masonry Coating. The Sherwin Williams representative consulted regarding the appropriateness of these products for brick masonry stated that the products are appropriate for brick, and that they allow the brick to “breathe”. Accordingly, the concerns with the applications should be limited to the appropriateness of the application within the Historic District.
- With the coating half-complete, two options are now present: 1) remove the coating that has been applied or 2) complete the coating that has been applied. Every application that the HARB considers is unique and

the pros and cons of the two options should be considered and weighed prior to recommendation by the HARB. The two options are considered in detail below.

- Option 1: Complete the coating of the first-floor wall areas with the full agreement and understanding that this is a unique situation and does not reflect a precedent to be followed in the future or any change in the HARB's typical recommendations AGAINST coating unpainted brick.
 - Cons: The continuation of this work will provide another visual example of a painted façade in the historic district and regardless of any statement about not setting any precedent, it will be viewed daily by passersby who may get the impression that painted brick is acceptable.
 - Pros: The 1953 addition which has a variety of light mortars will be given a uniform reddish tone with the application of the coating which will be more consistent with the uniform reddish tones of the historic 3-story volume that is pointed with a darker mortar; this end result is consistent with the applicant's stated intention for the coating and the harmonious relationship between the two wall surface areas is consistent with the goal of harmonious architectural details in the Historic District.
- Option 2: Strip the recently applied coating from the brick masonry.
 - Cons: Removing coatings from brick masonry is not always an easy process and is not always successful, though removal in this instance may be easier due to its recent application. A chemical stripper product is recommended in lieu of aggressive power-washing though some combination of the two may be required for a successful result. The mortar joints will be the most difficult areas to remove the coating, though if some is left on the mortar, the more uniform appearance as noted as "pro" for option 1 may be achieved.
 - Pros: Through successful removal, work completed without approval will be appropriately returned to its pre-existing condition and no additional misunderstanding regarding the appropriateness of coating brick masonry will result from this location.
- Given the additional information regarding the existing coating from the applicant and consultation with Sherwin Williams technical rep, we recommend that the applicant test a small area (2 SF) of paint removal at the west façade of the brick addition with an appropriate paint stripper product to determine its success. If a reasonable effort (2 applications of paint stripper would be reasonable given the 1-2 coatings present) yields success without damage to the brick face or mortar joints, we recommend that all of the coating be removed following this process. If a more aggressive effort would be required to remove the coating to a satisfactory degree, we recommend abandoning the removal effort and proceeding with the completion of the coating on the balance of the façade, to avoid any potential damage to the brick face or mortar that could result from further and more aggressive attempts at paint removal.
- Regardless of the final motion by the HARB relative to the coating on the brick, the applicant should be requested to paint the existing white exterior conduit red to diminish its visual impact on the façade in question and also to patch the numerous previous fastener locations either prior to completion of the coating or after removal of the coating.

Given the numerous considerations noted above, we would ultimately recommend approval of this application in accordance with Standards 7 and 9.



6 West Lancaster Avenue (East End), Ardmore Commercial Historic District

25-17

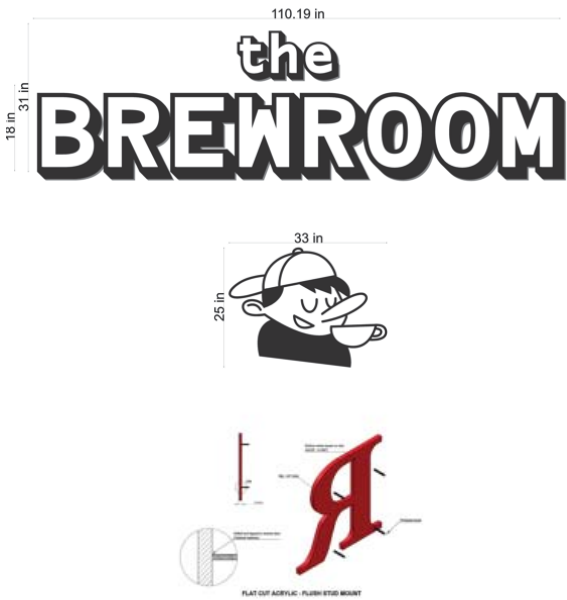
HARB

12

Action:

Approval to install a non-illuminated sign consisting of an acrylic logo and letters mounted directly to the stucco façade, citing Secretary of the Interior's Standard 9.

13



Proposed Signage

H A R B

Township of Lower Merion

CERTIFICATE OF APPROPRIATENESS APPLICATION

(Please type or print legibly with ink. Shaded area completed by Township Staff.)

PROPERTY ADDRESS: (street, city) 6 West LANCASTER
Aldermore

Application number:

Survey number: 091-LM-

HARB meeting date:

APPLICANT INFORMATION:

Daytime Telephone: Other Telephone:

Name: Image 360 () ()

Address: 1225 Mustang Ave Zip code: 19010

Applicant's Capacity: (circle one) Owner, Lessee, Agent, Architect, Contractor, Attorney, Other: (identify)

OWNER INFORMATION: (if different from above)

Daytime Telephone: Other Telephone:

Name: 6 Aldermore LP)

Address: _____

PROPERTY INFORMATION:

Name of Business: (if applicable) The Brew Room

Current use: KARATE STUDIO Proposed use: Coffee BAR

Zoning classification of property: (if change in use) N/A

PROJECT DESCRIPTION: (check all that apply)

Was a copy of the Design Guidelines brochure appropriate to the project made available? ☐ Yes ☐ No

☐ Adaptive Reuse ☐ Addition ☐ Alteration ☐ Demolition ☐ New Construction

☐ Repair ☐ Replace ☐ Painting ☒ Other: (identify) Sign

Architectural Features	Masonry/brickwork	Siding	Trim	Roof	Dormer/cupola	Chimney	Gutter/downspout	Eave cornice/soffit	Window/screen storm/shutter	Door/screen/storm	Porch/deck/stoop/stair	Porch roof	Porch or deck column/post	Porch or deck railing/baluster	Storefront	Sign	Awning	Fence/wall/gate	Other structure
Repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Replace in-kind	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Replace w/new	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS APPLICATION

DETAILED DESCRIPTION OF ALL EXTERIOR WORK AT THE BUILDING AND PROJECT SITE:

(See attached submissions checklist for required submissions. Indicate all exterior materials and colors. Use additional sheets if necessary.)

fabricate + install channel letters and logo
on raceways

(REVISED)

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness and necessary building permits and any zoning relief have been issued.

Proposed start date: ASAP

PRESERVATION OF HISTORIC CHARACTER:

(What steps will be taken as part of the scope of this work to preserve your building's historic character and that of the surrounding district?)

only Alteration will be holes for RACEWAY
on existing stucco

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION:



6-13-2025

Signature of Applicant

Date

6-13-2025

Signature of Owner (if different)

Date

Notes:

This completed application, along with a completed Building Permit or Sign Application (as appropriate), must be submitted to the Department of Building and Planning a minimum of eight (8) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the Owner can issue a letter stating agreement with the Application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

25-17

6 West Lancaster Avenue, Ardmore Historic District

Applicant / Owner: Image 360 for tenant The Brew Room

Application Type: Commercial

Project Summary: Installation of acrylic letters and acrylic logo stucco field above storefront windows.

- The applicant presented a previous illuminated sign proposal to the HARB at the first July meeting and heard feedback from the HARB regarding the bulkiness of the signage components and the illumination through the front face of the channel letters. The newly proposed sign eliminates illumination and proposes installation of the 1" thick acrylic letters and 1" thick logo directly to the stucco façade. This simply installation is appropriate in the Historic District.
 - The applicant should clarify if the letters are truly individual pieces or groups of letters bundled together to form a smaller number of components (as the graphic seems to indicate).

We would recommend approval of this application in accordance with Standard 9.



901 Youngs Ford Road, Gladwyne Commercial Historic District

25-19

HARB

16

Action:

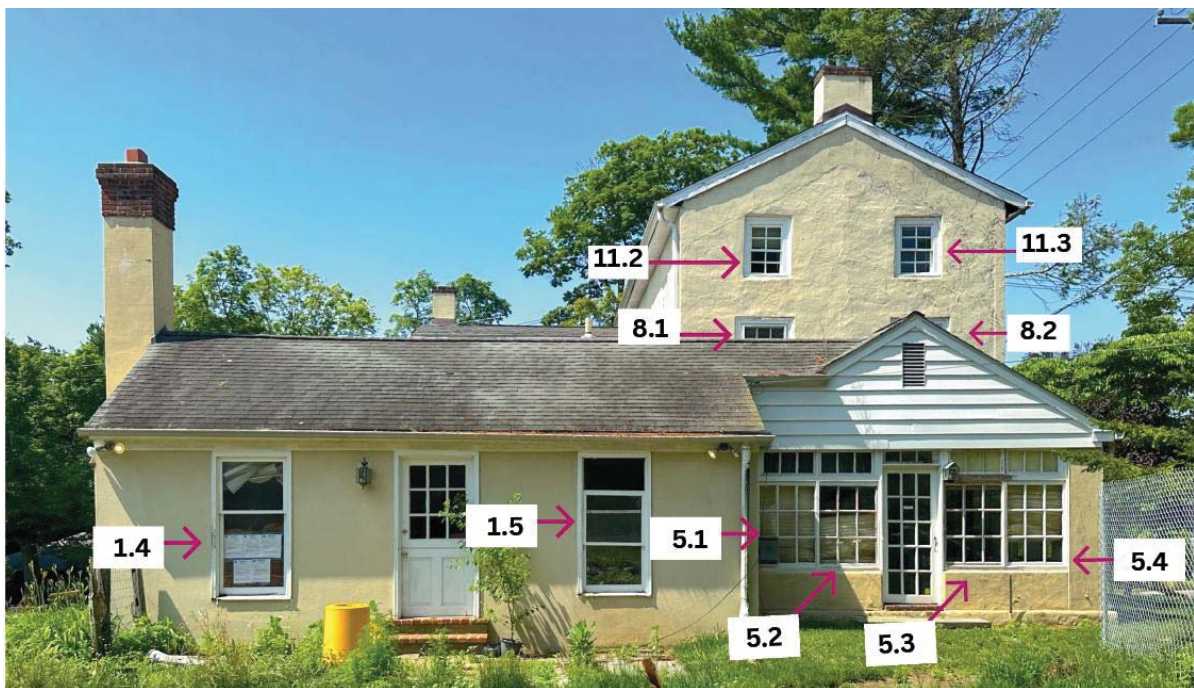
Approval to replace historic windows throughout the residence, with a subcommittee to review window frame details and revised elevations, citing Secretary of the Interior's Standard 9.

17



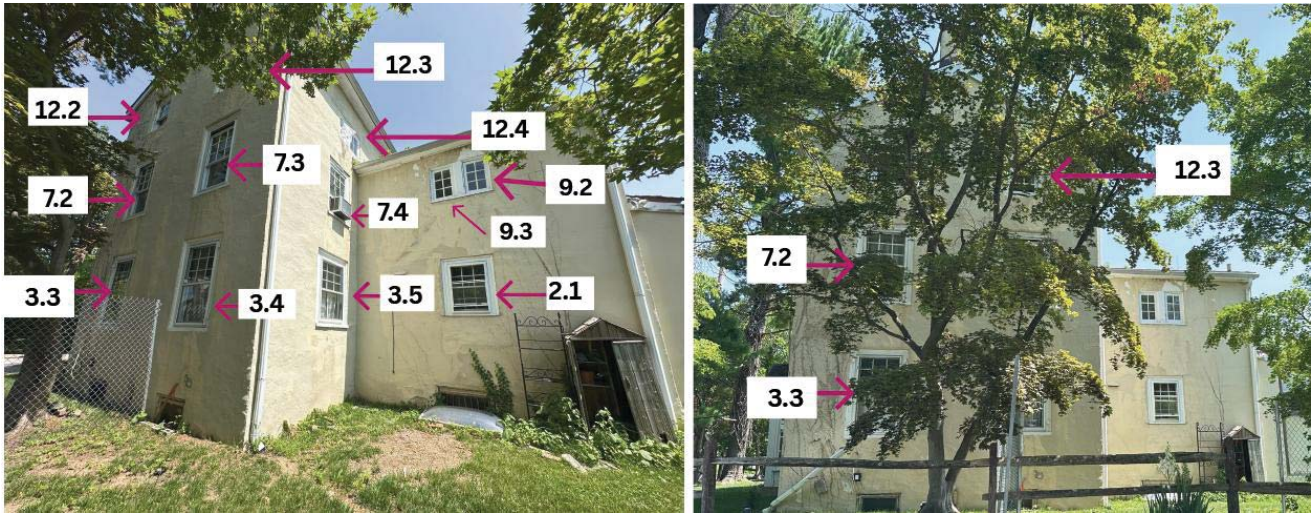
Youngs Ford Road Elevation

18



Side Elevation

19



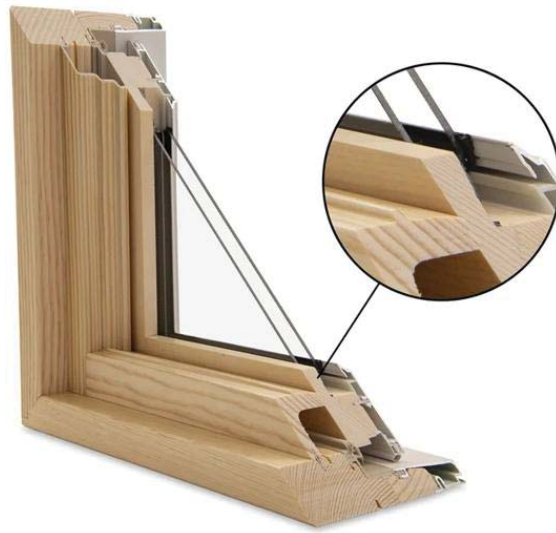
Merion Square Road Elevation

20



Rear Elevation

21



Section of proposed Martin Ultimate window product

22

23



STAFF ONLY	APPLICATION NUMBER:	HARB
	HRI SURVEY #:	
	HARB MEETING DATE:	

HARB Certificate of Appropriateness Application

For Work Involving a Property in a Local Historic District

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 901 Youngs Ford Road, Gladwyne, PA

APPLICANT INFORMATION

NAME: Jeffrey A. Borges-Martin
ADDRESS: 503 W. Lancaster Avenue
Wayne, PA 19087
TELEPHONE #:
ALTERNATE #:
EMAIL:
ZIP/POSTAL CODE: 19087
APPLICANT'S CAPACITY: ☐ OWNER ☒ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: David Uygur
ADDRESS: 901 Youngs Ford Road
Gladwyne, PA
TELEPHONE #:
ALTERNATE #:
EMAIL:
ZIP/POSTAL CODE: 19035

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:
CURRENT USE:
PROPOSED USE:

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION
☐ REPAIR ☒ REPLACEMENT ☐ PAINTING ☐ OTHER (IDENTIFY)

ARCHITECTURAL FEATURES	MASONRY/ BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/ STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/ STOOP/STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REPLACE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMOVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONTINUED

PROJECT DESCRIPTION USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED. PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

This project has previous approval from HARB with the condition that the existing windows be restored/repared rather than replaced. The general contractor has now brought in several window restoration specialists and have been told by each one that the windows have rot and are beyond repair, and should be replaced.

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE:

PRESERVATION OF HISTORIC CHARACTER WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING'S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

Nick Limone from Volpe, a window restoration specialist who inspected the windows will attend the meeting to discuss his findings. Photographs of the windows will be supplied on a flash drive delivered to Greg Pritchard.

SIGNATURES

APPLICANT:

DATE:

OWNER [IF DIFFERENT]:

DATE: 06/22/25 | 5:51 PM EDT

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.

Revised 10/2023



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

25-19

901 Youngs Ford Road, Gladwyne Historic District

Applicant / Owner: Jeffrey Borges Martin for David Uygur

Application Type: Residential

Project Summary: Replacement of all existing windows in the residence as part of previously approved renovation and addition.

