TOWNSHIP OF LOWER MERION

PUBLIC WORKS COMMITTEE

Wednesday, September 10, 2025 6:00 PM (Approximately)

Chairpersons: Sean Whalen

Vice Chairperson: Rick Churchill, Jeremiah Woodring

AGENDA

- 1. PUBLIC HEARING ON THE INTENT TO DISCONTINUE, ABANDON AND VACATE BLISS STREET
- 2. AUTHORIZATION TO ADVERTISE ORDINANCE CHAPTER 107, OFFICIAL MAP VACATING BLISS STREET
- 3. REAPPOINTMENT TO THE SHADE TREE COMMISSION



AGENDA ITEM INFORMATION

ITEM: PUBLIC HEARING ON THE INTENT TO DISCONTINUE, ABANDON AND VACATE BLISS STREET

A Public Hearing to review, discuss, inform and receive public comment on the intent to discontinue, abandon and vacate Bliss Street (formerly River Road) from each of the Lower Merion Township municipal boundary with Conshohocken Borough to the end of the dead-end cul-de-sac, a distance of approximately 815 feet.

This Public Hearing was authorized for advertisement at a meeting of the Board of Commissioners held July 16, 2025, and duly advertised in the Main Line Times and Suburban Times on August 24, 2025 and August 31, 2025.

PUBLIC COMMENT



AGENDA ITEM INFORMATION

ITEM: AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 107, OFFICIAL MAP - VACATING BLISS STREET

Consider for recommendation to the Board of Commissioners authorizing the Township Secretary to advertise notice of intent to adopt an Ordinance to amend the Official Map of Streets of the Township of Lower Merion, adopted pursuant to the provisions of the Code of the Township of Lower Merion, Chapter 107, entitled Official Map, to vacate and abandon a portion of that certain right-of-way known and designated as Bliss Street AKA River Road, thirty-three feet wide, from Old Crawford Road easterly the distance of eight hundred sixty-six and twenty-six one-hundredths feet (866.26), more or less to its termination, in the Township of Lower Merion.

PUBLIC COMMENT

ATTACHMENTS:

	Description	Type
D	Issue Briefing - Bliss Street Vacation	Issue Briefing
D	Draft Ordinance - Bliss Street Vacation	Ordinance
D	Bliss Street - Sketch	Backup Material

TOWNSHIP OF LOWER MERION

Public Works Committee

Issue Briefing

Topic: Ordinance to Vacate Bliss Street

Prepared by: Paul McElhaney, Director of Public Works

Date: September 3, 2025

I. Action To Be Considered By The Board:

Authorize the Township Secretary to advertise a Notice of Intent to adopt an Ordinance to amend the Official Map of Streets of the Township of Lower Merion, adopted pursuant to the provisions of the Code of the Township of Lower Merion, Chapter 107, entitled Official Map, to vacate and abandon a certain right-of-way, being designated Bliss Street, formerly River Road, thirty-three (33) feet wide from Old Crawford Road easterly the distance of eight hundred sixty-six and 26 one-hundredths feet (866.26), more or less to its termination in the Township of Lower Merion.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must authorize advertisement of Notice of Intent to adopt an Ordinance prior to vacating a Township road.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

Bliss Street runs through both Conshohocken and Lower Merion Township. The section owned by and to be vacated by Lower Merion Township begins approximately just past the entrance to the parking garage at 226 Bliss Street and ends at a small cul-de-sac located in Gladwyne, as shown on the attached map.

This roadway has been brought to the Township's attention several times throughout the years mostly due to complaints of overgrowth and untidiness. Staff has determined that there is no benefit to the Township or use for this section of roadway.

If this right-of-way is vacated, the underlying land will revert to 2,3,4,5,6,9,10 and 14 Woodmont Road and will also revert to the Norfolk Southern Railroad since this land area is included on the deeds for these properties.

V. Impact on Township Finances:

This will have no impact on Township finances.

VI. Staff Recommendation

Staff recommends the Board of Commissioners authorize the ordinance to vacate this section of right-of-way.