- The applicant has submitted multiple letters of recommendation for replacement of the existing windows due to the presence of wood rot of existing sash and frames. The applicant has also provided extensive photo-documentation of each window inside and out to display the deteriorated conditions and the documentation exhibits rationale for replacement.
- The applicant has submitted a few pieces of information that allude to Marvin windows and doors but needs to confirm which Marvin product / series is proposed for use as replacement. Further, as requested of all window replacement applicants, the applicant should submit an elevation and section detail drawing of one of the typical existing window sash and frame coupled with a proposed replacement window sash and frame elevation and detail so that the HARB can have a full understanding of the resultant change in daylight opening with the window replacements as well as clarification on what other components of the window openings will be impacted – replaced in kind, retained or restored.
- Given the Class 1 status of this resource, it is important to further investigate the appropriate light configuration for the replacement windows. The applicant has errantly indicated a 9-over-2 light pattern at all large hung windows, but provided photographs show that the majority of them are 9-over-1 and only a few are 9-over-2. The detailed photographs also indicate that at a couple of the 9-over-2 windows, the profiles of the top sash do not match the profiles of the bottom sash, suggesting that changes have been made. Some effort should be made to determine the original window configuration so that it can be incorporated into the replacement windows.

Following additional appropriate material submitted by the applicant as noted above, we would recommend approval of this application in accordance with Standard 9.



15-17 West Lancaster Avenue, Ardmore Commercial Historic District

25-20

HARB

24

Action:

Approval to renovate the "Ardmore Art Alley" between two commercial buildings, including brick repointing, repainting brick up to the first floor window sill, adherence of interchangeable canvas murals, and installation of hardware to mount string lights, with a subcommittee to provide feedback on the removal of existing paint above the first floor window sill.

25

**Existing****Initial Concept**

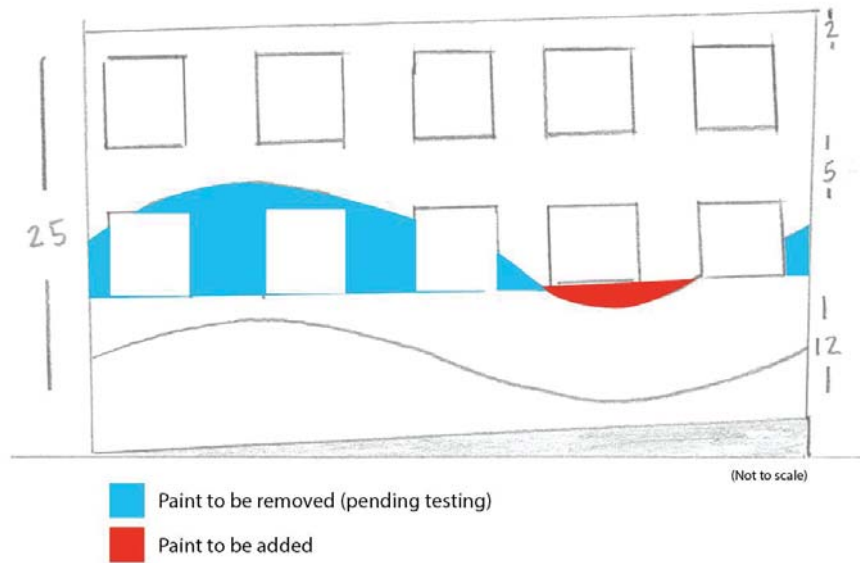
Wall of 15 W. Lancaster Ave.

26

**Existing****Initial Concept**

Wall of 17 W. Lancaster Ave.

27



The applicant prefers a painted area with a flat top terminating at the first floor window sill rather than the present "wave" shape. Though some brick would be newly painted, the work will result in a net loss of painted brick surface.

Typical Alley Façade



HARB Certificate of Appropriateness Application

For Work Involving a Property in a Local Historic District

PROPERTY ADDRESS

ADDRESS [STREET, CITY]: 15-17 W Lancaster Ave, Ardmore, PA 19003

APPLICANT INFORMATION

NAME: Alec Hersh

ADDRESS: 56 E Lancaster Ave

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE: 19003

APPLICANT'S CAPACITY: ☐ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☒ OTHER: BID

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Sherry Tillman; Peter Berman

ADDRESS: 15 W Lancatser Ave; 17 W Lancaster Ave

TELEPHONE #:

ALTERNATE #:

EMAIL:

ZIP/POSTAL CODE: 19003

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]: Past Present & Future; Wonder

CURRENT USE: Retail; Food & Bev

PROPOSED USE: No Change

PROJECT DESCRIPTION [CHECK-ALL THAT APPLY]

☐ ADAPTIVE REUSE ☐ ADDITION ☐ ALTERATION ☐ DEMOLITION ☐ NEW CONSTRUCTION
☒ REPAIR ☐ REPLACEMENT ☒ PAINTING ☐ OTHER (IDENTIFY)

ARCHITECTURAL FEATURES	MASONRY/BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/STOOP/STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REPLACE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMOVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONTINUED

PROJECT DESCRIPTION USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED. PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

Ardmore Initiative, along with the ownership of 15 and 17 W Lancaster Ave in Ardmore, wish to convert a frequently used yet often overlooked alleyway in Downtown Ardmore into an activated, attractive public amenity. First, we will repoint the bricks as-needed. Next, we seek to retouch the paint along the walls. Currently, the paint is done in a curving pattern. We would like to extend these into a straight line across the wall, thus forming a clean, white canvas. Next, we would collaborate with local artists to create murals mounted on canvases, which can be adhered to the wall and interchanged as needed. Then, we would install string lights overtop of the alleyway, offering a better lit, safer passage. The lights would be strung up using eye bolts mounted in the mortar joints just below the second story windows.

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE:

PRESERVATION OF HISTORIC CHARACTER WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING’S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

This project would take every precaution to preserve the historic character of these buildings. The only impact would be the addition of some paint, the majority of which would simply replace the already existing paint. The new eye bolts would replace the existing eye bolts, which have been in the wall for nearly 30 years and are entirely unused.

OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION

If HARB deems the painting being requested to be inappropriate for the Historic District, we would also be happy to simply retouch the existing paint. We would just remove the chipping sections and cover the existing "murals" with a clean coat of white paint, thus not adding any new paint to the walls.

SIGNATURES

APPLICANT: DATE:

OWNER [IF DIFFERENT]: DATE:

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.



Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

25-20

15-17 West Lancaster Avenue, Ardmore Historic District

Applicant / Owner: Alec Hersh/Ardmore Initiative for Peter Berman and Sherry Tillman

Application Type: Commercial

Project Summary: The applicant proposes to renovate the open-air passage that links Lancaster Avenue to the parking lot at the north side of the buildings that front Lancaster.

Comments:

- The subject passage was designed in 2005 to have decorative “steel gateway arches” above the entrance point of each end of the pedestrian passage, and waves of painted color along the walls, tensioned fabric screens hung above providing shade and sculptural elements, vegetation at grade and up the walls, and lighting. Over the last two decades, the previously installed details have become worn or removed all together. The applicant now proposes to renovate the passage.
- Proposed renovations include repointing areas of the brick walls where needed, painting over the existing waves of tan and gray paint with a full one-story height of white paint to provide a “blank canvas”; installation of multiple mural paintings on canvas to be applied to the white field, installation of string lights crisscrossing down the pedestrian alley, and adding bistro tables and planters.
- Upgrades to the decorative elements of the pedestrian alley are warranted and improve the public interest and safety in the area. Lighting of more constrained spaces such as this is always a good idea for public safety, and string lights are a common and pleasing method of doing so with minimal impact on the structures. Public art on open horizontal surfaces is also a positive element in historic districts, but in the Ardmore Historic District where painting the predominant facades of red brick is not appropriate, creating a large white field for artwork would not be appropriate either. Given the existing painted brick surface, it would be most appropriate to either test the potential removal of the existing paint, repaint the existing colors as a means of maintenance (employing appropriate coatings for the masonry application), or creating the desired monolithic “field” of the whole first story by applying an appropriate coating in a red-brick color so that it blends in with the existing brick, but still provides a uniform background for installed artwork.
- The proposed artwork (presuming the submitted imagery is currently functioning as placeholders) should be reviewed by the HARB when developed.

Given the considerations noted above, we recommend approval of this application in accordance with Standards 7, 9 and 10.



AGENDA ITEM INFORMATION

ITEM: APPROVAL OF HISTORICAL COMMISSION APPLICATIONS

Consider for recommendation to the Board of Commissioners the following application as recommended by the Historical Commission at their meeting held on July 28, 2025:

a) 514 Spring Mill Road, Villanova, Class 2, 2025-R-05 – approval to construct a rear addition with exterior finishes to match those of the existing structure, citing Secretary of the Interior’s Standards 9 and 10, with a 30-day delay for the selection of an inappropriate window product.

b) 914 Black Rock Road, Gladwyne, Class 2, 2025-R-09 – approval to construct additions onto the rear and side of the residence, citing Secretary of the Interior’s Standards 9 and 10.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
 Supplemental Materials	Backup Material



514 Spring Mill Road, Villanova

Class 2

Historical Commission

41

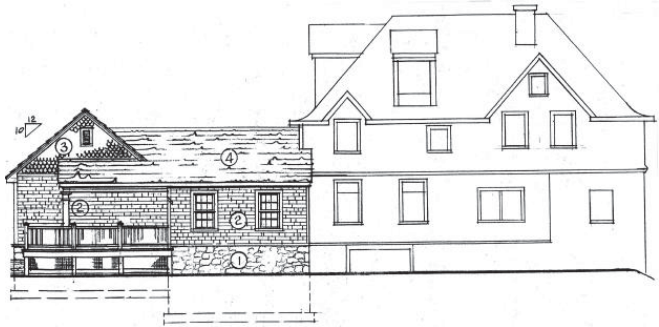
Action:

Approval to construct a rear addition with exterior finishes to match those of the existing structure, citing Secretary of the Interior's Standards 9 and 10, with a 30-day delay for the selection of an inappropriate window product.

42



Existing



Proposed

West Elevation

43



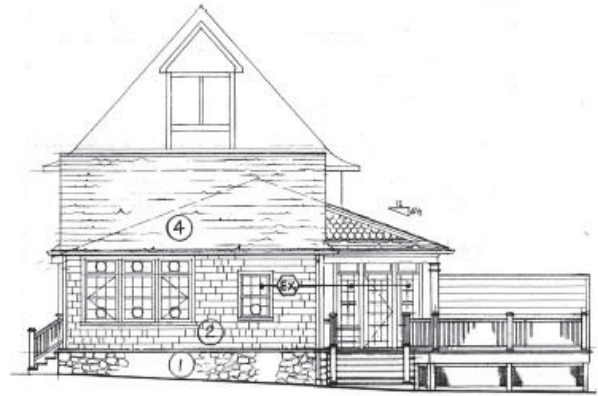
Existing



Proposed

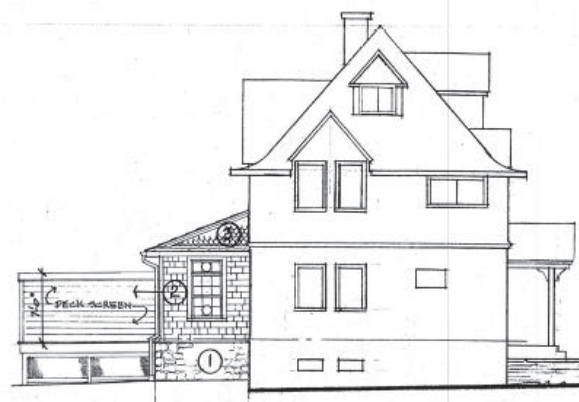
East Elevation

44

**Existing****Proposed**

Rear Elevation

45

**Existing****Proposed**

Front (Spring Mill Road) Elevation

46



The existing residence has "grills-between-glass" replacement windows, installed prior to historic designation and not considered appropriate under the HC guidelines.

The applicant proposes to use the same type of windows in the proposed addition.

Proposed Windows

47

HC Comment on Proposed Windows

"The proposed window is not recommended for approval based on the fact that it is not sympathetic to the historic character of the building. However, the Commission would only recommend a 30-day delay and would also note that these windows, while not sympathetic, would be installed within an addition to the historic structure, not the historic structure itself."

48



LOWER MERION
TOWNSHIP
HISTORIC
PRESERVATION

STAFF ONLY	DATE RECEIVED:	REVIEWED BY:	STATUS: <input type="checkbox"/> IN/C <input type="checkbox"/>
	HRI SURVEY #:	HRI CLASS: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/>	
	DATE OF HC MEETING / AGENDA:	APP. NO.:	
	TYPE OF APPLICATION: <input type="checkbox"/> DEMO <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> NEW CONSTRUCTION		
	<input type="checkbox"/> INFORMATIONAL REVIEW <input type="checkbox"/> OTHER [SPECIFY]:		

H
C

Historical Commission Application For Review For Work Involving a Class I or II Historic Resource

This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next Historical Commission meeting for consideration.

Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS 514 Spring Mill Road, Villanova

ADDRESS [STREET, CITY]:

APPLICANT INFORMATION

NAME: Tim and Shannon Dolan

PHONE:

ADDRESS: 514 Spring Mill Road, Villanova

EMAIL:

ZIP/POSTAL CODE: 19085

APPLICANT'S CAPACITY: ☒ OWNER ☐ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]:

PHONE:

ADDRESS:

EMAIL:

ZIP/POSTAL CODE:

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE:

PROPOSED USE:

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☒ ADDITION ☐ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

Construct a new family room and primary bedroom/bath to provide age-related, live-in-place accommodations.

All exterior finishes to match existing (roofing shingles, cedar scalloped siding, cedar shake siding, natural stone with flagstone cap).

All existing materials removed for construction shall be recycled and used within the project. New windows, where necessary, will be simulated divided light.

CONTINUED

Application Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of *The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

1. ☒ **COMPLETED APPLICATION FOR REVIEW (AFR)**
Complete both sides of this application form for submission with the required attachments
2. ☒ **WRITTEN NARRATIVE INCLUDING:**
 - **REASON(S) FOR DEMOLITION/CONSTRUCTION**
Detail the reasons for the proposed demolition/construction
 - **PROPOSED METHOD(S) OF DEMOLITION/CONSTRUCTION**
Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
 - **PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE**
Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource
3. ☒ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)
4. ☒ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
Provide high resolution digital photographs of each full exterior elevation of the subject structure(s). (Note: Include additional photographs of any relevant significant architectural feature or detail affected by the proposed alteration/demolition)
5. ☒ **SCALED DRAWINGS OF THE HISTORIC RESOURCE(S)**
Provide scaled architectural drawings (i.e., plans, elevations, etc.), 11"x17" format preferred, documenting the existing conditions of the resource (especially those affected by the proposed work), as well as all proposed changes (i.e., demolition and/or new construction, etc.)
6. ☒ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction
7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

SIGNATURES

APPLICANT: _____

DATE: _____

4/17/25

OWNER [IF DIFFERENT]: _____

DATE: _____

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 10/2023



Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2025-R-05

514 Spring Mill Road, Villanova, Class 2

Owner / Applicant: Tim & Shannon Dolan

Application Type: Residential

Project Summary: The applicant proposes to construct a one-story addition at the side of the historic resource, adding on to an existing addition.

Comments:

- The applicant presented their proposal of additions and renovations at the April HC meeting and received a conditional recommendation for approval from the HC, noting that the presented placement, scale, massing and most of the materials presented were appropriate to the resource.
- Project Summary: The existing residence is a two-and a half-story stone and frame structure detailed with Victorian elements including decorative shingles and wood trim. A small one-story addition and wood deck is present at the north (right) side of the residence and the applicant proposes to extend that addition further to the north and west (rear) of the larger main volume. The addition includes a one-story front-facing gable volume connected to the expanded existing one-story volume with a low-sloped roof to allow retention of second floor windows. The new and altered structure is proposed to be finished with materials that match the existing materials at the main 2-story volume including stone veneer at the foundation and decorative or standard shake shingles or siding cladding the first-floor frame walls, capped with an asphalt shingle roof that also matches the existing. Additions to historic structures are appropriate when they are subservient to and compatible with the original resource and this low-lying addition is both of those things. The applicant has added alternative materials to its application for potential siding materials, presumably with the goal of receiving approval for all of the options and finalizing their decisions as firm costs are established. The materials submitted include natural and composite shakes, and natural or composite horizontal siding. Each of the alternative materials noted for wall finish or deck screening would be deemed appropriate at this residence. The wall materials are both compatible and consistent with the existing resource and very appropriate.
- At the previous HC meetings, details were requested that will further explain the relationships between the general proposed (and alternative) materials noted on the hand-drawn elevations. As discussed at the meeting and captured in the meeting minutes, those should include specifications on the stone/ frame transition, decking, railing, column, screening and fascia and barge details. This information has not yet been provided but is necessary for final

review by the HC. Annotation and dimensioning of the provided drawings will also ensure the HC is reviewing the final design.

- As discussed at the April meeting, the applicant proposes to install the new windows at the addition (8 windows) to match the existing windows at the main house. The windows at the main house are detailed with the grills-between-the-glass. “GBGs”, as they are known, have never been recommended for approval by the HC and are not appropriate at historic resources as they lack the distinct definition of the muntins that is the most significant detail of traditional windows. The Owner has stated that they would like the windows on the addition to match the windows of the main house. This is an issue that has been considered by the HC or the HARB at other locations several times before. The recommendation for installation of appropriately detailed windows has been consistent regardless of the presence of existing windows that are less so. Beyond simply not setting an inappropriate precedent, one main goal is to change the direction of potential detailing at the historic resource. If the new addition windows are specified in a manner that is deemed appropriate by the HC, they will not exactly match the existing windows. But the existing windows were installed numerous years ago, and it is a rational assumption that they will require replacement before the new addition windows require replacement. If the addition windows are detailed appropriately, there is a greater chance that the future replacement windows at the main house will be specified appropriately to match the addition windows. If the addition windows simply follow the inappropriate detail of the GBGs of the main house, it is more likely that future replacement windows will continue that pattern.

Given the conditions noted above we recommend that the HC consider splitting the application into two parts with two separate motions for clarity: the first could be for the whole project except the windows, following appropriate submission of additional details noted above, with a recommendation for approval; the second for the windows only with a recommendation of denial, all under Standards 9 and 10.



914 Black Rock Road, Gladwyne

Class 2

Historical Commission

49

Action:

Application construct a rear addition, with exterior finishes to match those of the existing structure, citing Secretary of the Interior's Standards 9 and 10.

50



Existing Residence

51

Existing



Proposed



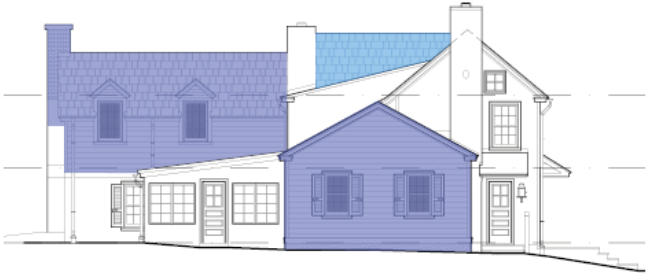
Front Elevation

52

Existing



Proposed



Left Side Elevation

53

Existing



Proposed



Rear Elevation

54

Existing



Proposed



Right Side Elevation



STAFF ONLY	DATE RECEIVED: <input type="text"/>	REVIEWED BY: <input type="text"/>	STATUS: c <input type="checkbox"/> IN/C <input type="checkbox"/>
	HRI SURVEY #: <input type="text"/>	HRI CLASS: 1 <input type="checkbox"/> 2 <input type="checkbox"/>	
	DATE OF HC MEETING / AGENDA: <input type="text"/>	APP. NO.: <input type="text"/>	
	TYPE OF APPLICATION: <input type="checkbox"/> DEMO <input type="checkbox"/> ALTERATION <input type="checkbox"/> ADDITION <input type="checkbox"/> NEW CONSTRUCTION		
	<input type="checkbox"/> INFORMATIONAL REVIEW <input type="checkbox"/> OTHER [SPECIFY]: <input type="text"/>		

Historical Commission Application For Review For Work Involving a Class I or II Historic Resource

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Please send completed materials or questions to Greg Prichard, Historic Preservation Planner:
gprichard@lowermerion.org (610) 645-6176

PROPERTY ADDRESS

ADDRESS [STREET, CITY]:

914 Black Rock Road, Gladwyne

APPLICANT INFORMATION

NAME: Peter Zimmerman Architects

PHONE:

ADDRESS: 828 Old Lancaster Road
Berwyn PA 19312

EMAIL:

ZIP/POSTAL CODE: 19035

APPLICANT'S CAPACITY: ☐ OWNER ☒ ARCHITECT ☐ ATTORNEY ☐ CONTRACTOR ☐ OTHER:

OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

NAME[S]: Brad and Julia Cutler

PHONE:

ADDRESS: 914 Black Rock Road
Gladwyne

EMAIL:

ZIP/POSTAL CODE: 19035

PROPERTY INFORMATION

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE: Residential

PROPOSED USE: Residential

PROJECT DESCRIPTION [CHECK ALL THAT APPLY]

☐ ADAPTIVE REUSE ☒ ADDITION ☒ ALTERATION ☐ NEW CONSTRUCTION ☐ OTHER (DESCRIBE BELOW)

PROJECT NARRATIVE [USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED]

The proposed design intent is to create more connection and flow from the front of the house to the rear rooms on the first floor. A new 1-story addition off the east side of the existing historic resource containing a new kitchen; renovation of the existing kitchen to become a mudroom with separate walk in closet and walk in pantry connected to the kitchen; a new addition at the second floor above the existing living area to create a primary suite with bedroom, bathroom, and dressing/ closet spaces; and other interior renovations at the second floor.

Application Checklist

The following checklist is intended to provide clarification of the requirements and procedures involved in the application process related to obtaining a building permit for the alteration/demolition of a property on the Township's Historic Resource Inventory (HRI) List, as listed in Section 62-2.D.2(b) of the Township Code. This document should in no way take the place of the Applicant's own knowledge and familiarity with Chapter 88 of the Code of the Township of Lower Merion regarding "Historic Districts and Resources" or of The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Instead, it is provided as a tool to owners and/or their agents and representatives to ensure the completeness of their application materials prior to submission, thereby minimizing the potential for unnecessary delays in the review process.

CHECK EACH ITEM BELOW TO INDICATE INCLUSION IN THE SUBMISSION MATERIALS

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Detail all of the changes proposed to the exterior of the subject structure(s)/property indicating the method(s) to be used in removing and constructing
 - **PROPOSED FUTURE USE OF THE SITE & MATERIALS FROM THE HISTORIC RESOURCE**
Include all information relevant to the removal, disposal, salvage, and/or recycling of materials (historic fabric) affected by the proposed change(s) to the resource
3. ☒ **SITE PLAN LOCATING ALL BUILDINGS AND STRUCTURES ON THE PROPERTY**
Provide a scaled site plan of the property, noting all existing and proposed structures and the names of adjacent property owners (unless otherwise exempted by the Building & Planning Department Staff)
4. ☒ **CURRENT PHOTOGRAPHS OF THE HISTORIC RESOURCE(S)**
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6. ☒ **SPECIFICATIONS OF PROPOSED CONSTRUCTION MATERIALS**
Provide a detailed list and/or product brochure(s) of all exterior finish materials (i.e., product name, manufacturer, dimension, texture, color, etc.) proposed for use in the new construction
7. ☐ **HISTORIC RESOURCE IMPACT STUDY (HRIS)**
Provide an HRIS, as described in §155-7.1.J, unless the Building & Planning Department Staff determines that all or a portion thereof is not relevant to the current application

SIGNATURES

APPLICANT: DATE:

OWNER [IF DIFFERENT]: DATE:

Note: By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes. In the event that an application is found to be incomplete as submitted, the application shall be returned to the applicant for completion as detailed in §62-2.D.2(c). The forty-five (45) day review requirement prescribed by §62-2.D.4 of the Code shall not apply to an incomplete application.

Revised 10/2023



Preliminary Consultant Review

Prepared by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

2024-R-09

914 Black Rock Road, Gladwyne, Class 2

Owner / Applicant: Peter Zimmerman Architects for Brad & Julia Cutler

Application Type: Residential

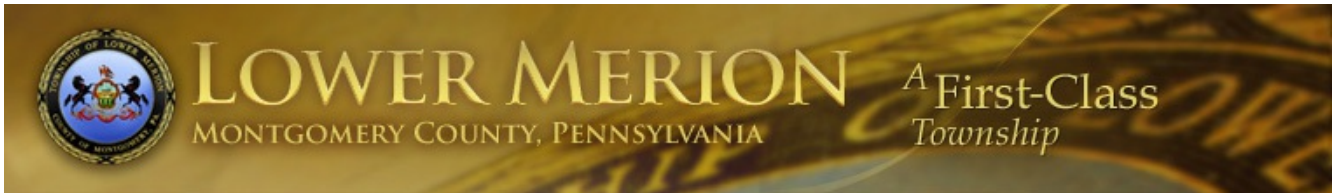
Project Summary: The applicant proposes to construct a one-story addition at the side of the house and a second story addition on top of an existing addition at the rear of the structure.

Comments:

- The applicant proposes additions and rehabilitation of areas at the side and rear of the five-bay two story colonial historic resource. The existing historic structure has multiple eras of additions at the rear of the residence, including a one-story cross gable and a one-story shed-roofed sunroom. The applicant proposes a one-story gable addition at the left side of the house, set back from the front façade. The applicant also proposes to build on top of the existing one-story cross-gable addition out the back, with a continued gable form that would die into the rear slope of the main structure's gable that is parallel to the street.
- Proposed materials for the new or altered volumes include dimensional asphalt shingle roof to match the existing, standing seam sheet metal roof to replace the asphalt shingle roof at the low-sloped roof of the existing sunroom, horizontal siding and trim by tru-exterior, Marvin Ultimate Wood double hung and casement windows, and Timberlane wood louvered shutters.
- The proposed volumes are appropriate in their proportion and scale, their subservience to the main historic core, their fenestration patterns and rhythm, and their material specifications.
- The submitted drawings graphically depict where work is occurring, but annotation and dimensions should be added to the drawings to confirm what is new and what is existing, and a few additional details should be provided and specified.
- Questions / details to be clarified are as follows:
 - What is the specification for the metal roof?
 - What is the specification for the brick chimney that will extend the existing brick chimney? And the chimney cap?

- Are the new Timberlane shutters only at the new volumes or are any of the existing shutters being replaced?
- Is the existing roof of the main gable being replaced, or only the rear-right slope being patched when the shed dormer is removed to make way for the new cross gable?
- What are the specifications for the gutters and downspouts? (All or just new roof areas?)
- What is the cornice detail and how will it intersect the existing cornice?
- Will the new window and door trim match the details at the existing house or be different?
- The materials list notes mahogany selection for wood windows but the further material cut sheets notes pine – which is correct? (Mahogany is recommended for exterior.)

Given the appropriate submissions to clarify items noted above, we recommend approval of this application, in accordance with Standards 9 and 10.



AGENDA ITEM INFORMATION

ITEM: AUTHORIZATION TO ADVERTISE A PROPOSED ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - Add or Amend Historic Resources

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise a Public Hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, to change the designation of two Resources from Class 2 To Class 1, add one Class 2 Resource, upgrade the designation of 42 Historic Objects from Class 2 To Class 1, designate ten Historic Objects as Class 1 Resources, remove eight demolished or previously removed addresses and nonexistent parcels, and correct the address of one Resource.

PUBLIC COMMENT

ADDITIONAL INFORMATION:

The following amendments to the Historic Resource Inventory are proposed:

- **75 E. Lancaster Ave., Ardmore – Township Administration Building** – Upgrade from Class II to Class I
- **Various locations – Merion Street Signs (42)** – Upgrade from Class II to Class I
- **Ardmore Keystone Markers (2)** – New Class I designation
- **Wynnewood Keystone Marker Variants (7)** – New Class I designation
- **Old Lancaster Road Directional Sign** – New Class I designation
- **600 Black Rock Rd., Bryn Mawr** – Upgrade from Class II to Class I
- **468 Rockland Ave., Merion Station** – New Class II designation
- Various minor cleanups

ATTACHMENTS:

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

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Historic Resource Inventory Amendments

Prepared By: Greg Prichard, Historic Preservation Planner

Date: July 22, 2025

I. Action To Be Considered By The Board:

Authorization to direct the Township Secretary to advertise a public hearing for an ordinance to amend the Code to make several amendments to the Historic Resource Inventory.

II. Why This Issue Requires Board Consideration:

Historic Resource Inventory amendments must be reviewed and approved by the Board of Commissioners.

III. Current Policy Or Practice (If Applicable):

NA

IV. Other Relevant Background Information:

The attached memo contains information about each of the proposed actions and background on the Historic Resources that would be affected.

V. Impact on Township Finances:

There is no significant impact on Township finances.

VI. Staff Recommendation:

Staff recommends that the Building and Planning Committee and Board of Commissioners authorize the advertisement and public hearing of the proposed ordinance.

July 22, 2025

TO: Building & Planning Committee

FROM: Greg Prichard, Historic Preservation Planner, Department of Building & Planning

SUBJECT: HISTORIC RESOURCE INVENTORY AMENDMENTS

Proposal

Township Staff recommends the adoption of an ordinance to amend the Historic Resource Inventory. The amendments have been separated into six categories based on the type of amendment.

Section 1: Upgrades from Class II to Class I

Two properties are proposed to be upgraded from Class II to Class I designation.

AR097 – 75 East Lancaster Avenue, Ardmore – Lower Merion Township Administration Building

History and Significance

The Township of Lower Merion was incorporated as a Township of the First Class in 1900, the first municipality to attain this distinction after the adoption of a law by the Pennsylvania legislature to divide the Commonwealth's townships into two classes. Prior to this, the Township was governed more loosely by a Board of Supervisors. The new law gave the local government more powers and responsibilities to provide services to the citizens of Lower Merion.

The Township government operated out of the former residence of Robley A. Warner, located at 75 East Lancaster Avenue, which was quickly outgrown as Township services increased. The Commissioners purchased a 7-acre property on the south side of East Lancaster Avenue for the creation of a new office building (and possibly other amenities), but a municipal complex on this property was not pursued. This site was sold to developer Harry Rittenhouse, who turned it into a new commercial area and road he named Rittenhouse Place.

The Township used the proceeds from the sale of this land to build a new Township building on the property they already owned on the north side of East Lancaster Avenue directly



across from Argyle Road, replacing the house that had served as the Township's headquarters since sometime between 1913 and 1920. The new building would allow the various departments that comprised the Township government to operate at a single location, centrally located in one of the Township's busiest commercial areas.

The building's cornerstone was laid on February 25, 1925, with 12 of the 13 commissioners, prominent citizens, and a band present. The building was said to cost \$275,000 (about \$5 million in 2025 dollars).

The Township chose a prominent Philadelphia architectural firm to design its new headquarters. Zantzinger, Borie & Medary was at the height of its prominence in the mid-1920s, having become known for designing (or collaborating on the designs of) major institutional buildings in well-established Neoclassical and Beaux Arts styles. With Horace Trumbauer, the firm designed the Philadelphia Museum of Art in the late 1910s and early 1920s, and with Paul Cret, the Detroit Institute of Arts. The latter's cornerstone was laid in 1924, just a year before the same ceremony for the Township Building took place.

Originally conceived with a facade combining limestone and local gray fieldstone, the eventual Township Building was composed entirely of limestone with Classical elements scattered throughout. The use of limestone reflects a trend of the 1920s in Ardmore, when the material was applied to multiple significant facades in the downtown commercial corridor as well as the burgeoning retail district north of the railroad that would later be known as Suburban Square. The earliest buildings within that complex, designed by Dreher & Churchman, shared similarities with the Township Building's form and profiles as well as facade material. Further west, the 1926 office of the Philadelphia Suburban Water Company (now Aqua) in Bryn Mawr designed by Ralph E. White appears to borrow some of the same details and forms on a smaller scale.

Zantzinger, Borie & Medary also designed a police garage and jail building behind the rectangular volume of the main office building, which was removed during the construction of a new Public Safety Building in the early 1980s. Around that time several other exterior modifications were made to the building, including the replacement of its original windows. A rear addition added functionality and space to the building in the early 2000s, including additional offices and a new Board Room addition, with the facades that were obscured from the building's exterior preserved as interior elements.

Municipal office buildings are often modified, adapted, and replaced to reflect the changes necessitated by modern governance. Despite its own alterations and expansions, the Township Building retains its primary street presence with substantial granite front stairs flanked by historic light standards. The Township Building retains a high degree of integrity thanks to the careful preservation of many of its details and interior adaptability.