AN ORDINANCE

NO.

AN ORDINANCE TO AMEND THE OFFICIAL MAP OF STREETS OF THE TOWNSHIP OF LOWER MERION, ADOPTED PURSUANT TO THE PROVISIONS OF THE CODE OF THE TOWNSHIP OF LOWER MERION, CHAPTER 107, ENTITLED OFFICIAL MAP, TO VACATE AND ABANDON A PORTION OF THAT CERTAIN RIGHT-OF-WAY KNOWN AND DESIGNATED AS BLISS STREET, AKA RIVER ROAD, THIRTY-THREE FEET WIDE, FROM OLD CRAWFORD ROAD EASTERLY THE DISTANCE OF EIGHT HUNDRED SIXTY-SIX AND TWENTY-SIX ONE-HUNDREDTHS FEET, MORE OR LESS, TO ITS TERMINATION, IN THE TOWNSHIP OF LOWER MERION.

WHEREAS, the Board of Commissioners of the Township of Lower Merion deems it to be necessary for the public convenience and for the general benefit and welfare of the public to vacate a portion of Bliss Street, AKA River Road.

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

- Section 1. That a portion of Bliss Street, AKA River Road, thirty-three (33) feet wide from Old Crawford Road easterly the distance of eight hundred sixty-six and 26 one-hundredths feet (866.26), more or less to its termination, as described in Exhibit "A" attached hereto, is hereby vacated and abandoned for public use according to the General Road Laws of the Commonwealth of Pennsylvania. Said road shall be deleted from the Township Plan of Streets upon the filing of a report of these proceedings.
- Section 2. Within ten (10) days after passage of this Ordinance, notice thereof shall be given by handbills posted in conspicuous places along the street or highway referenced herein, which notice shall state the fact of the passage or approval of this ordinance and the date thereof.
- <u>Section 3.</u> Nothing in this Ordinance shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing prior to the adoption of this ordinance.
- <u>Section 4</u>. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the

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

Section 5. This Ordinance as required by law.	e shall take effec	t and be in force from and after its approval
Approved by the Board this _	day of	, 2025.
	BOARD	OF COMMISSIONERS
	TOWNS	HIP OF LOWER MERION
	BY:	11116
	1	Fodd M. Sinai, President
ATTEST:		
Jody L. Kelley, Secretary		

EXHIBIT "A"

BLISS STREET AKA RIVER ROAD DESCRIPTION OF VACATED AREA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE AND LYING IN THE TOWNSHIP OF LOWER MERION, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA DESCRIBED ACCORDING TO A PLAN ENTITLED "BLISS STREET AKA RIVER ROAD RECONFIGURATION" OF PROPERTY OWNED BY LOWER MERION TOWNSHIP, PREPARED BY PENNONI ASSOCIATES INC., DATED DECEMBER 19, 2023, PROJECT LOWM093909, TO WIT:

BEGINNING AT A POINT IN THE EASTERLY LINE OF LANDS N/F APN 16-00-67548-00-2 SAID POINT BEING THE FOLLOWING TWO COURSES AND DISTANCES FROM A POINT AT THE INTERSECTION OF THE CENTERLINE OF CONSHOHOCKEN STATE ROAD (SR 0023) (40' WIDE ROW) AND THE SOUTHERLY TITLE LINE (EXTENDED) OF LANDS N/F APN 40-00-67548-00-2:

- A. COINCIDENT WITH THE SOUTHERLY TITLE LINE OF LANDS N/F APN 40-00-67548-00-2 THROUGH THE BED OF SAID WOODMONT ROAD (40' WIDE ROW), N 85°20'45" E, A DISTANCE OF 601.73', TO A POINT OF INTERSECTION OF THE SOUTHERLY AND EASTERLY TITLE LINES OF LANDS N/F APN 40-00-67548-00-2 PREMISES B, THENCE;
- B. COINCIDENT WITH THE EASTERLY LINE OF LANDS N/F APN 40-00-67548-00-2, N 9°18'15" W, A DISTANCE OF 170.38', TO A POINT IN THE SAME, SAID POINT BEING THE PLACE AND POINT OF BEGINNING;