Historical Commission Recommendation

On June 23, 2025, the Historical Commission recommended a Class I designation for this resource citing the following criteria:

- 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;*
- 2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;*
- 3. Exemplifies the cultural, political, economic, social or historical heritage of the community;*

4. Is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif;
5. Is associated with an event of importance to the history of the Township, county, region, commonwealth or nation;
7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique;
8. Is the noteworthy work of a designer, architect, landscape architect or engineer whose work has significantly influenced the historical, architectural, economic, social or cultural development of the Township, county, region, commonwealth or nation.

BM053 – 600 Black Rock Road, Bryn Mawr – “Swarthmore Lodge”

History and Significance

“Environment and traditions of the place ought to receive the most serious consideration in choosing the style of house. [Swarthmore Lodge] ...affords an interesting study of both of these forces.”¹

These were the words written by Frank Miles Day, the noted Philadelphia architect, about Swarthmore Lodge, the home of Samuel J. Magarge. They appeared in a critique (or, more accurately, an endorsement) of Swarthmore Lodge that was published in the first issue of the first volume of *House and Garden* (June 1901). The magazine, a creation of Day and several of his contemporaries, including Wilson Eyre, featured commentary, illustrations and plans of country houses and their gardens. The piece, which started on page one and continued for ten more pages, followed a striking photo that appeared on the cover of the magazine: a colonnade that extended from the Swarthmore Lodge into a garden beyond.



During the early twentieth century, Swarthmore Lodge appeared in multiple additional publications. It was cited as an example of an effective way of integrating a house into a landscape, an “artistic” design, and uniquely livable house. Whether Samuel J. Magarge anticipated that his house would be adopted as model for other country homes of the period or that the house’s setting (perched on a hillside and endowed with sweeping views of distant farms and estates) would be so widely admired is not known.

¹ *Country Houses and Gardens of Moderate* (Philadelphia: The John Wilson Co., 1907), 15.

Magarge purchased the property on which Swarthmore Lodge was developed from Elizabeth Egbert and her family on September 28, 1898.² His parcel (13.5 acres) had been carved out of a 17-acre farm owned by Hamilton and Elizabeth Egbert. At this time, his property on Black Rock Road was undeveloped. Notices in the *Philadelphia Real Estate Record and Builders' Guide* indicate that within two months, Keen & Mead, a noted Philadelphia-based firm, were soliciting bids for a home they had designed for Magarge's property in Bryn Mawr. The firm of Keen and Mead (Charles Barton Keen and Frank Mead) specialized in residential architecture. Keen in particular was known locally and regionally as an architect of country homes.



Magarge house from the driveway. A three-story house with a low effect



The new house, according to the notice, would “be of stone and brick, hard wood interior. Steam heat, electric work, range and boiler, plumbing of the best system, and all general conveniences, etc.”³ At its front elevation, it has deep recessed porch supported by a heavy, round, stuccoed stone column. This was a space through which the area's summer breezes swept and from which to view the expanse of the front lawn or gardens. The general design of the house, the author of a *Ladies' Home Journal* article noted, was “artistic and satisfying because the house and gardens fit each other.”⁴ Along with the house, Keen and Mead also designed a stable for the property which is no longer extant.

In 1901, only a few years after Swarthmore Lodge was seemingly completed, Megarge commissioned Keen and Mead to design a “large terrace” for the house. The terrace, which the architects positioned off the north side of the house, is depicted on a 1908 atlas and in a rendering.⁵ It was accompanied on the west side of the house by a formal garden enclosed with a pergola comprising a double row of stuccoed columns. The pergola, a form which Keen repeated in many of his independent commission said to have been inspired both by his travels to Italy, was featured in multiple architectural and home and garden magazines of the day.⁶

600 Black Rock Road/Swarthmore Lodge is significant for its associations with the Country House movement as it existed in Lower Merion Township during the early twentieth century. The house, which represented a new kind of style (mingling Colonial Revival with Bungalow with Shingle), was praised for its picturesque value and the ease with which it related with the surrounding landscape.

² Elizabeth Egbert, et. al. to Samuel J. Magarge. Book 442/Page 118. 28 September 1898. Montgomery County Recorder of Deeds. Norristown, PA.

³ *Philadelphia Real Estate Record and Builders' Guide* 13 (November 1898), 727.

⁴ “A Quaint, Old-Fashioned House for \$6000,” *Ladies Home Journal* (November 1900), 17.

⁵ *Atlas of Properties on the Main Line Pennsylvania Railroad*, 1908;

⁶ Henry H. Saylor, *Architectural Styles for Country Houses* (New York: McBride, Nast & Co., 1912), n.p.

The house is also significant for its associations with the firm of Keen & Mead, and particularly one partner in the firm, Charles Barton Keen. In fact, it became a model for country houses that Keen designed in areas along the East Coast. Reynolda, the 1912 Keen-designed home of tobacco magnate R.J. Reynolds in Winston-Salem, North Carolina, heavily references Swarthmore Lodge. Keen's collection of Bungalow-style houses for the Woodmere Land Association on Long Island also pays tribute to Swarthmore Lodge.

Historical Commission Recommendation

On June 23, 2025, the Historical Commission recommended a Class I designation for this resource citing the following criteria:

- 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;*
- 2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;*
- 3. Exemplifies the cultural, political, economic, social or historical heritage of the community;*
- 7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique;*
- 8. Is the noteworthy work of a designer, architect, landscape architect or engineer whose work has significantly influenced the historical, architectural, economic, social or cultural development of the Township, county, region, commonwealth or nation.*

Section 2: Class II Addition

The following property is proposed to be added to the Inventory as a Class II resource.

MS083 – 468 Rockland Avenue, Merion Station

History and Significance

468 Rockland Avenue is likely one of the oldest buildings in Lower Merion and one of very few pre-Revolutionary War buildings that remain in the Township. Historical records, including property deeds, wills, and tax assessments, as well as a physical examination, indicate that the house was probably built during the mid-eighteenth century, possibly by Joseph Tunis. Tunis, from a family of German settlers, purchased the land (402 acres) on which the house sits in 1741 from Jonathon Jones, a member of a prominent Welsh family that settled the Merion Welsh tract in 1682 and later owned the General Wayne Inn. The Tunis property is depicted on a 1753 map of the area. The map reveals that the property was occupied with a house.



Additional documents also indicate that the property was occupied (and not merely farmed) during the mid-eighteenth century.⁷ A 1769 Lower Merion tax assessment indicates that Tunis's property (by this time reduced to approximately 240 acres) contained a stone dwelling. A 1773 newspaper advertisement reveals the presence of two tenant farmhouses on Joseph Tunis's property, including a "small wooden tenement" that may be the subject property.



In 1774, Joseph Tunis's estate sold the property containing the subject resource to John Dickinson, an area landowner who was a member of the Continental Congresses, a drafter of the Articles of Confederation, and the author of the twelve *Letters from a Pennsylvania Farmer*, essays that helped sparked opposition to Britain's Townshend Acts. Dickinson did not farm his property or occupy a residence on it. Rather, tax assessments indicate that he, like owners before and after him, leased it to tenant farmers, including Jacob Morris. Tax assessments indicate that Morris first occupied the property in 1787. The Federal Direct Tax for Lower Merion, taken in 1798, reveals that the house in which Morris lived measured 15 feet by 20 feet. These measurements approximately match measurements of the house's original volume (as recorded on the Montgomery County property records database).

In 1807, Dickinson deeded the property (still measuring approximately 240 acres) to Morris. From time to time, Morris was aided in the upkeep and modernization of his house (presumably the subject resource) by his neighbor, Joseph Price. Price, whose accomplishments and contributions to the township are too numerous to summarize, was a skilled carpenter. He built and lived in a stone house that occupies the parcel at present-day 1803 Montgomery Avenue and is credited with the construction of the William Penn Inn and other significant landmarks in Lower Merion. In his diary, Price writes that he helped Morris in "measuring the house," "cutting out cellar doors," "laying out door frames & putting up spouts," and "putting up boards on his old kitchen." It is not known if Price also helped to build the house's two-and-a-half story addition. His work at the house (as documented in the diaries), however, coincides with period during which the addition was likely erected.

At his death in 1817, Jacob Morris's property (still measuring approximately 240 acres) passed to his estate. Beginning in the late 1830s, Mary Morris McClenahan, Morris's daughter and the executrix of his estate, began to partition the property. In 1847, she sold the 147-acre parcel on which the subject resource is located to James and Ellen Sullivan, Irish immigrants. It is not certain if the Sullivans lived in or leased the house on the parcel. In 1863, the Sullivans sold 60 acres of their original 147-acre parcel (including the subject resource) to Charles S. Wood. A deed indicates that at this time that the parcel contained "barns, buildings and improvements" and a private farm lane that was eventually adopted as a public road: Rockland Avenue. This road once crossed the railroad tracks. It now terminates short of the tracks. It is Charles Wood who likely built the nearby Rockland, an impressive stone house, as well as its accompanying gatehouse. Rockland is listed as a Class II Resource on the Lower Merion Historic Resource Inventory. Members of the Cook family retained the parcel containing the subject resource until 1944. In 1958, the parcel (which, after multiple subdivisions, measured 1.7 acres) was reduced to its present-day size of .3 acres. Its current owner, Sandra and Peter Brown, have owned it since 1991.

⁷ A physical examination also supports the likelihood that the house was constructed during the mid-eighteenth century. Dan Campbell, AIA, conducted a physical examination of the house in 2024. Campbell, a preservation architect who has worked on notable eighteenth-century buildings, including the Merion Meeting House, affirmed that saw marks on the joists house's joists probably date to the mid-eighteenth century.

468 Rockland Avenue is significant for its associations with the early settlement of Lower Merion and for its associations with some of Lower Merion's prominent early settlers. The resource, a frame tenant house, sits on a parcel of land that measured approximately 400-acres during the mid-1700s. Like many properties in Merion, the "Welsh Tract," this parcel was used for agricultural purposes. Over a period of more than 150 years, it was farmed – at times by its tenants and at times by its owners – and contributed to the agricultural economy of the township.

The house is also significant for its association with significant individuals in American history. One of these individuals, John Dickinson, achieved national prominence as a result of his associations with activity that contributed to the colonies' decision to seek independence from the United Kingdom. Another significant person associated with the resource, Joseph Price, is a prominent figure in the early history of Lower Merion.

468 Rockland is one of very few surviving pre-Revolutionary buildings in Lower Merion Township. Although the house's method of construction is not likely unique (and, in fact, was probably repeated in countless modest houses in the area), it does appear to be a rare surviving example of a mid-eighteenth-century framed building. It therefore has the potential to inform scholars about common, but lost, construction practices of the period. An explanation for its survival of the house is wanting; because it is frame, it would have been much more susceptible to deterioration and loss than a masonry building of the same age. In addition, development pressures likely made the house vulnerable from time to time; it sits on a property that directly abuts the line of a four-track railroad and is encircled by a neighborhood of twentieth-century homes. Yet, it is possible that the house withstood these stresses because of its critical long-term utility as a tenant house and its location in the heart of Merion. This put it within close proximity of area landmarks, including Merion Meeting, the General Wayne Inn, and the William Penn Inn, as well as to the day-to-day activities occurring within these establishments.

The subject resource retains a good level of historic architectural integrity. Although the house's late-nineteenth/early-twentieth-century porch was removed and replaced with a one-story addition, the form and massing of the original volumes of the house have not been altered. Some building materials associated with the original house (including siding and windows) have been removed or obscured (the asbestos shingles cover wood clapboard), but these changes should be weighed against the overall integrity of the 275-year-old resource.

Historical Commission Recommendation

On June 23, 2025, the Historical Commission recommended a Class II designation for this resource citing the following criteria:

- 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;*
- 2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;*
- 3. Exemplifies the cultural, political, economic, social or historical heritage of the community.*
- 5. Is associated with an event of importance to the history of the Township, county, region, commonwealth or nation;*
- 6. Is associated with the life of a person significant in the past;*

7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique;

10. Has yielded, or may be likely to yield, information important in prehistory or history.

Section 3: Upgrade of Historic Objects from Class II to Class I

History and Significance

A total of 42 historic “Merion-Type” street signs still stand within the communities of Merion Station and Merion Park. Before the placing of street signs was an organized municipal responsibility, the Merion Civic Association took the initiative to install the first of these cast iron signs at most intersections within the boundaries of its community utilizing an aesthetically pleasing design. The sign designs created for Merion were used in some other communities, most notably nearby Merion Park. The Merion-type signs may have inspired the Township-wide sign system implemented in later years; both share a similar post design.

Recognizing the surprising endurance of the Merion street signs after a century of service, the Historical Commission recommended their designation as Class II Historic Resources (the highest classification then available to them under the previous designation criteria) in 2018. The Board of Commissioners adopted an ordinance to apply this designation to all 42 signs that summer.

Since that time, the archives of the Merion Civic Association (MCA) have revealed further details about the design and fabrication of the signs. Discussion of the creation of street signs was first taken up by the MCA in 1913, its first year of activity. Cast iron was chosen as the most appropriate material in December of that year. The first road signs were reported to have been installed in the fall of 1914: 31 single signs and 62 double signs. They were accompanied by regulatory automobile signs and road lamps which were later removed (though some salvaged regulatory signs and lamps have since been restored and re-installed by individual property owners). Through various changes and the adoption of a standard Township street sign design, a significant number of the signs installed by the MCA in 1914 have remained.

The MCA minutes of December 15, 1924 state that developer H. Martin Molony sought to use the MCA street sign design for his new community of Merion Park, built on the site of the former Belmont Driving Park north of Montgomery Avenue. The MCA granted the request, with the understanding that the name “Merion Park” be cast into the signs and not “Merion.”



The MCA records also provide insight into the design, fabrication, and delivery of the signs. Delivery receipts indicate that the Bellwood Manufacturing Co., a foundry in Bellwood, PA (near Altoona) fabricated the original sign posts through Wayne Iron Works of Philadelphia possibly acting as broker. The Smyser-Royer Co. of York, Pa. provided post designs and may have contributed in other ways, including later manufacturing. New and replacement signs were made by Adams Foundry starting in 1930.

A previously undiscovered newspaper reference⁸ cites Horace Wells Sellers and Warren Powers Laird as designers of the signs. Both are notable local architects with connections to Merion.

Historical Commission Recommendation

On June 23, 2025, the Historical Commission recommended a Class I designation for these 42 signs citing the following criteria:

- 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;*
- 2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;*
- 3. Exemplifies the cultural, political, economic, social or historical heritage of the community;*
- 4. Is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif;*
- 7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique;*
- 8. Is the noteworthy work of a designer, architect, landscape architect or engineer whose work has significantly influenced the historical, architectural, economic, social or cultural development of the Township, county, region, commonwealth or nation.*

Section 4: Addition of Ten Historic Signs as Class I Historic Resources

History and Significance

Before the concepts of “placemaking” and “wayfinding” became commonly implemented in recent years as ways for communities to create a sense of place for the benefit of vehicular traffic, the Pennsylvania Department of Highways (DOH) created a unified, statewide system based on these concepts a century ago. Starting with the iconography and colors most closely associated with Pennsylvania, a system of signs was designed, fabricated, and installed utilizing a keystone shape with blue and gold paint colors.

Now known as “Keystone Markers,” these signs were fabricated from cast iron and consist of two parts: a fluted, square post with ball finial (sometimes cast as a separate part) and a sign with raised border and lettering and the

⁸ “Ancient Road Signs to be Banished.” The Daily Republican (Phoenixville, PA). Mon, Apr 27, 1914, Page 1.

shape of a keystone (Pennsylvania's state symbol) intersecting a wide rectangle with rounded corners. The back of each sign is cast with a pair of ribs and collars to fit over the rounded top of the post.

Markers were originally used to mark places and direct motorists in various ways: they pointed in the direction of nearby towns, provided regulatory messages (such as "School Zone" and "Speed Limit"), and marked waterways. Most significantly, they marked the edges of towns through which state highways ran.

These "town name" markers make up the vast majority of the Keystone Markers that still exist today. Their layouts consist of several concise pieces of information. From top to bottom: The distance in miles to the next town (i.e. "Philadelphia - 3"), the name of the town being entered in large type, the origin of its name (in three lines of text or less), and the date of the town's founding.

Collecting this historical data in the 1920s was a monthslong effort involving each of the municipalities being marked, with the assistance of Pennsylvania Historical Commission (now Pennsylvania Historical and Museum Commission) Chairman Henry W. Shoemaker and Secretary Dr. Albert Cook Myers.⁹ Shoemaker was a folklorist and writer who became Chairman of the Commission ten years after its 1913 founding and remained in the position for seven years. His work with the Commission continued after his term as Chairman, including efforts to mark Pennsylvania's historic sites with the now-familiar blue and gold PHMC historical markers, a program that continues to this day. Though they are sometimes confused as PHMC markers, Keystone Markers do have a shared history in their origin with the research of Henry Shoemaker.

The Keystone Marker-style warning, directional, and regulatory signs were installed around 1922.¹⁰ The creation of the historical "town name" markers was announced in newspapers across Pennsylvania in April, 1924.¹¹ It was reported the following June that 1,785 "borough and historical signs" had been ordered¹² and in August that they were being installed across the Commonwealth.¹³

Not all towns were marked with Keystone Markers, prompting some communities to make their own markers. Wynnewood is one example, where Lower Merion Township may have taken the initiative to create markers using their own text (over four lines, well beyond the DOH standard of a maximum of three). To differentiate these municipally-produced markers from those made by the DOH, the sign shape does not include a keystone. In every other way, including typefaces, post design, and installation method, they match the official DOH Keystone Markers.

Keystone Markers and their variants were only produced during a short window in time. They are extremely heavy, each having required a great deal of iron in their casting. Signs of such magnitude were impractical for the DOH and later PennDOT to continue fabricating, especially as metal became an important wartime commodity. In fact, it is believed that many of the regulatory signs were scrapped and replaced with thinner and lighter signs during WWII. It is especially remarkable that so many of the "town name" Keystone Markers survived despite the immense pressures to recycle metal for the war effort. Roads like Lancaster Avenue have also been widened considerably since this time, requiring the DOH or municipalities to proactively relocate markers as space became constrained.

⁹ "Marking the Historic Sites of Early Pennsylvania: Fourth Report of the Pennsylvania Historical Commission." 1926

¹⁰ "Highway Body Gets 1700 Warning Signs." Philadelphia Inquirer, September 10, 1922.

¹¹ "New Sign Boards Will Give Historical Data." United Press to various newspapers, April 28, 1924.

¹² "Further Markings for Highways of State." The Evening News (Harrisburg, Pennsylvania), Jun 2, 1925, 2.

¹³ "State Highway Dept. Placing Town Signs." The Daily Herald (Monongahela, Pennsylvania), Aug 4, 1925, 2.

Over time, towns have taken ownership of their Markers in various ways. The standard blue and gold paint scheme has largely been retained statewide, though communities with their own sign paint schemes (including Lower Merion) have applied those colors to their markers. Many markers that have been taken down (either purposely or accidentally) now adorn town halls as relics and museum pieces. Despite the progress of a century, with countless road widenings, vehicular accidents, and thefts, several hundred remaining markers of this type have been documented across Pennsylvania.

The Department of Highways' successor agency, PennDOT, has largely refrained from maintaining Keystone Markers, instead allowing individual municipalities to repair and repaint extant examples. In 2010, a nonprofit organization called the Keystone Marker Trust¹⁴ was established to unify the statewide effort to maintain the remaining markers. The Trust has repainted and restored dozens of markers and even created a handful of replica markers. The Trust also maintains an online archive of markers, both extant markers and ones that have been lost.

Ardmore Keystone Markers (2)

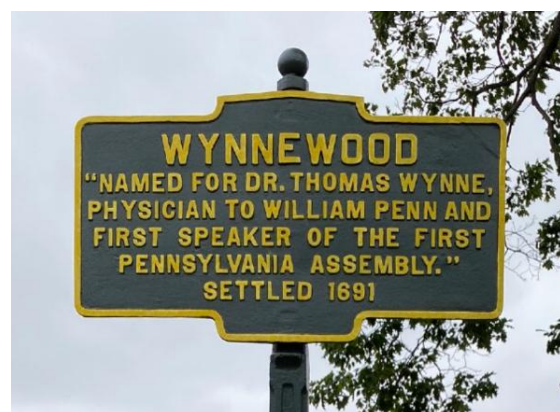
The DOH installed two “Ardmore” markers along Lancaster Avenue: at the east end of town (for viewing by westbound traffic) in front of 233 East Lancaster Avenue, and at the west end of town (for viewing by eastbound traffic) at the southwest corner of Lancaster and S. Wyoming Avenues. This marker was temporarily removed for restoration and repainting in 2017 and is expected to be reinstalled later this year.

The Ardmore markers contain the text “Formerly ‘Athensville’ Renamed Ardmore in 1873.” Like many markers across Pennsylvania, the Ardmore markers have become an overall symbol of the community, having been used in the official Ardmore Centennial logo in 1973 and elsewhere.



Wynnewood Markers (7)

While the Wynnewood markers do not use the DOH-standard keystone shape, they likely date to the same time period. Given differences in typefaces, these seven markers were produced in two groups, and were likely commissioned either by the Township or a community group such as a civic association. Under the name “Wynnewood,” they read: “Named for Dr. Thomas Wynne, physician to William Penn and first Speaker of the first Pennsylvania Assembly. Settled 1691.”



¹⁴ Note: Historical Commission Chair Christian Busch and Historic Preservation Planner Greg Prichard are Board Members of the Keystone Marker Trust.

Old Lancaster Road Directional Marker

Keystone Markers and other types of “permanent” cast iron signs were installed throughout Pennsylvania by municipalities, counties, and the DOH in the years prior to the Second World War. While the DOH only had authority to erect signs along state highways, county and local roads sometimes required similar marking.

The directional sign at the intersection of Old Lancaster Road and City Avenue is the last evidence of an apparent Montgomery County initiative to provide wayfinding on roads under its jurisdiction. While the DOH fabricated signage of a similar size, shape, and lettering using its standard keystone shape, this directional sign uses a more unique form that may have been custom designed for the County. Old Lancaster Road and other County roads may have been lined with similar markers prior to WWII, but no other markers resembling this one have been located or are known to be in use today.



The DOH placed directional signs using their Keystone Marker shape along state roads, pointing the way to nearby towns and denoting how many miles separated them. Nearly all of these state-commissioned directional signs, which may have numbered in the hundreds, have since disappeared, adding another layer of rarity to this sign.

Though largely intact, the sign has lost a portion of its bottom edge. It is also installed on a round post that is not original, though this post stands within the base of its original Keystone Marker-type post, which protrudes several inches above the ground.

Historical Commission Recommendation

On June 23, 2025, the Historical Commission recommended a Class I designation for these 10 signs citing the following criteria:

- 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, county, region, commonwealth or nation;*
- 2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of neighborhood, community or Township;*
- 3. Exemplifies the cultural, political, economic, social or historical heritage of the community;*
- 4. Is part of or related to a commercial center, park, community or other distinctive area which should be preserved according to an historic, cultural or architectural motif;*
- 7. Embodies distinguishing characteristics of an architectural style, engineering technology, construction or building method, or material fabrication technique.*

Section 5: Addresses to be Removed from the Inventory

The following addresses should be removed from the Inventory as a result of demolitions and past actions:

Past Board Actions (Without Ordinance)

VI073 – 1801 West Montgomery Avenue – Removed from Inventory in April, 2000

Demolished Properties to be Removed

GL232	1601 Spring Mill Road (Gatehouse near entrance of Phila. Country Club – d. 2006)
BMC13	1013 Wyndon Ave (Hubbard House, Bryn Mawr College – d. 2011)
AR133	315 East Montgomery Avenue (Ardmore Junior High School – d. 1990s)
GL214	1345 Conshohocken State Rd (Inwood Farm Barn – d. ca. 2010)
BM034	719 New Gulph Road (Perry House, Bryn Mawr College – d. 2015)
BMC75	719 New Gulph Road (Perry House, Bryn Mawr College – d. 2015)

Not Real Parcels

WW093	640 Lancaster Ave.
WW078	640 Lancaster Ave.

Section 6: Amend to Correct Address

The following address is listed incorrectly in the Inventory. It pertains to the Township’s “County Line” facility at County Line Road and Lippincott Avenue in Ardmore.

AR128	225 Lippincott Avenue <u>215 Lippincott Avenue</u>
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Montgomery County Planning Commission Review

MCPC reviewed the draft ordinance and is in favor of its adoption.

AN ORDINANCE

NO. _____

AN ORDINANCE, To Amend the Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, To Change The Designation Of Two Resources From Class 2 To Class 1, Add One Class 2 Resource, Upgrade The Designation Of 42 Historic Objects From Class 2 To Class 1, Designate Ten Historic Objects As Class 1 Resources, Remove Eight Demolished Or Previously Removed Addresses And Nonexistent Parcels, And Correct The Address Of One Resource.

The Board of Commissioners of the Township of Lower Merion does hereby enact and ordain:

Section 1. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended to change the designation of the following Historic Resources from Class 2 to Class 1:

ID Number	Address	Class
AR097	75 East Lancaster Avenue	<u>Class 1</u>
BM053	600 Black Rock Road	<u>Class 1</u>

Section 2. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended to add the following as a Class 2 Historic Resource:

ID Number	Address	Class
<u>MS083</u>	<u>468 Rockland Avenue</u>	<u>Class 2</u>

Section 3. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended to change the designation of the following Historic Objects from Class 2 to Class 1:

ID Number	Address	Class
O-MC1	Montgomery Avenue and Bowman Avenue, west corner	<u>Class 1</u>
O-MC2	Brookway Road, at intersection of Bowman Avenue	<u>Class 1</u>
O-MC3	Cherry Bend, at intersection with Brookway Road	<u>Class 1</u>
O-MC4	Old Lancaster Road and Sycamore Avenue, west corner	<u>Class 1</u>
O-MC5	Cherry Bend, at intersection with Sycamore Avenue	<u>Class 1</u>
O-MC6	Orchard Way, east side, at intersection with Sycamore Avenue	<u>Class 1</u>
O-MC7	Orchard Way, west side, at intersection with Sycamore Avenue	<u>Class 1</u>
O-MC8	Linden Lane, west side, at intersection with Bowman Avenue	<u>Class 1</u>
O-MC9	North Bowman Avenue and Linden Lane, west corner	<u>Class 1</u>
O-MC10	Linden Lane, west side, at western intersection with Sycamore Avenue	<u>Class 1</u>
O-MC11	North Bowman Avenue and Merion Road, east corner	<u>Class 1</u>
O-MC12	Merion Road and Sycamore Avenue, northeast corner	<u>Class 1</u>
O-MC13	Cross Road, at south corner of intersection with Sycamore Avenue	<u>Class 1</u>
O-MC14	Valley Road and Sycamore Road, northeast corner	<u>Class 1</u>
O-MC15	Merion Road and Civic Circle, northwest corner	<u>Class 1</u>
O-MC16	Greystone Road, north side, at intersection of Merion Road	<u>Class 1</u>
O-MC17	Blancoyd Road, east side, at intersection of Greystone Road	<u>Class 1</u>
O-MC18	Merbrook Bend and Merbrook Lane, northwest corner	<u>Class 1</u>
O-MC19	South Latch's Lane and Merbrook Lane, northwest corner	<u>Class 1</u>
O-MC20	Beacom Lane and Idris Road, northwest corner	<u>Class 1</u>
O-MC21	Idris Road and South Highland Avenue, southwest corner	<u>Class 1</u>
O-MC22	Berkeley Road, west side, at intersection with Hazlehurst Avenue	<u>Class 1</u>
O-MC23	Forrest Road, west side, at intersection with Hazlehurst Avenue	<u>Class 1</u>
O-MC24	Woodley Road and Hazlehurst Avenue, northeast corner	<u>Class 1</u>
O-MC25	Hazlehurst Avenue and Mallwyd Road, southeast corner	<u>Class 1</u>
O-MC26	Kenmore Road and S. Bowman Avenue, northeast corner	<u>Class 1</u>
O-MC27	S. Bowman Avenue and Woodley Road, southeast corner	<u>Class 1</u>
O-MC28	Glenwood Road and S. Bowman Avenue, northeast corner	<u>Class 1</u>
O-MC29	Heath Road, northeast side, at intersection of S. Bowman Avenue	<u>Class 1</u>
O-MC30	Heath Road, northwest side, at intersection of Baird Road	<u>Class 1</u>
O-MC31	Orchard Road, west side, at southeast corner of Sycamore Avenue	<u>Class 1</u>
O-MP1	Hancock Road and Lafayette Road, north corner	<u>Class 1</u>
O-MP2	Prescott Road and Lafayette Road, north corner	<u>Class 1</u>
O-MP3	Putnam Road and Lafayette Road, north corner	<u>Class 1</u>
O-MP4	Putnam Road and Standish Road, north corner	<u>Class 1</u>
O-MP5	Standish Road and Howe Road, west corner	<u>Class 1</u>
O-MP6	Winding Way and Standish Road, northeast corner	<u>Class 1</u>
O-MP7	Standish Road and Hamilton Road, west corner	<u>Class 1</u>
O-MP8	Hamilton Road and Springhouse Lane, south corner	<u>Class 1</u>
O-MP9	Derwen Road and Winding Way, west corner	<u>Class 1</u>
O-MP10	Winding Way, west side, at eastern intersection with Derwen Road	<u>Class 1</u>
O-MP11	Derwen Road, south side, at eastern intersection with Winding Way	<u>Class 1</u>

Section 4. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended to include the following Historic Objects as Class 1 Historic Resources:

ID Number	Address	Class
O-KM1	<u>Ardmore Keystone Marker, West Lancaster Avenue at South Wyoming Avenue</u>	<u>Class 1</u>
O-KM2	<u>Ardmore Keystone Marker, East Lancaster Avenue</u>	<u>Class 1</u>
O-KM3	<u>Wynnewood Marker, North Wynnewood Avenue at South Sabine Avenue</u>	<u>Class 1</u>
O-KM4	<u>Wynnewood Marker, Cherry Lane at Keithwood Road</u>	<u>Class 1</u>
O-KM5	<u>Wynnewood Marker, East Lancaster Avenue</u>	<u>Class 1</u>
O-KM6	<u>Wynnewood Marker, East Montgomery Avenue at Gypsy Lane</u>	<u>Class 1</u>
O-KM7	<u>Wynnewood Marker, Gypsy Lane</u>	<u>Class 1</u>
O-KM8	<u>Wynnewood Marker, East Montgomery Avenue at Church Road</u>	<u>Class 1</u>
O-KM9	<u>Wynnewood Marker, Haverford Road at Hillside Road</u>	<u>Class 1</u>
O-KM10	<u>Directional Marker, Old Lancaster Road at City Avenue</u>	<u>Class 1</u>

Section 5. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended to remove the following demolished resources, previously removed addresses, and nonexistent parcels:

ID Number	Address	Class
AR133	315 East Montgomery Avenue	Class 2
BM034	719 New Gulph Road	Class 2
BMC13	1013 Wyndon Avenue	Class 2
BMC75	719 New Gulph Road	Class 2
GL214	1345 Conshohocken State Road	Class 2
GL232	1601 Spring Mill Road	Class 2
WW078	315 East Montgomery Avenue	Class 2
WW093	315 East Montgomery Avenue	Class 2

Section 6. The Code of the Township of Lower Merion, Chapter A180, Historic Resource Inventory, §A180-1(A), Buildings, sites, structures and objects enumerated, shall be amended to correct the following address:

ID Number	Address	Class
AR128	225 Lippincott Avenue <u>215 Lippincott Avenue</u>	Class 2

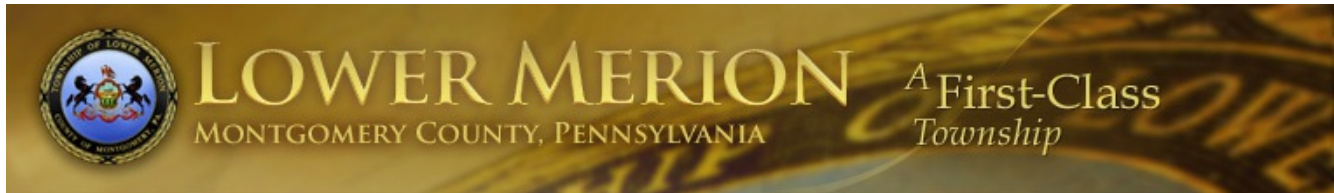
Section 7. Nothing in this Ordinance or in Chapter A180 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any

Section 8. 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.