THENCE FROM SAID PLACE AND POINT OF BEGINNING:

- 1. DEPARTING SAID LINE COINCIDENT WITH THE NORTHERLY LINE OF BLISS STREET AKA RIVER ROAD (33' WIDE ROW), N 88°53'43" E, A DISTANCE OF 221.78', TO A POINT IN THE SAME, THENCE;
- 2. COINCIDENT WITH THE SAME, S 85°55'21" E, A DISTANCE OF 314.66', TO A POINT IN THE SAME, THENCE;
- 3. COINCIDENT WITH THE SAME, N 85°34'17" E, A DISTANCE OF 329.82', TO A POINT IN THE EASTERLY TERMINUS LINE OF THE AFOREMENTIONED BLISS STREET AKA RIVER ROAD, THENCE;
- 4. COINCIDENT WITH THE SAME, S 7°32'10" E, A DISTANCE OF 33.05', TO A POINT IN THE SOUTHERLY LINE OF THE AFOREMENTIONED BLISS STREET AKA RIVER ROAD, THENCE;

- 5. COINCIDENT WITH THE SAME, S 85°34'17" W, A DISTANCE OF 334.06', TO A POINT IN THE SAME, THENCE;
- 6. COINCIDENT WITH THE SAME, N 85°55'21" W, A DISTANCE OF 315.62', TO A POINT IN THE SAME, THENCE;
- 7. COINCIDENT WITH THE SAME, S 88°53'43" W, A DISTANCE OF 98.03', TO A POINT IN THE SAME, THENCE;
- 8. DEPARTING SAID LINE THROUGH THE BED OF THE AFOREMENTIONED BLISS STREET AKA RIVER ROAD, N 75°59'55" W, A DISTANCE OF 126.63', TO THE **POINT AND PLACE OF BEGINNING,**

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS 26,631 SQUARE FEET, OR 0.612 ACRES, OF LAND (MORE OR LESS).

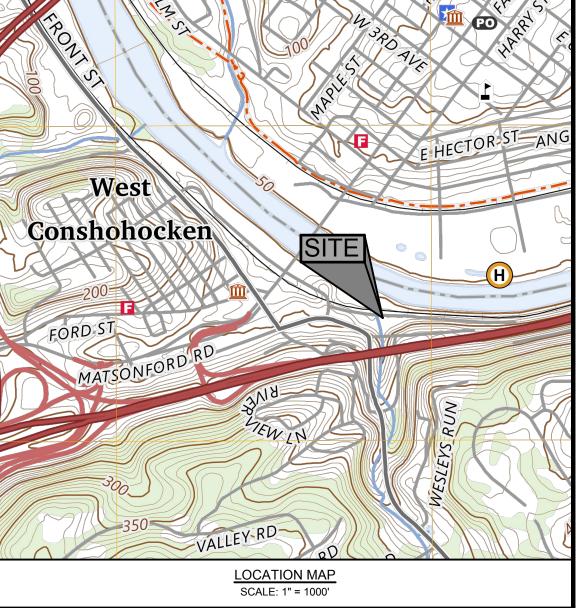


TABLE A - RECORD REFERENCES				
ADDRESS	APN	RECORD		
11 RIVER ROAD	40-00-50876-00-6	DB5856 PG2504		
12 RIVER ROAD	40-00-50872-00-1	DB5856 PG2504		
14 RIVER ROAD	40-00-50880-00-2	DB5856 PG2504		
WOODMONT ROAD	40-00-67548-002	DB5986 PG0030		
1 WOODMONT ROAD	40-00-67544-00-6	DB6070 PG2774		
2 WOODMONT ROAD	40-00-67540-00-1	DB5856 PG2504		
4 WOODMONT ROAD	40-00-67532-00-9	DB5856 PG2504		
3 WOODMONT ROAD	40-00-67536-00-5	DB5856 PG2504		
5 WOODMONT ROAD	40-00-67528-00-4	DB5856 PG2504		

<u>LEGEND</u>				
	TOWNSHIP BOUNDARY LINE			
	PROPERTY, PROPOSED			
	PROPERTY, ADJOINING LINED			
	LEGAL RIGHT-OF-WAY			
	EASEMENT			

PORTION TO BE DEDICATED OR VACATED

VACATED AREA BLISS STREET AKA RIVER ROAD

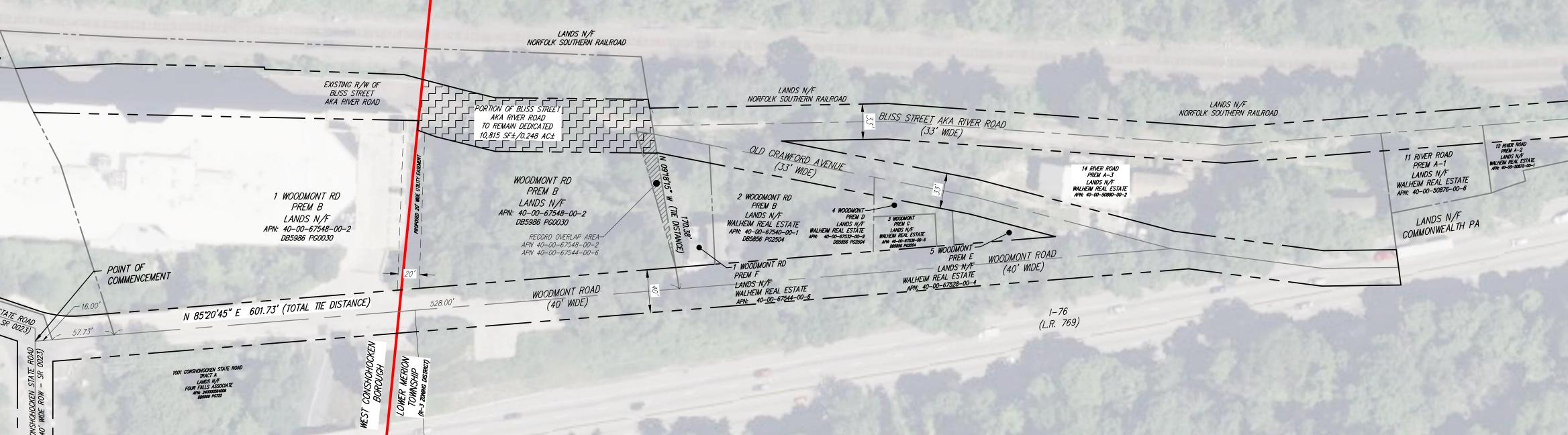


LOWER MERION TOWNSHIP

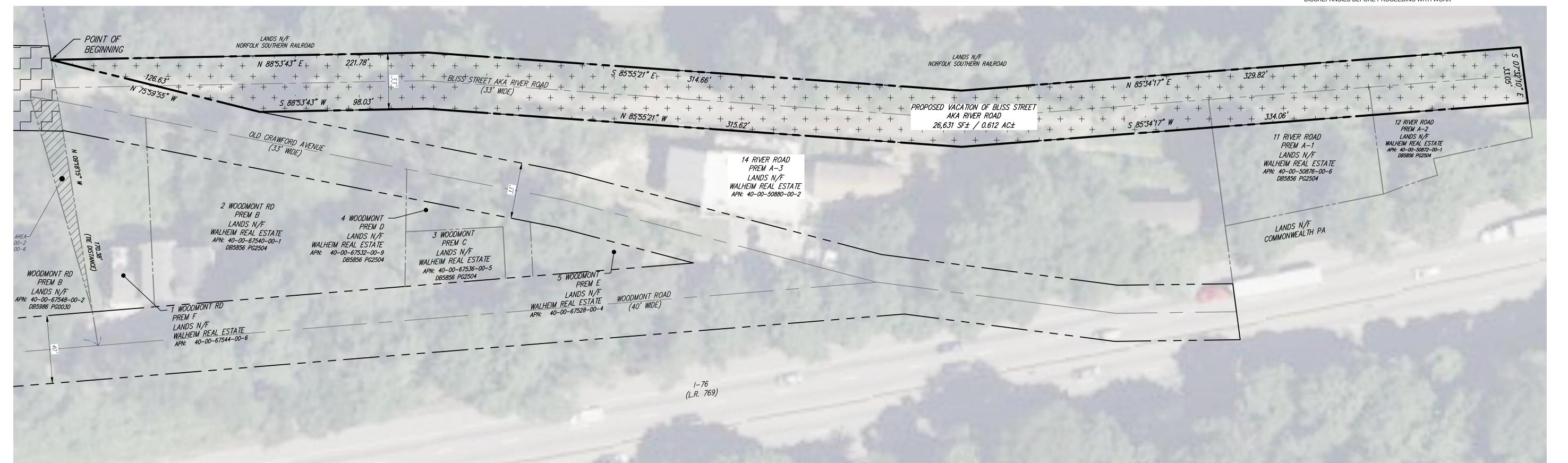
- 1. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
- § RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL
- ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS, OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 9. SEE REFERENCE TABLE A FOR BOUNDARY INFORMATION SHOWN HEREON. PLANS UTILIZED ARE
- > PLAN ENTITLED "LAND DEVELOPMENT PLAN FOUR FALLS CORPORATE CENTER FOR ACORN DEVELOPMENT CORP.", PREPARED BY CHESTER VALLEY ENGINEERS, INC., DRAWING NO. 15678 DATED NOVEMBER 23, 1998, RECORDED APRIL 12, 2007.
- > PLAN ENTITLED "RELOCATION OLD CRAWFORD ROAD WOODMONT ROAD TO RIVER ROAD", FOR LOWER MERION TOWNSHIP, GLADWYN DISTRICT, DATED MARCH 6, 1953
- 10. TITLE, BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN ARE BASED ON AVAILABLE RECORD AND HISTORIC DOCUMENTS AND ARE APPROXIMATE. A BOUNDARY SURVEY WAS NOT COMPLETED AS PART OF THIS SURVEY.
- 11. THIS PLAN IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY AS IDENTIFIED IN SECTION E -STANDARDS FOR BOUNDARY SURVEYS IN THE "STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021"
- 12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENT, RESTRICTION AND/OR COVENANTS THAT A CURRENT REPORT OF TITLE, OR COMPLETE SEARCH OF THE PUBLIC RECORD, MAY DISCLOSE.
- 13. THE INDICATION OF POTENTIAL GORES (TITLE OVERLAP) AS SHOWN IS NOT AN OPINION OF THE SURVEYOR AS TO WHETHER THE GORE(S) IS LEGAL AND/OR HAS BEEN AUTHORIZED BY AGREEMENT. POTENTIAL GORE IS A RESULT OF CONFLICTING RECORD DOCUMENTS MATHEMATICALLY DESCRIBED

POTENTIAL GORE AREA

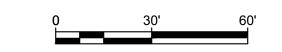
- 14. THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE. INFORMATION, AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 15. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



DETAIL - POINT OF COMMENCEMENT



DETAIL - PROPOSED VACATION OF BLISS STREET AKA RIVER ROAD SCALE : 1" = 30'



BLISS S RECONFIGU ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTE TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AN EXPENSES ARISING OUT OF OR RESULTING THEREFRO LOWM093909 2023-12-19 DRAWING SCALE AS SHOWN DRAWN BY

BLISS

AGENDA ITEM INFORMATION

ITEM: REAPPOINTMENT TO THE SHADE TREE COMMISSION

Consider for recommendation to the Board of Commissioners the reappointment of Timothy Kenealy to the Shade Tree Commission for a five year term, such terms to expire March 2030.

PUBLIC COMMENT