Approved by the Board this day of , 2025.

Todd M. Sinai, President

Jody L. Kelley, Secretary



AGENDA ITEM INFORMATION

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MINOR ZONING EDITS ROUND 7 - Z-24-005

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise notice of a Public Hearing and intent to adopt an ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definitions, § 155-2.1, Definitions of Terms, to create new definitions for Food Hall, Hookah, Hookah Bar, Neighborhood Fulfillment and Distribution Center, Outdoor Temporary Sales Event, and Smoke Shop; Article III, General to Districts, § 155-3.5.D(1), Frontages, to prohibit structures in primary frontage yards but permit structures in secondary frontage yards if the structures meet principle building setbacks; Article III, General to Districts, § 155-3.5.F(1), Frontages, to limit the prohibitions on certain structures and equipment contained therein to Primary Frontage Yards; Table 5.1, Uses, and Table 5.3, Use Regulations, to permit Outdoor Temporary Sales Events as a regulated commercial use in the NC, VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; 5.1, Uses, and Table 5.3, Use Regulations, to permit Neighborhood Fulfillment and Distribution Center as a regulated commercial use in the VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; 5.1, Uses, and Table 5.3, Use Regulations, to permit Food Hall as a regulated commercial Use in the VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; Table 5.3, Use Regulations, to permit Smoke Shop and/or Hookah Bar as a specialty retail in the NC, VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; and Table 8.1, Minimum Parking Requirements, and Table 8.1.1, Minimum Parking Requirements: Special District, to base the relevant square footage calculation on floor area rather than building area.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Planning Commission Update	Backup Material
<input type="checkbox"/> Issue Briefing	Issue Briefing
<input type="checkbox"/> Ordinance	Ordinance

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Zoning Code Amendment – Minor Zoning Code Edits

Prepared By: Christopher Leswing, Director, Department of Building & Planning
Colleen Hall, Senior Planner

Date: July 29, 2025

I. Action To Be Considered By The Board:

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning for the following:

- Article II, Definitions, § 155-2.1, Definitions of Terms, to add the definitions for Food Hall, Hookah, Hookah Bar, Neighborhood Fulfillment and Distribution Center, Outdoor Temporary Sales Event, and Smoke Shop;
- Article III, General To Districts, § 155-3.5, Frontages, Subsection (D) and (F), to make edits to the frontage yards;
- Article V, Uses, Tables 5.1, Uses, and 5.3, Use Regulations, to permit Outdoor Temporary Sales Event as a regulated use in the VC, TC, NC, LI, RHR, BMV, and CAD Districts subject to certain standards to be provided for therein; and
- Article V, Uses, Tables 5.1, Uses, and 5.3, Use Regulations, to permit Neighborhood Fulfillment and Distribution Center and Food Hall as a regulated use in the VC, TC, LI, RHR, BMV, and CAD Districts subject to certain standards to be provided for therein; and
- Article V, Uses, Tables 5.1, Uses, and 5.3, Use Regulations, to permit Smoke Shop and Hookah Bars as a specialized retail use in the VC, TC, NC, LI, RHR, BMV, and CAD Districts subject to certain standards to be provided for therein; and
- Article VIII, Parking Standards, Table 8.1, Minimum Parking Requirements, to change the building area to floor area for the parking calculation.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners approve all amendments to Township codes.

III. Current Policy Or Practice (If Applicable):

It was anticipated that minor amendments would be required after the adoption of the new Zoning Code in 2020. Staff meets regularly with the Zoning Officer to review implementation of the Zoning Code and to address issues which require repeated variances or interpretations. The

following group of Zoning Code edits are the seventh proposed set of edits from the February 26, 2020, adoption of the Zoning Code. The fifth round of edits was adopted in July of 2023, and the sixth round of edits was adopted in April of 2024.

IV. Other Relevant Background Information:

The Planning Commission reviewed the proposed legislation at a meeting held on Monday July 28th. 2025.

The Planning Commission discussed the proposed ordinance amendments and made the following recommendations to modify the proposed ordinance amendments:

- Section 1: Remove definitions for “Food Hall”, “Hookah”, “Hookah Bar” and “Smoke Shop”; and
- Section 4: Modify regulation for Outdoor Temporary Sales Event (OTSE) relating to trash enclosures, signage and length of operations; and
- Section 5: Refine Neighborhood Fulfillment and Distribution Center requirements to include a reference to storefront facade requirements elsewhere in the code; and
- Section 6: Remove reference to “Food Hall”; and
- Section 7: Remove reference to “Smoke Shop” and/or “Hookah Bar”.

The Planning Commission found no issues with proposed amendments concerning Frontage Yards and permitting accessory structures in Secondary Frontage Yards.

The Planning Commission recommended that staff continue working on definitions and language regulating uses of hookah bars and smoke shops and the on-site consumption of tobacco products, food distribution and neighborhood fulfillment centers.

Each of the following Sections are highlighted to identify Planning Commission modification recommendations below:

Section 1: Definitions

The Planning Commission found several definitions too broad, with difficulty in discerning differences between similar uses. Overall, the Planning Commission recommended removing definitions for “Food Hall”, “Hookah”, “Hookah Bar” and “Smoke Shop”. They perceived no issues with hookah bars or food halls currently, recommending all regulatory policy removed from the proposed ordinance amendment. They also found smoke shops as too broadly defined with no differentiation between “vape shops” or “cigar bars”, as the intended regulations are designed to limit proximity by separation requirements. Such provisions were found to be overly burdensome between seemingly similar retail/commercial sales, with more than 20% revenue from tobacco products, but dissimilar uses of commercial space where vape shops are often occupied by patrons for short periods of time cigar bars are commonly used as social spaces. Regardless of this minor difference in use of space and overall intent, the Planning Commission identified proposed Zoning Code amendments as precluding both uses as over regulatory, thus

removing definitions along with their respective Sections further within the proposed Ordinance Amendment.

The Planning Commission also proposed a minor modification to the definition of “Outdoor Temporary Sales Event” in to differentiate such uses from a farmer’s markets by adding a clause at the end of proposed definition to state, “It does not include farmers markets.”

Section 4: Outdoor Temporary Sales Event (OTSE).

The Planning Commission proposed two minor edits to Section 4:

- Trash enclosures for the OTSE shall be provided and screened from view, **as required by §135-5.2F.**
 - The purpose of this modification is to provide consistency with mitigation of visual impacts of trash enclosures located in the Subdivision & Land Development section of the Township code.
- One **non-illuminated** sign with a maximum sign area of 25 square feet shall be permitted.
 - The purpose of this modification is to limit additional impacts of light pollution from a temporary outdoor use

Additionally, the Planning Commission recommended modifications to increase the proposed four-week limitation for outdoor temporary sales operations to 16 weeks. Overall, this would permit an OTSE to consecutively operate for sixteen weeks straight or some combination of operations that amount to no greater than the sixteen-week limit.

Section 5: Neighborhood Fulfillment and Distribution Center

The Planning Commission was in consensus with Township staff regarding the regulation of neighborhood fulfillment and distribution center generally. They proposed one minor modification to the proposed ordinance amendment to state, “The ground floor of the primary front façade shall comply with 155-3.9D, Storefronts.” The purpose of adding such language is to provide consistency with architectural standards within the Zoning Code.

Section 6: Food Hall & Section 7: Smoke Shop and/or Hookah Bar

As previously identified the Planning Commission recommended removal of regulating both Food Halls and Smoke Shops and/or Hookah Bars from the proposed ordinance in its entirety.

V. Impact On Township Finances:

There is no impact on Township Finances

VI. Staff Recommendation:

Staff concurs with the Planning Commission recommendation to remove certain sections of the proposed ordinance so staff can continue to refine these sections and reintroduce them at a later date.

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Zoning Code Amendment – Minor Zoning Code Edits

Prepared By: Christopher Leswing, Director, Department of Building & Planning
Colleen Hall, Senior Planner

Date: June 4, 2025

I. Action To Be Considered By The Board:

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning for the following:

- Article II, Definitions, § 155-2.1, Definitions of Terms, to add the definitions for Food Hall, Hookah, Hookah Bar, Neighborhood Fulfillment and Distribution Center, Outdoor Temporary Sales Event, and Smoke Shop;
- Article III, General To Districts, § 155-3.5, Frontages, Subsection (D) and (F), to make edits to the frontage yards;
- Article V, Uses, Tables 5.1, Uses, and 5.3, Use Regulations, to permit Outdoor Temporary Sales Event as a regulated use in the VC, TC, NC, LI, RHR, BMV, and CAD Districts subject to certain standards to be provided for therein; and
- Article V, Uses, Tables 5.1, Uses, and 5.3, Use Regulations, to permit Neighborhood Fulfillment and Distribution Center and Food Hall as a regulated use in the VC, TC, LI, RHR, BMV, and CAD Districts subject to certain standards to be provided for therein; and
- Article V, Uses, Tables 5.1, Uses, and 5.3, Use Regulations, to permit Smoke Shop and Hookah Bars as a specialized retail use in the VC, TC, NC, LI, RHR, BMV, and CAD Districts subject to certain standards to be provided for therein; and
- Article VIII, Parking Standards, Table 8.1, Minimum Parking Requirements, to change the building area to floor area for the parking calculation.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners approve all amendments to Township codes.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

It was anticipated that minor amendments would be required after the adoption of the new Zoning Code in 2020. Staff meets regularly with the Zoning Officer to review implementation of the Zoning Code and to address issues which require repeated variances or interpretations. The following group of Zoning Code edits are the seventh proposed set of edits since the February 26, 2020, adoption of the Zoning Code. The fifth round of edits was adopted in July of 2023 and the sixth round of edits was adopted in April of 2024.

There are several minor amendments suggested in this ordinance. Each proposed edit is summarized below:

1. **Article II: Amend the Definitions section** to add the definition for the following:

FOOD HALL

An indoor communal eating space in which curated, artisanal cuisines and dining experiences, prepared fresh to order by multiple vendors, are provided; distinct from food courts, which are typically found in shopping malls and feature fast-food chains offering quick, standardized meals.

HOOKAH

A substance typically smoked through a water pipe with a smoke chamber, a bowl, a pipe, and a hose, and also known as “narghile,” “argileh,” “shisha,” “hubble-bubble,” and “goza,” or any similar substance.

HOOKAH BAR

An establishment which is, whether as its primary use or as an accessory use, devoted to, marketed as, or designed for the on-premises use of hookah. The term “hookah bar” includes, but is not limited to, establishments variously known as “hookah parlors,” “hookah cafes,” and “hookah lounges.”

NEIGHBORHOOD FULFILLMENT AND DISTRIBUTION CENTER

A commercial use where prepared food, beverages, and convenience products are both sold at retail and also temporarily stored onsite until they are sorted, packaged, and delivered directly to surrounding neighborhood residential properties in response to orders placed in store or via an automated system which limits sales to available, on-site inventory.

OUTDOOR TEMPORARY SALES EVENT

The outdoor sale of temporary or seasonal merchandise for a limited period of time and which not require the construction or alteration of any permanent

structure and is also subordinate to the principal use of land or of a building on a lot customarily incidental thereto.

SMOKE SHOP

An establishment primarily engaged in or marketed as selling tobacco, tobacco products/accessories, and/or vaping products and accessories, including but not limited to a (1) retail sales or wholesale establishment which maintains 20% or more of its total merchandise as tobacco, tobacco products/accessories, and/or vaping products or accessories or (2) a retail or wholesale establishment which holds itself out as, or otherwise promotes or markets itself as, a "tobacco store," "smoke shop," "vape shop," "cigar shop," or other similar establishment.

- A. Examples of vaping products and accessories referred to herein shall include but not be limited to e-cigarette or vape cartridges or refills, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, e-cigarettes, e-cigs, e-pipes, and any other electronic nicotine delivery system ("ENDS").
- B. Tobacco products and accessories as referred herein shall include but not limited to any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco, matches, lighters, grinders, hookahs, pipes, chewing tobacco, cigarette rolling machines or papers, ashtrays, pipe tools, pipe supplies and pipe accessories.

2. Specific Regulations for Added Definitions:

Defining and better regulating Fulfillment/Distribution/Delivery uses

Issue:

Home delivery of prepared food, groceries and personal items has been increasing over the past few years and has significantly increased since the Pandemic. Some of the increases in home delivery are from traditional take-out food locations or from brick-and-mortar restaurants. Many restaurants have been partnering with third party vendors, such as Uber Eats or Doordash to provide home delivery. Issues associated with increased restaurant take-out and home delivery activity generally revolve around short-term, on-street parking. Parking issues can be addressed via parking restrictions, parking enforcement or through the creation of short-term drop-off/pick-up parking zones.

Of greater concern is the trend of larger-scale neighborhood Fulfillment/Distribution Centers such as Go Puff or Wonder which deliver a variety of take out and packaged food. Neighborhood Fulfillment and Distribution Center typically locate in neighborhood retail districts close to their customer base. Neighborhood Fulfillment and Distribution Center's combine the business's retail functions and activities and its warehouse or distribution activities into one building. These new, smaller facilities provide customers with options

for viewing goods and placing orders online or onsite. Goods are stored and orders are processed onsite. Customers can have their orders delivered to them or to another facility or location, or they can pick up their orders onsite. Neighborhood Fulfillment and Distribution Center's differ from traditional take out uses in their scale and differ from traditional warehouses in that a warehouse stores inventory while Neighborhood Fulfillment and Distribution Centers are designed to enhance the customer experience around the process of ordering and having products delivered on time.

Neighborhood Fulfillment and Distribution Centers are an emerging type of retail/distribution use that are not well regulated by local Zoning Codes. Issues with these types of uses include:

- Replacement of commercial space intended to be used for active commercial with uses that do not contribute to commercial area vibrancy or overwhelm neighboring businesses. Neighborhood Fulfillment and Distribution Centers can present food and beverage or convenience store front where people off the street can access goods which are primarily intended for distribution by hired drivers for delivery. Distinguishing retail/convenience appearing uses from actual active uses is a challenge. Requiring that street level retail be provided to a certain depth and including design standards helps. Adding requirements increasing the number of on-site table and chairs is another potential solution.
- Parking/loading and queuing is another concern of these types of uses. These types of uses typically employ a fleet of independent delivery agents who drive in/fill up and drive off to deliver their goods. Ensuring that on the street or public parking is not compromised by delivery fleets needs to be addressed. Higher off-street parking requirements can address these concerns.

Proposed Amendments

- Define Neighborhood Fulfillment and Distribution Center and Food Halls to differentiate the uses from traditional restaurants, retail or warehousing and storage.
- Designating Neighborhood Fulfillment and Distribution Center and Food Halls as regulated uses (specialized retail) in the VC, TC, LI, RHR, BMV, CAD districts.
- Adding the following specific regulations for Neighborhood Fulfillment and Distribution Center:
 - Frontage on a Primary or Secondary Roadway
 - Must provide off-street parking of 5 spaces per 1,000 square feet
 - Require retail use along 80% of the primary front façade for a depth of 40'.
 - The retail portion of the business must be open to the public whenever the Fulfillment Center is operating.
- Adding the following specific regulations for Food Halls:
 - Frontage on a Primary or Secondary Roadway
 - Must provide off-street parking of 5 spaces per 1,000 square feet

Outdoor Temporary Sales Events- Better Regulate Location & Duration of Outdoor Temporary Sales

Issue

Outdoor Temporary Sales Event (OTS), such as Christmas Tree Sales, pop up sports merchandise sales and seasonal garden centers are becoming more frequent fixtures in shopping center parking lots. OTS are separate and distinct from outdoor accessory sales currently permitted with brick and motor stores that lease spaces at shopping centers. Brick and mortar stores are permitted to have outdoor dining and sidewalk displays as accessory uses. Traditionally OTS have only lasted for a few weeks, but in recent years they have become longer in duration and as a result have a greater visual and operational impact upon the shopping center.

Proposed Amendments

- Designating outdoor temporary sales as a regulated use in the NC,VC, TC, LI, RHR, BMV and CAD Districts; and
- Establishing specific parameters by which OTS may operate, including:
 - Limiting any OTS to a period of no more than 4 consecutive weeks.
 - Prohibiting more than 1 OTS from operating at the same time.
 - Limiting the number of OTS in a calendar year to 3.
 - Limiting the footprint of an OTS to 3,000 square feet.
 - Requiring that the applicant apply for a zoning permit to operate an OTS and shall prove to the Zoning Officer that adequate parking and traffic control will be available for both the OTS and any other use of the property. The Zoning Officer may place conditions upon the permit to address parking and traffic control
 - Requiring that an OTS be set back a minimum of 20' from a residential property and that operations be screened to the satisfaction of the Zoning Officer.
 - Requiring that trash and loading associated with the use be properly screened from a public view.
 - Limiting the hours of operation to no later than 10pm; and
 - Limiting signage to a single non illuminated sign no greater than 25 square feet.

Smoke Shops and Hookah Bar: Add Separation Requirements

Issue

The Township is experiencing an increasing number of smoke shops and hookah bars (smoke shops) operating in commercial districts. Smoke shops primarily sell tobacco and drug paraphernalia but may also sell snacks and soft drinks. To purchase tobacco, customers must be over 21 years of age. Because they sell tobacco Smoke Shops must be licensed by the State. Smoke Shops are currently regulated as a retail use under the Township's Zoning Code, like a newsstand, pharmacy or liquor store.

Because of their association with regulated substances, Smoke Shops are often perceived as having a negative impact on commercial districts. The negative perception associated with

Smoke Shops may discourage investment in commercial districts and is contrary to the Township's economic development goals of creating vibrant, diverse commercial areas.

Smoke Shops are notorious for garish signage and lighting, which are often in conflict with Township codes. Enforcement of Smoke Shop code compliance is an ongoing challenge for staff. With that said, it is important to realize that existing uses would be grandfathered in and these separation requirements would not apply to existing smoke shops and hookah bars, only new uses with the separation requirements.

Proposed Amendments

- Defining Smoke Shops and Hookah Bars to differentiate them from other retail uses.
- Designating Smoke Shops as a regulated use (specialized retail) in the NC, VC, TC, LI, RHR, BMV, CAD districts.
- Adding separation requirements of 1 minimum distance of 1000' between establishments.
- Adding that alcoholic beverages may not be brought onto the premises for on-premises consumption and the sale and service of alcohol shall comply with all federal, commonwealth, and local laws.
- The use shall provide adequate ventilation such that the ventilation, at a minimum, must prevent smoke and vapors from migrating into adjacent buildings and/or suites and to outdoor public areas. A mechanical exhaust hood system shall be required if an establishment heats coals indoors.
- The uses shall comply with current Federal, Commonwealth, and local laws including, but not limited to the Clean Indoor Air Act.

3. Frontage Yards: Permitting Accessory Structures in Secondary Frontage Yards

Issue:

Most single-family homes in the Township front onto a public street and back up onto another residential property. These properties customarily have front, rear and side yard setback zoning provisions regulating what structures and improvements can occupy which setback. The Township's zoning includes specific frontage provisions prohibiting structures in the front yard setback between the house and the street. The zoning code also regulates materials and heights of fencing in the front yard setback, with the intent of creating open views between the streetscape and the front of residences.

The Township has a number of properties that front on two streets. Some of these properties are corner properties and the zoning code includes specific regulations to address these instances. However, not all properties with two street frontages are corner properties. The zoning code distinguishes between corner properties and Secondary Frontage lots (SF lots) in which the rear of the lot backs up to (or fronts) a street.

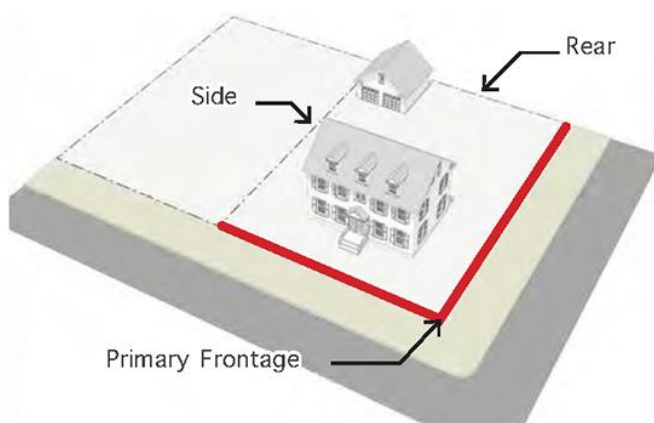
Secondary Frontage lots (SF lots) back up to a public street and not another property. In some instances, SF lots have turned their back on the 2nd street with landscaping and fencing (an example of this is along the east side Lancaster Avenue between St. Charles and the shopping Wynnewood Center). In many instances, SF lots are open on both streets that they front.

SF lots have two front yards instead of a front yard and a rear yard. Because SF lots don't have rear yards, they are extremely limited in where they can place accessory structures, like pools and sheds, which would customarily be located in the rear yard. Pools and sheds are not normally located in front yards. We have seen several appeals to the ZHB from homeowners looking to install pools and sheds on SF Lots. This proposed amendment addresses this issue.

The current Zoning Code requires accessory structures to be placed behind the principal dwelling. A secondary frontage lot has two frontages and no rear setback; therefore, an accessory structure is not permitted.

Proposed Amendment

Permit secondary frontage lots to install an accessory structure within the building envelope of the secondary frontage, which is the area that does not have the vehicular access, typically the area that is used as a back yard for the dwelling. The structure would be required to meet the underlying front and side setbacks and not permitted to utilize the accessory structure setbacks, since there is street frontage in this area.



The current code allows for an accessory structure on corner lots.



The proposed amendment would allow for an accessory structure within the red area of the secondary frontage.

The Zoning Officer has seen several Zoning Hearing Board requests for relief from the primary frontage requirements, when it is a secondary frontage. The Board has not approved any exceptions to date. Staff would like to allow for the proposed flexibility for this code section to give homeowners additional options with their properties.

4. Clarifying how required off street parking is calculated in non-residential districts

Issue:

The Zoning officer has recently been challenged regarding how the Zoning Code determines the number of off-street parking spaces for non-residential uses. The code currently requires a certain number of parking spaces per 1,000 square feet for non-residential uses. The code notes that “square feet” refers to building area devoted to a particular use. The definition ‘building area’ essentially defines building area as the building footprint, which is fine for one story buildings, but fails to require off-street parking for multi-story buildings.

Proposed Amendment:

Revise the Minimum Parking Requirement note in the Zoning Code to state that square feet refer to the Floor Area devoted to the use, rather than Building Area devoted to the use.

Standards for Text or Rezoning Amendments

Staff believes the proposed amendments satisfy the standards for a zoning code amendment and recommend the adoption of the proposed ordinance. In anticipation of consideration for the proposed amendments, staff would like to draw attention to the standards for text or rezoning amendments, which are included in the Zoning Code:

§ 155-11.3.E.(2) Standards for text or rezoning amendments. In deciding whether to adopt or deny any proposed amendment, or to adopt some modification of the Planning Commission's recommendation, the Board of Commissioners shall consider, among other factors, the following:

- (a) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time;
- (b) Whether the proposed amendment is compatible with current and projected conditions and the overall character of development in the immediate vicinity of the subject property;
- (c) Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted; and
- (d) Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction.

V. Impact On Township Finances:

There is no impact on Township Finances

VI. Staff Recommendation:

Staff recommends advertisement of the code amendments.

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Article II, Definitions, § 155-2.1, Definitions Of Terms, To Create New Definitions For Food Hall, Hookah, Hookah Bar, Neighborhood Fulfillment And Distribution Center, Outdoor Temporary Sales Event, And Smoke Shop; Article III, General To Districts, § 155-3.5.D(1), Frontages, To Prohibit Structures In Primary Frontage Yards But Permit Structures In Secondary Frontage Yards If The Structures Meet Principle Building Setbacks; Article III, General To Districts, § 155-3.5.F(1), Frontages, To Limit The Prohibitions On Certain Structures And Equipment Contained Therein To Primary Frontage Yards; Table 5.1, Uses, And Table 5.3, Use Regulations, To Permit Outdoor Temporary Sales Events As A Regulated Commercial Use In The NC, VC, TC, LI, RHR, BMV, And CAD Districts And Establish Regulations For The Use; 5.1, Uses, And Table 5.3, Use Regulations, To Permit Neighborhood Fulfillment And Distribution Center As A Regulated Commercial Use In The VC, TC, LI, RHR, BMV, And CAD Districts And Establish Regulations For The Use; 5.1, Uses, And Table 5.3, Use Regulations, To Permit Food Hall As A Regulated Commercial Use In The VC, TC, LI, RHR, BMV, And CAD Districts And Establish Regulations For The Use; Table 5.3, Use Regulations, To Permit Smoke Shop And/Or Hookah Bar As A Specialty Retail In The NC, VC, TC, LI, RHR, BMV, And CAD Districts And Establish Regulations For The Use; And Table 8.1, Minimum Parking Requirements, and Table 8.1.1, Minimum Parking Requirements: Special District, To Base The Relevant Square Footage Calculation On Floor Area Rather Than Building Area.

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

Section 1. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definition, § 155-2.1, Definitions, is hereby amended to create new definitions for Food Hall, Hookah, Hookah Bar, Neighborhood Fulfillment Center, Outdoor Temporary Sales Event, and Smoke Shop, as follows:

FOOD HALL

An indoor communal eating space in which curated, artisanal cuisines and dining experiences, prepared fresh to order by multiple vendors, are provided; distinct from food courts, which are typically found in shopping malls and feature fast-food chains offering quick, standardized meals.

HOOKAH

A substance typically smoked through a water pipe with a smoke chamber, a bowl, a pipe, and a hose, and also known as “narghile,” “argileh,” “shisha,” “hubble-bubble,” and “goza,” or any similar substance.

HOOKAH BAR

An establishment which is, whether as its primary use or as an accessory use, devoted to, marketed as, or designed for the on-premises use of hookah. The term “hookah bar” includes, but is not limited to, establishments variously known as “hookah parlors,” “hookah cafes,” and “hookah lounges.”

NEIGHBORHOOD FULFILLMENT AND DISTRIBUTION CENTER

A commercial use where prepared food, beverages, and convenience products are both sold at retail and also temporarily stored onsite until they are sorted, packaged, and delivered directly to surrounding neighborhood residential properties in response to orders placed in store or via an automated system which limits sales to available, on-site inventory.

OUTDOOR TEMPORARY SALES EVENT

The outdoor sale of temporary or seasonal merchandise for a limited period of time and which not require the construction or alteration of any permanent structure and is also subordinate to the principal use of land or of a building on a lot customarily incidental thereto.

SMOKE SHOP

An establishment primarily engaged in or marketed as selling tobacco, tobacco products/accessories, and/or vaping products and accessories, including but not limited to a (1) retail sales or wholesale establishment which maintains 20% or more of its total merchandise as tobacco, tobacco products/accessories, and/or vaping products or accessories or (2) a retail or wholesale establishment which holds itself out as, or otherwise promotes or markets itself as, a “tobacco store,” “smoke shop,” “vape shop,” “cigar shop,” or other similar establishment.

- A. Examples of vaping products and accessories referred to herein shall include but not be limited to e-cigarette or vape cartridges or refills, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, e-cigarettes, e-cigs, e-pipes, and any other electronic nicotine delivery system (“ENDS”).
- B. Tobacco products and accessories as referred herein shall include but not be limited to any substance containing tobacco leaf, including but not limited to cigarettes, cigars, pipe tobacco, snuff, chewing tobacco or dipping tobacco, matches, lighters, grinders, hookahs, pipes, chewing tobacco, cigarette rolling machines or papers, ashtrays, pipe tools, pipe supplies and pipe accessories.

Section 2. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article III, General to Districts, § 155-3.5, Frontages, subsection (D), subsubsection (1) is hereby amended as follows:

§ 155-3.5. Frontages.

D. Frontage yards.

- (2) ~~(1)~~—Frontage yards shall be wholly open to the sky and unobstructed, except for permitted projections as specified in § 155-3.6, Projections. Structures are prohibited in the primary frontage yards.

- ~~(a)~~ Structures are permitted in a secondary frontage but must meet the principle building setbacks.

Section 3. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article III, General to Districts, § 155-3.5, Frontages, subsection (F), subsubsection (1) is hereby amended as follows:

§ 155-3.5. Frontages.

F. Frontage yards are subject to the requirements of Table 3.5.1, Frontage Yard Types, and the following:

- (1) The following structures and equipment are prohibited in primary frontage yards:

Section 4. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, Uses, is hereby amended, in relevant part, as follows:

1. Table 5.1, Uses, is hereby amended to add Outdoor Temporary Sales Event as a regulated commercial use in the NC, VC, TC, LI, RHR, BMV, and CAD Districts. The relevant portion of Table 5.1 shall hereafter read consistent with the following:

Table 5.1. Uses												
Uses	LDR	MDR	NC	VC	TC	I	LI	MC	BMMD	RHR	BMV	CAD
Mixed Use			R	R	R		R			R	R	R
<u>Outdoor Temporary Sales Event</u>			<u>R</u>	<u>R</u>	<u>R</u>		<u>R</u>			<u>R</u>	<u>R</u>	<u>R</u>

[this space is intentionally left blank]

2. Table 5.3, Use Regulations, is hereby amended to add Outdoor Temporary Sales Event as a regulated commercial use in the NC, VC, TC, LI, RHR, BMV, and CAD Districts, subject to the following regulations. Where applicable, Table 5.3 shall hereafter include rows applicable to the aforementioned Districts which are consistent with the following:

USES	USE PERMITTED			VC/ NC	TC1	TC2
	VC	NC	TC			
COMMERCIAL (CONT'D)						
<u>Outdoor Temporary Sales Event</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>Outdoor temporary sales event (OTSE) shall be permitted subject to the following provisions:</u> <ul style="list-style-type: none"><u>The area utilized for the OTSE shall be limited to 3,000 square feet.</u><u>No more than one OTSE shall be permitted at any one time.</u><u>An OTSE shall be limited to four weeks or less.</u><u>A maximum of three OTSEs are permitted within any twelve (12) month period.</u><u>The applicant for a zoning permit seeking to operate an OTSE shall prove to the Zoning Officer that adequate parking and traffic control will be available for both the OTSE and any other use of the property. The Zoning Officer may place conditions upon the permit to address parking and traffic control.</u><u>The OTSE shall be setback at least twenty (20) feet from all surrounding residential uses.</u><u>Trash enclosures for the OTSE shall be provided and screened from view.</u><u>OTSEs shall cease daily operations prior to 10:00pm each day.</u><u>One sign with a maximum sign area of 25 square feet shall be permitted.</u>		

Section 5. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, Uses, is hereby amended, in relevant part, as follows:

1. Table 5.1, Uses, is hereby amended to add Neighborhood Fulfillment and Distribution Center as a regulated commercial use in the VC, TC, LI, RHR, BMV, and CAD Districts. The relevant portion of Table 5.1 shall hereafter read consistent with the follows:

Table 5.1. Uses												
Uses	LDR	MDR	NC	VC	TC	I	LI	MC	BMMD	RHR	BMV	CAD
Mixed Use			R	R	R		R			R	R	R
<u>Neighborhood Fulfillment and Distribution Center</u>				<u>R</u>	<u>R</u>		<u>R</u>			<u>R</u>	<u>R</u>	<u>R</u>

[this space is intentionally left blank]

2. Table 5.3, Use Regulations, is hereby amended to add Neighborhood Fulfillment and Distribution Center as a regulated commercial use in the VC, TC, LI, RHR, BMV, and CAD Districts, subject to the following regulations. Where applicable, Table 5.3 shall hereafter include rows applicable to the aforementioned Districts which are consistent with the following:

USES	USE PERMITTED			VC/ NC	TC1	TC2
	VC	NC	TC			
COMMERCIAL (CONT'D)						
<u>Neighborhood Fulfillment and Distribution Center</u>	<u>R</u>		<u>R</u>	<u>Neighborhood Fulfillment and Distribution Center (NFDC) shall be permitted subject to the following provisions:</u> <ul style="list-style-type: none"><u>The NFDC shall front on a Primary or Secondary street.</u><u>Off-street parking shall be provided at a rate of 5 spaces per 1,000 square feet of floor area devoted to retail, storage, and distribution.</u><u>The retail portion of the business shall be open to the public whenever the fulfillment and distribution portion is operating.</u><u>The retail portion of the business shall occupy at least 80% of the front façade and operate to a depth of forty (40) feet.</u>		

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Section 6. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, Uses, is hereby amended, in relevant part, as follows:

1. Table 5.1, Uses, is hereby amended to add Food Hall as a regulated commercial use in the VC, TC, LI, RHR, BMV, and CAD Districts. The relevant portion of Table 5.1 shall hereafter read consistent with the follows:

Table 5.1. Uses												
Uses	LDR	MDR	NC	VC	TC	I	LI	MC	BMMD	RHR	BMV	CAD
Mixed Use			R	R	R		R			R	R	R
<u>Food Hall</u>				<u>R</u>	<u>R</u>		<u>R</u>			<u>R</u>	<u>R</u>	<u>R</u>

2. Table 5.3, Use Regulations, is hereby amended to add Food Hall as a regulated commercial use in the VC, TC, LI, RHR, BMV, and CAD Districts, subject to the following regulations. Where applicable, Table 5.3 shall hereafter include rows applicable to the aforementioned Districts which are consistent with the following:

USES	USE PERMITTED			VC/ NC	TC1	TC2
	VC	NC	TC			
COMMERCIAL (CONT'D)						
<u>Food Hall</u>	<u>R</u>		<u>R</u>	<u>Food hall shall be permitted subject to the following provisions:</u> <ul style="list-style-type: none"><u>The food hall shall front on a Primary or Secondary street.</u><u>Off-street parking shall be provided at a rate of 5 spaces per 1,000 square feet of floor area.</u>		

SECTION 7. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, Uses, is hereby amended, in relevant part, as follows:

1. Table 5.3, Use Regulations, is hereby amended to add Smoke Shop and/or Hookah Bar as a Specialized Retail which is or is to be a regulated commercial use, in the NC, VC, TC, LI, RHR, BMV, and CAD Districts, subject to the following regulations. Where applicable, Table 5.3 shall hereafter include rows applicable to the aforementioned Districts which are consistent with the following:

USES	USE PERMITTED	LI
COMMERCIAL		
<u>Specialized Retail</u>	<u> R </u>	<p><u>Smoke Shop and/or Hookah Bar is subject to the following regulations:</u></p> <ul style="list-style-type: none"> · <u>A Smoke Shop and/or Hookah Bar shall be a minimum distance of 1,000 feet from any other Smoke Shop and/or Hookah Bar, measured along a straight line between the closest walls of each establishment.</u> · <u>Alcoholic beverages may not be brought onto the premises for on-premises consumption and the sale and service of alcohol shall comply with all federal, commonwealth, and local laws.</u> · <u>A Smoke Shop and/or Hookah Bar shall provide adequate ventilation such that the ventilation, at a minimum, must prevent smoke and vapors from migrating into adjacent buildings and/or suites and to outdoor public areas. A mechanical exhaust hood system shall be required if an establishment heats coals indoors.</u> · <u>A Smoke Shops and/or Hookah Bars shall comply with current Federal, Commonwealth, and local laws including, but not limited to the Clean Indoor Air Act.</u>

Section 8. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VIII, Parking Standards, is hereby amended, in relevant part, as follows:

1. The notes for Table 8.1, Minimum Parking Requirements, are hereby amended to read as follows:

NOTES:

ADU = Accessory dwelling unit

Square feet refers to ~~building~~ the floor area devoted to the use.

If a use is a regulated use according to Table 5.1, Uses, and Table 5.2, Uses for Institution, and the use regulations in Table 5.3, Use Regulations, includes parking requirements which differ from Table 8.1, Minimum Parking Requirements, the use regulations shall prevail.

1. 1/5 fixed seats or 5/1,000 square feet, whichever is greater.
 2. 1/5 seats, or 50 square feet of floor area where seating is not installed, for the largest place of public assembly on the site, (except that parking for assembly places to be used no more than six times a year may be accommodated on unpaved areas, if their availability can be demonstrated.) + 1/staff or volunteer + 1.5/2 driving age students/participants + 1 visitor space/25 students/participants.
 3. 1/staff + 0.5/assisted living unit + 1.0/independent living unit.
2. The notes for Table 8.1.1, Minimum Parking Requirements: Special Districts, are hereby amended to read as follows:

NOTES:

1. For BMV parking requirements refer to § 155-6.4F.

Square feet refers to ~~building~~ the floor area devoted to the use.

If a use is a regulated use according to Table 5.1, Uses, and Table 5.2, Uses for Institution, and the regulations include parking requirements which differ from Table 8.1, Minimum Parking Requirements, the use regulations prevail.

Section 10. Nothing in this Ordinance or in Chapter 155 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 155 prior to the adoption of this amendment.

Section 11. 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 proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code of the Township of Lower Merion prior to the adoption of this amendment.

Section 12. 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 13. This Ordinance shall take affect and be in force from and after its approval as required by law.

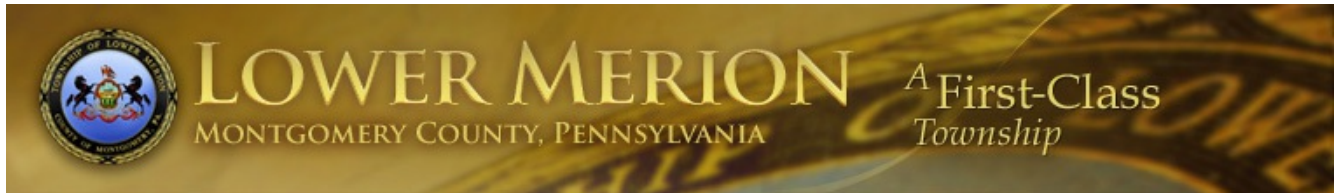
Approved by the Board of Commissioners of the Township of Lower Merion this _____ day of _____, 20____.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary



AGENDA ITEM INFORMATION

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 155, ZONING - MODERATE-INCOME HOUSING (MIH) - Z-25-001

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise notice of a Public Hearing and intent to adopt an ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VII, Conservation and Preservation Overlays, §§ 155-7.2, OSOD Open Space Overlay District, Subsection (D), Maximum Density and Minimum Preservation Area, and Subsection (H), Transfer of Development Rights, to establish density incentives for Moderate-Income Housing (MIH) located in the OSOD Overlay and either the LDR3 or LDR4 Districts.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Planning Commission Update	Backup Material
<input type="checkbox"/> Issue Briefing	Issue Briefing
<input type="checkbox"/> Appendix A	Backup Material
<input type="checkbox"/> Ordinance	Ordinance

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Moderate Income Housing Ordinance – Planning Commission recommendations

Prepared By: Christopher Leswing, Director, Department of Building & Planning

Date: July 29, 2025

I. Action To Be Considered By The Board:

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning for adoption of an ordinance to incentivize moderate income housing in the Open Space Overlay District (OSOD) in the LDR3 and LDR4 districts.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners approve all amendments to Township codes.

III. Current Policy Or Practice (If Applicable): NA

IV. Other Relevant Background Information:

A detailed explanation of the ordinance is provided in the accompanying memo to the Planning Commission. The Planning Commission reviewed the proposed legislation at a meeting held on Monday July 28, 2025.

The Planning Commission discussed the proposed ordinance at length and recommended removing reference to the LDR4 district and only having the proposed ordinance apply to the LDR3 district. The Planning Commission commented that application of the proposed ordinance to the LDR4 district should be further evaluated to ensure that the resulting density provided by the incentive would be appropriate for the surrounding context. The Planning Commission expressed concern that the proposed ordinance did not contain guardrails on the yield calculation process to prevent developers from potentially exploiting the incentive.

The Planning Commission views the proposed ordinance as a pilot case to incentive moderate income housing as a targeted infill strategy in single-family housing districts. The Planning Commission commented that as a pilot the ordinance could be reviewed and potentially applied to other LDR districts if proven successful in the LDR3 district.

V. Impact On Township Finances:

There is no impact upon Township finances.

VI. Staff Recommendation:

Staff concurs with the Planning Commission recommendation to remove LDR4 from the proposed ordinance and to stress test the application of the proposed incentives to the LDR4 district.

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: Zoning Code Amendment – Moderate Income Housing LDR3 & LDR4 (OSOD)

Prepared By: Christopher Leswing, Director, Department of Building & Planning
Colleen Hall, Senior Planner

Date: June 4, 2025

I. Action To Be Considered By The Board:

Authorize the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance, to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning to permit inclusionary Moderate Income Housing (MIH) as an incentive in the Open Space Overlay District (OSOD) in the LDR3 and LDR4 Districts.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners approve all amendments to Township codes.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

The OSOD is an overlay district applicable to all residentially- zoned parcels over 5 acres. This proposed ordinance would only apply to those properties within the LDR3 and LDR4 zoning districts. Moderate-income housing is being proposed as an incentive, not as a mandatory requirement. If a development provides 30% of the total number of units as MIH housing with a minimum floor area of 1,500 square feet, the total tract density, known as the property yield, may be calculated on the total lot area and the yield frontage requirements are not applied. For developments providing 30% MIH, the density of the property would be essentially calculated at the gross of lots/square footage rather than the net area of what is left over after roads, slope penalties and frontage occupation requirements are applied. The property would still have to comply with the minimum requirements for the Preservation Area for the property that is typically 50% of the total tract area.

The proposed density incentive would result in greater density than is currently permitted by zoning, but in most instances would result in a density equal to or less than the density of the surrounding developed neighborhood.

MIH is defined in the zoning code's supplemental use regulations:

The total number of residential units and/or the amount of commercial space may be increased when an application provides on-site housing opportunities for a mix of household incomes, including both market-rate housing and housing that is affordable to moderate-income households, and provided that such units shall be so maintained by a covenant running with the land. Price and income guidelines for moderate-income households shall be as defined by the Pennsylvania Housing Finance Agency (PHFA) Keystone Home Loan Program income guidelines in effect at time of application. Developers and subsequent transferees of moderate-income units shall provide documentation showing compliance with these family incomes and rental/purchase price limits. The amount of the density increase shall be noted on the plan and recorded in the deed.

This MIH section has been successfully implemented in other mixed-use projects where an additional story is permitted in the TC1 district. There is limited application for the MIH for the LDR3 and LDR4 properties within the Township. Staff have provided the breakdown and maps (Appendix) of the current properties that the changes could apply to in the future. It is possible for other LDR3 and LDR4 properties to be consolidated in the future and then utilize these incentives in the OSOD district. Staff have also included the total number of properties in these districts, as well as their current sizes. Since this is an incentive it is completely voluntary by a developer to provide the MIH and receive the increased density.

Standards for Text or Rezoning Amendments

Staff confirmed with the Solicitor that the proposed amendments satisfy the standards for a zoning code amendment and recommend the adoption of the proposed ordinance. In anticipation of consideration for the proposed amendments, staff would like to draw attention to the standards for text or rezoning amendments, which are included in the Zoning Code:

§ 155-11.3.E.(2) Standards for text or rezoning amendments. In deciding whether to adopt or deny any proposed amendment, or to adopt some modification of the Planning Commission's recommendation, the Board of Commissioners shall consider, among other factors, the following:

- (a) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time;
- (b) Whether the proposed amendment is compatible with current and projected conditions and the overall character of development in the immediate vicinity of the subject property;
- (c) Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted; and
- (d) Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction.

V. Impact On Township Finances:

There is no impact on Township Finances

VI. Staff Recommendation:

Staff recommends advertisement of the code amendments.



- Legend
- LDR4_greaterthan5Acres
 - LDR3_greaterthan5Acres
 - LDR3: Low Density Residential
 - LDR4: Low Density Residential





Properties in LDR3	3936 % of Total		Properties in LDR4	4857 % of Total	
Greater than 5 Acres	12	0.30	Greater than 5 Acres	6	0.12
Between 3-5 Acres	10	0.25	Between 3-5 Acres	1	0.02
Between 1-3 Acres	201	5.11	Between 1-3 Acres	16	0.33
Between 30,000 SF and 1 Acre	474	12.04	Between 15,000 SF and 1 Acre	570	11.74
Between 15,000 SF to 30,000 SF	2136	54.27	Between 7500 SF to 15,000 SF	2687	55.32
Below 15,000 SF	1103	28.02	Below 7500 SF	1577	32.47



TOWNID	COUNTYID	Location1	Frontage	LandSF	LandAcres	LandUse	CoOwn1	Zoning
003H218	400005108009	BELMONT AVE	0	267894	6.15	8900	PENN CENTRAL RR	LDR3
007H027	400050660015	RIVER ROAD	0	0	0.00	0	LOWER MERION TOWNSHIP	LDR3
003C108	400030236009	514 LANCASTER AVE	0	226948	5.21	1004	REDLEAF CORP	LDR3
004B070	400060688004	718 SUSSEX RD	482	266152	6.11	5140	KNOX REAL ESTATE GROUP LLC	LDR3
005H248	400035548007	505 MARY WATERS FORD RD	3562	707502	16.24	9940	LOWER MERION TOWNSHIP	LDR4
004H441	400005127008	222 BELMONT AVE	372	283140	6.50	9940	LOWER MERION TOWNSHIP	LDR3
002H047	400005100008	350 BELMONT AVE	618	206039	4.73	9940	LOWER MERION TOWNSHIP	LDR3
004G058	400035484008	112 MARY WATERS FORD RD	1166	277913	6.38	9940	LOWER MERION TOWNSHIP	LDR4
003J001	400005168012	BELMONT AVE	0	310583	7.13	9940	LOWER MERION TOWNSHIP	LDR3
003H221	400005124011	701 BELMONT AVE	15	361548	8.30	9940	LOWER MERION TOWNSHIP	LDR3
004F107	400035180006	MAPLEWOOD AVE	1356	433422	9.95	9940	LOWER MERION TOWNSHIP	LDR4
005H231	400035488004	140 MARY WATERS FORD RD	561	459122	10.54	9940	LOWER MERION TOWNSHIP	LDR4
001C164	400034204001	1300 MANOA RD	1122	446926	10.26	9940	LOWER MERION TOWNSHIP	LDR3
002B398	400049260002	1501 REMINGTON RD	2452	492664	11.31	9940	LOWER MERION TOWNSHIP	LDR4
003D150	400068004005	350 E WYNNEWOOD RD	2244	460865	10.58	9940	LOWER MERION TOWNSHIP	LDR3
010F304	400064765004	1700 WAVERLY RD	59	692168	15.89	9940	LOWER MERION TOWNSHIP	LDR3
004B081	400002436008	450 E ATHENS AVE	2844	722225	16.58	9940	LOWER MERION TOWNSHIP	LDR4
005G006	400035660003	1300 N WOODBINE AVE	1784	1785089	40.98	9940	LOWER MERION TOWNSHIP	LDR3

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Article VII, Conservation And Preservation Overlays, §§ 155-7.2, OSOD Open Space Overlay District, Subsection (D), Maximum Density And Minimum Preservation Area, And Subsection (H), Transfer Of Development Rights, To Establish Density Incentives For Moderate-Income Housing (MIH) Located In The OSOD Overlay And Either The LDR3 Or LDR4 Districts.

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

Section 1. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VII, Conservation and Preservation Overlays, § 155-7.2, OSOD Open Space Overlay District, Subsection (D), Maximum density and minimum preservation area, Maximum density, is hereby amended as follows:

§ 155.7.2 OSOD Open Space Overlay District

- D. Maximum density and minimum preservation area. The following development standards apply to all development in this district, except as is provided for in §155-7.2.H, Moderate-Income Housing (MIH).

Section 2. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article VII, Conservation and Preservation Overlays, § 155-7.2, OSOD Open Space Overlay District, Subsection (H), Transfer of development rights. (Reserved), is hereby deleted and shall be replaced with a new Subsection (H), Moderate Income Housing, which shall provide as follows:

§ 155.-7.2 OSOD Open Space Overlay District

- H. ~~Transfer of development rights. (Reserved)~~ Moderate-Income Housing (MIH)
- (1) For developments in the LDR3 and LDR4 Districts in which 30% or more of the total number of units are guaranteed MIH with a minimum floor area of 1,500 square feet, the total tract density

(yield) may be calculated on total lot area, and the yield frontage requirements shall not apply.

Section 3. Nothing in this Ordinance or in Chapter 155 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 155 prior to the adoption of this amendment.

Section 4. 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 proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code of the Township of Lower Merion prior to the adoption of this amendment.

Section 5. 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 6. This Ordinance shall take affect and be in force from and after its approval as required by law.

Approved by the Board of Commissioners of the Township of Lower Merion this _____ day of _____, 20_____.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary