

BOARD OF COMMISSIONERS

TODD M. SINAI, PRESIDENT

September 17, 2025 - 7:30 PM

AGENDA

1. Police Department Promotional Badge Ceremony - Lt. Michael Keenan; Sgt. John Iushewitz; Sgt. Josephine Murray

2. Call to Order

3. Roll Call

4. Approval of Minutes

- Minutes of stated meetings of the Board of Commissioners held on July 16, 2025 and August 4, 2025, as distributed.

5. Announcements

- The Board met in Executive Session on September 3, 2025 and September 10, 2025 and will meet on September 17, 2025 to receive reports from its professional staff.
- A Clean Up Weekend is being held on Saturday, October 4 and Sunday, October 5, 2025 from 9:00 a.m. until 4:00 p.m. each day at the Township's Public Works Complex. Residents may dispose of their refuse and recycling free of charge. Proof of residency is required. Recycling must be separated from refuse. No household hazardous waste will be accepted.
- An "Anything with a Plug" recycling event will be held on Saturday, October 11, 2025 from 9:00 a.m. until 12:00 p.m. at the Koegel Public Works Complex in Penn Valley. Pre-registration is required.
- Montgomery County will be sponsoring a Household Hazardous Waste Collection on Sunday, October 12, 2025 at the Township's Public Works Complex. Pre-registration is required.

6. Proclamation: Designation of Fire Prevention Week, October 5 - 11, 2025.

7. Public Privilege of the Floor

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

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

8. Public Comment

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

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

9. Consent Calendar

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

- a. AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW
- b. AUTHORIZATION FOR FRIENDS OF SCHAUFFELE PLAZA PUBLIC SPACE ENHANCEMENT REQUEST
- c. RESOLUTION - CONDITIONAL USE APPLICATION – 1 Belmont Avenue, Bala Cynwyd, Ward 9, LD# 3921C
- d. RESOLUTION - AUTHORIZATION OF A GRANT APPLICATION FOR THE MAIN LINE GREENWAY
- e. APPROVAL OF CERTIFICATES OF APPROPRIATENESS
- f. REAPPOINTMENTS TO THE HISTORICAL ARCHITECTURAL REVIEW BOARD
- g. REAPPOINTMENT TO THE HISTORICAL COMMISSION
- h. REAPPOINTMENTS TO THE UNIFORM CONSTRUCTION CODE APPEALS BOARD
- i. REAPPOINTMENT TO THE ZONING HEARING BOARD
- j. AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 107, OFFICIAL MAP - VACATING BLISS STREET
- k. REAPPOINTMENT TO THE SHADE TREE COMMISSION
- l. REAPPOINTMENT TO THE ENVIRONMENTAL ADVISORY COUNCIL

10. Building and Planning Committee

- a. PRELIMINARY LAND DEVELOPMENT PLAN - 1 Belmont Avenue, Bala Cynwyd, Ward 9, LD# 3925PP
- b. The Consent Calendar contains items referred from the September 10, 2025 meeting of this Committee (items a - i).

11. Finance Committee

- a. A meeting of the Finance Committee will be held on Wednesday, September 17, 2025 at approximately 7:25 p.m. at which time the following items may be referred to the Board of

Commissioners for action: Award Of Contract – Public Safety Building And Township Administration Building Exterior Improvements & Ludington Library Ramp Repairs; Award Of Contract – Street Tree Planting Program; Award Of Contract – Curbside Compost Pilot Program. Additional information may be found on the agenda for the aforementioned Police Committee meeting.

12. Police Committee

- a. A meeting of the Police Committee will be held on Wednesday, September 17, 2025 at approximately 7:20 p.m. at which time the following item may be referred to the Board of Commissioners for action: Authorization To Issue Conditional Offers Of Employment For Open Police Positions. Additional information may be found on the agenda for the aforementioned Police Committee meeting.

13. Public Works Committee

- a. The Consent Calendar contains items referred from the September 10, 2025 meeting of this Committee (items j - k).

14. Sustainability Committee

- a. The Consent Calendar contains items referred from the September 10, 2025 meeting of this Committee (item l).

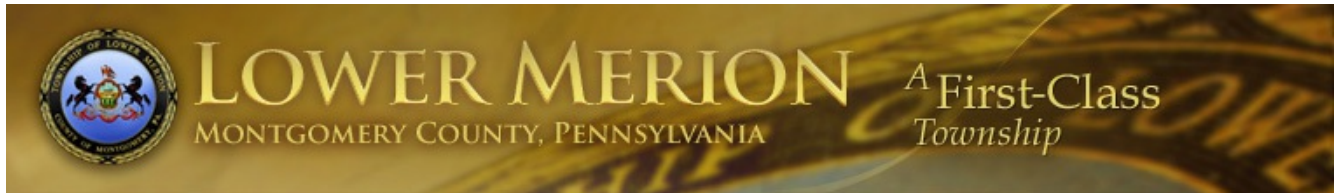
15. Public Hearings / Adoption of Ordinances

- PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - ADD OR AMEND HISTORIC RESOURCES
- PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - MINOR ZONING EDITS ROUND 7
- PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - MODERATE-INCOME HOUSING (MIH)

16. Unfinished Business

17. New Business

18. Adjournment



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: AUTHORIZATION TO RELEASE FUNDS HELD IN ESCROW

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

260 Rock Hill Road (LOWM 244.21)

CVS Pharmacy Development

Escrow Release No. 2 (FINAL)

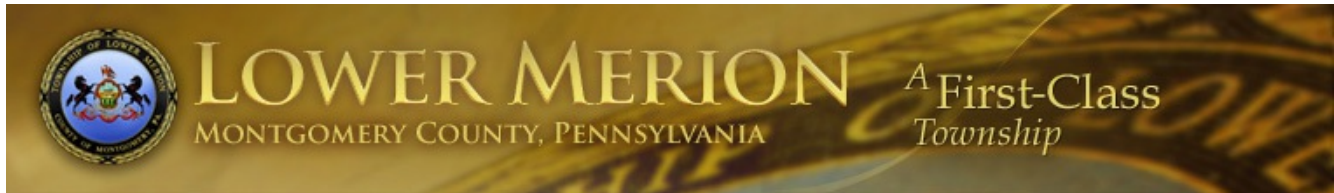
Amount \$ 220,438.00

450 W Lancaster Avenue (LOWM 254.51)

The Haverford School Crosman Hall

Escrow Release No. 3 (FINAL)

Amount \$ 18,414.00

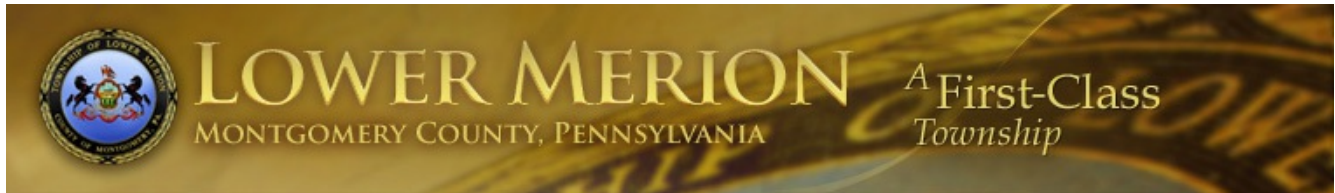


AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: AUTHORIZATION FOR FRIENDS OF SCHAUFFELE PLAZA PUBLIC SPACE
ENHANCEMENT REQUEST

Consider for approval a request to allow public space improvements to Schaufele Plaza with the condition that they are maintained by Friends of Schaufele Plaza and Ardmore Initiative.



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: RESOLUTION - CONDITIONAL USE APPLICATION – 1 Belmont Avenue, Bala Cynwyd, Ward 9, LD# 3921C

Consider for adoption a Resolution approving a Conditional Use application. The applicant seeks Conditional Use approval pursuant to Zoning Code §155-8.3 to hold 51 parking spaces in reserve.

Expiration Date – 9/18/2025.....Zoning – CAD-RCA

Applicant's Representative: George Broseman, Esq.

Applicant & Owner: KGSB, LLC

RESOLUTION

WHEREAS, the Township of Lower Merion received an application designated as CU Application #3921C, filed on behalf of KGSB, LLC, which seek conditional use approval to permit a certain amount of required off-street parking spaces to be held in reserve while redeveloping 1 Belmont Avenue, containing approximately 6.76 acres of land and located within the City Avenue District – Regional Center Area (CAD-RCA), pursuant to Code § 155-8.3;

WHEREAS, the application was referred to Pamela M. Loughman, Esq., Hearing Officer, to take testimony and make recommended Findings of Fact, Conclusions of Law and an Order for the consideration of the Board of Commissioners;

WHEREAS, specifically, the Hearing Officer received testimony and evidence in consideration of the Applicant's request to hold 107 off-street parking spaces in reserve, which, if ever needed, will be provided for within a proposed 36,000 square foot parking structure;

WHEREAS, on August 22, 2025, following two public hearings on the application, and an amendment thereto, the Hearing Officer submitted to the Board of Commissioners her "Recommendations for Findings of Fact, Conclusions of Law and Order," (the "Report"); and

WHEREAS, the Board of Commissioners, having reviewed and considered the Hearing Officer's Report, wishes to render its decision.

NOW THEREFORE, the Board of Commissioners of the Township of Lower Merion hereby resolves:

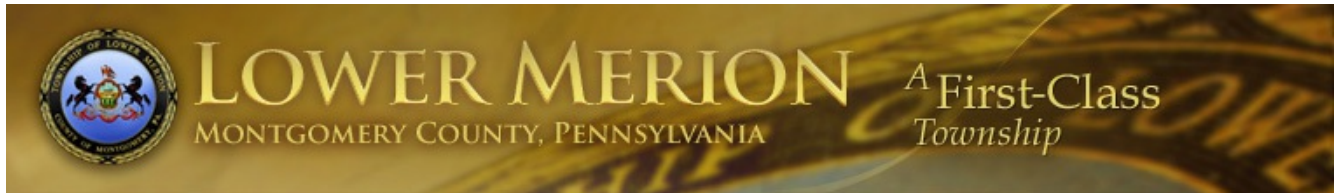
1. Paragraphs 1 through 257 set forth in the attached Report, together with the Discussion contained therein, are all hereby adopted in their entirety as the Findings of Fact and Conclusions of Law of the Board of Commissioners with respect to CU Application #3921C, the application of KGSB, LLC, which concerns 1 Belmont Avenue.

2. In consideration thereof, the Board adopts and issues the following order, which is consistent with the Hearing Officer's proposed order, with respect to the aforementioned application:

ORDER

AND NOW, with respect to the property located at 1 Belmont Avenue, further identified as Parcel I.D. No. 40-00-10980-005, the Lower Merion Township Board of Commissioners hereby GRANTS, pursuant to Zoning Code §155-8.3, the requested conditional use approval to allow for up to 107 required off-street parking spaces to be held in reserve subject to the following conditions:

- (a) The Applicant shall construct the proposed parking structure if, and when, it is required, as determined by the Township's Zoning Officer.
- (b) The Applicant shall receive preliminary land development approval of its land development application for within six (6) months of this approval.
- (c) Any modification of the proposed design of the parking structure shall require further land development approval.
- (d) The Applicant shall comply with the comments contained on page 2 of the Township Engineer's Review Letter dated 6/27/25, to the satisfaction of the Township Engineer.
- (e) The Applicant shall allow reasonable access to organizers and vendors seeking to use the property for a farmers market on terms similar to past practice.
- (f) The development and use of the property, including but not limited to the construction and use of the proposed parking structure, shall be consistent the testimony and evidence offered during the hearings.
- (g) The development and use of the property, including but not limited to the construction and use of the proposed parking structure, shall at all times be compliance with all applicable laws, ordinances, and regulations not modified by this grant of zoning relief.



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: RESOLUTION - AUTHORIZATION OF A GRANT APPLICATION FOR THE MAIN LINE GREENWAY

Consider for recommendation to the Board of Commissioners adoption of a resolution authorizing the Township to submit a grant in the amount of \$15,000 to Pennsylvania Environmental Council 2025 Cycling Activation Mini-Grant Program for the Main Line Greenway.

RESOLUTION

WHEREAS, the Applicant desires to undertake the fabrication and installation of signage on the Main Line Greenway, and proposes a 2025 Cycling Activation Mini-Grant from the Pennsylvania Environmental Council (Council) to produce the project; and

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

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

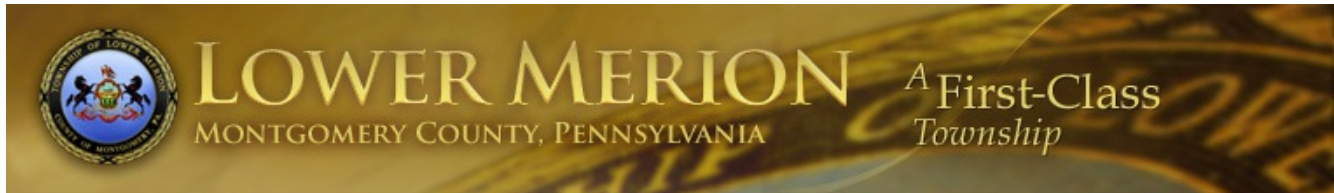
NOW THEREFORE BE IT RESOLVED, that the Grant Application may be electronically signed on behalf of the Applicant by the Authorized Representative (Official) identified below:

Name of Official: Ernie B. McNeely

Title of Official: Township Manager

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

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



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: APPROVAL OF CERTIFICATES OF APPROPRIATENESS

Consider for approval the following certificates of appropriateness as recommended by the Building & Planning Committee at their meeting held on September 10, 2025:

- a) 527 Old Lancaster Road, Haverford Station Historic District, 25-09 – approval to demolish a dwelling, which is a Contributing Resource in the Haverford Station Historic District, and to construct a new dwelling.
- b) 1017 Black Rock Road, Gladwyne Historic District, 25-21 – approval to partially pave the front yard of a non-contributing resource within the Gladwyne Historic District with a vehicular turn-around area, citing Secretary of the Interior's Standards 9 and 10.
- c) 30-38 West Lancaster Avenue – Ardmore Commercial Historic District, 25-16 – approval to modify an unapproved membrane roof installation above the front cornice, with a subcommittee to review detail drawings before the beginning of work.

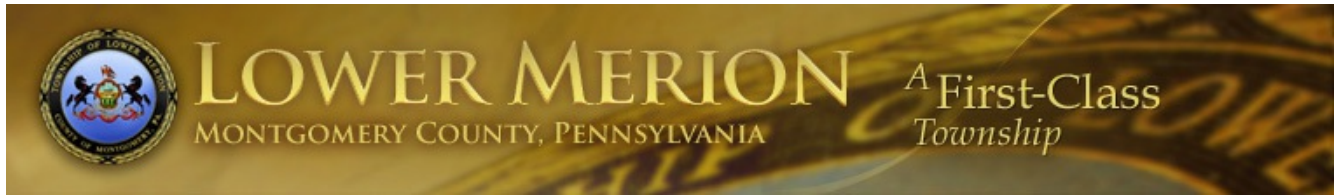


AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: REAPPOINTMENTS TO THE HISTORICAL ARCHITECTURAL REVIEW BOARD

Consider for approval the reappointment of Donna Lisle and Brian Horne to the Historical Architectural Review Board for five year terms, such terms to expire September 2030.

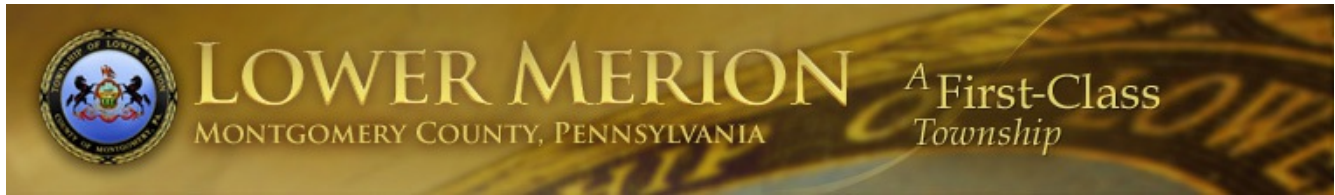


AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: REAPPOINTMENT TO THE HISTORICAL COMMISSION

Consider for approval the reappointment of Melanie Pilch to the Historical Commission for a five year term, such term to expire April 2030.



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: REAPPOINTMENTS TO THE UNIFORM CONSTRUCTION CODE APPEALS BOARD

Consider for approval the reappointment of Ross Acchione and Tim Lisle to the Uniform Construction Code Appeals Board for five year terms, such terms to expire October 2029.

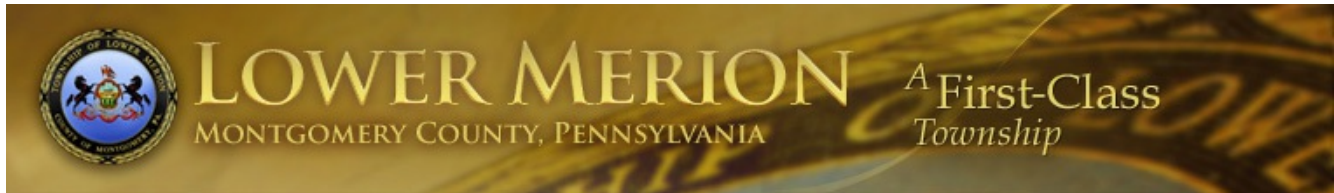


AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: REAPPOINTMENT TO THE ZONING HEARING BOARD

Consider for approval the reappointment of Anthony Vale to the Zoning Hearing Board for a three year term, such term to expire February 2028.



AGENDA ITEM INFORMATION

COMMITTEE: Public Works Committee

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

Consider for approval 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.

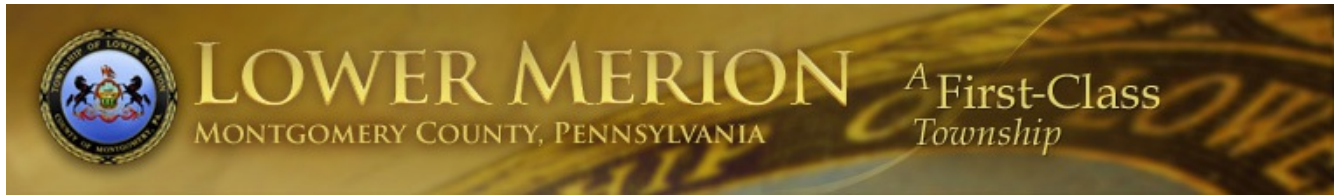


AGENDA ITEM INFORMATION

COMMITTEE: Public Works Committee

ITEM: REAPPOINTMENT TO THE SHADE TREE COMMISSION

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

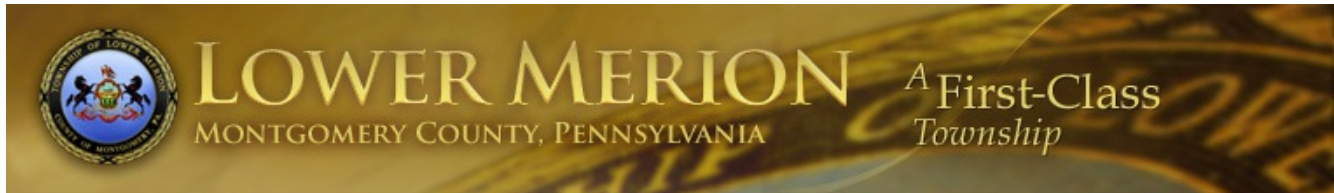


AGENDA ITEM INFORMATION

COMMITTEE: Sustainability Committee

ITEM: REAPPOINTMENT TO THE ENVIRONMENTAL ADVISORY COUNCIL

Consider for approval the reappointment of Daniel Sutton to the Environmental Advisory Council for a four year term, such term to expire April 2029.



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: PRELIMINARY LAND DEVELOPMENT PLAN - 1 Belmont Avenue, Bala Cynwyd, Ward 9, LD# 3925PP

Consider for approval a Preliminary Land Development Plan. The Plan shows the construction of three (3) commercial buildings (17,500 SF total gross floor area) and related improvements between the existing office building and Belmont Avenue. The proposed project includes a 14,724 SF public gathering space, two (2) new minor streets, and 226 surface parking spaces.

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

- §135-3.2(A) to not submit a Tentative Sketch Plan application.

Expiration Date – 9/18/2025.....Zoning – CAD-RCA

Applicant's Representative: George Broseman, Esq.

Applicant & Owner: KGSB, LLC

On Wednesday, September 10, 2025, the Building & Planning Committee recommended approval of the proposed subdivision plan subject to the following conditions which shall be complied with on the Final Plan:

Township Engineer's Review:

1. The Township Engineer's letter dated June 27, 2025 shall be incorporated by reference into these Conditions of Approval to the extent the same is not inconsistent with these Conditions of Approval or any relief or modifications granted.

Conditional Use:

2. The conditional use approval conditions shall be listed on the Final Plan, and applicant shall comply with applicable conditions.

Site and Architectural:

3. The proposed architecture shall utilize the following material palette:
 - Walls –Cast or Buff Stone.
 - Window Frames - Black Anodized Aluminum.
 - Canopies and Copings - Dark Grey Aluminum. (of a similar color to existing entrance canopy on office building.)
 - Landscape and Pergola Walls - Grey Fieldstone. (Similar color to the existing stone wall at the corner of City and Belmont Aves.)

4. In order to add depth and articulation to the proposed buildings the applicant shall provide:
 - Horizontal divisions to the wall panels.
 - Additional horizontal fenestration.
 - A minimum of 6 inches of depth between the face of the ‘pilaster’ and the panel above the glazing.
 - A minimum 6 inches of recess between the glazing and the face of the panels.
 - A minimum of 2 feet between the middle building masses and adjacent sides.
5. The proposed buildings shall be constructed substantially as shown on the architectural elevations prepared by RHJ Associates and presented to the Building & Planning Committee on September 10, 2025, with the exception of any de minimis changes, including those mutually agreed to with staff.
6. Plans shall be revised to provide an at-sidewalk grade entrance to Buildings 2 and 3 from City Avenue as required by the storefront façade requirements at §155-3.5 Table 3.5.2, subject to providing handicapped accessibility with ramps as may be required.
7. The applicant shall continue to work with staff on the overall architectural design of the structures, particularly Building 2, to ensure that the design adequately recognizes the site’s importance as a Township and City Avenue gateway and to better align with the intent of the architectural design standards stated in §155-6.6(I)(5) and §155-3.9.
8. The developer shall investigate improving amenities that enhance the pedestrian experience as a gateway to Lower Merion Township
9. The applicant shall consider increasing the pedestrian scale of the overall plan through the use of pergola extensions along street frontages from each of the three structures.
10. Building signage shall be mounted no higher than 20 feet as per §155-9.8(A)(5). The applicant shall consider installing signage on awnings or in the area immediately above the ground floor windows.
11. The applicant shall work with the City Avenue District to install features such as accent lighting, streetscape features and/or other features, particularly at Building 2, in conjunction with the City Avenue District’s streetscape plan and ongoing efforts to promote the district.
12. Plans shall indicate the Frontage Yard type and Façade type as per §155-6.6, Table 6.6.6.
13. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Final Plan, including the proposed materials. The applicant shall provide a chart to demonstrate compliance with the architectural design standards in §155-6.6(I) and §155-3.9.
14. The applicant shall provide rendering(s) to illustrate the proposed structures in the context of the existing office structure, City Avenue and Belmont Avenue.
15. The mean grade of the structures shown shall be verified. Documentation showing the calculations shall be provided. The architectural plans shall be coordinated with and shall comply with the grading proposed with this application.
16. The HVAC/mechanical equipment shall be screened on all sides whether on the roof of the building or on the ground. If located on the roof, the screening shall be integrated into the architecture of the building to improve the appearance and better mitigate noise from the unit(s).
17. Exhaust vents and mechanical equipment on any building wall fronting the public gathering space shall be separated from it by a barrier sufficient to substantially, visually and audibly, conceal the audio and visual

effects of its presence and operation as per §135-4.6(B)(2)(d).

Reserve Parking Structure:

18. The applicant shall agree in a recorded covenant, approved by the Township Solicitor, to install the reserve parking spaces at any future time, if and when, the Zoning Officer determines that the reserve parking spaces are needed to accommodate the use of the property, subject to applicable appeal rights as per §155-8.3(F).

19. The applicant shall adhere to the applicable conditions required by the Board of Commission resolution approving the reserve parking request.

20. The applicant shall be required to complete the land development process for the reserve parking structure in the future if it is to be built.

Traffic Impact:

21. The applicant shall submit a plan identifying any material changes to the site plan required by PennDOT which differ from the plan approved by the Township. The Township shall be copied on all PennDOT correspondence.

22. If due, a traffic impact fee based on the Code requirements shall be submitted prior to the issuance of a building permit. The final amount of the fee, if required, shall be verified and may be adjusted as determined by staff.

Parking and Circulation:

23. In lieu of providing the required number of bicycle parking spaces, the applicant shall install 26 bicycle parking spaces, a 15-space bike share station, and agree to enter into a minimum 3-year contract to host the bike share station. In the interim time from land development approval until project completion, the applicant shall work with the Township to provide a temporary location on the property for the bike share station. As required for station operation, electrical power shall be supplied to the bike share station. In the event that the applicant does not install the bike share station, the applicant shall install the balance of the required bicycle parking spaces.

24. Bike racks shall be located in proximity to building entrances. A minimum of six (6) bike parking spaces shall be provided within the public gathering space as per §135-4.6(B)(3)f).

25. In addition to a 'Do Not Enter' sign and line striping, the applicant shall add physical design elements that prevent vehicles from entering the entrance road going the wrong way.

26. As relevant, future plan submissions shall be updated to reflect any changes or implementation of PennDOT's TIP Project No. 115429, Belmont Ave & St. Asaphs Rd once PennDOT finalizes their updated intersection evaluation and determines a preferred alternative of either a roundabout or other roadway improvements with a modernized traffic signal.

27. Interim improvements on Belmont Avenue along the site frontage may be required to provide a center left-turn lane prior to the implementation of PennDOT's TIP Project 115429 improvements.

28. A post-occupancy traffic analysis shall be conducted for the site access driveways to determine the need for site driveway turn restrictions and/or adjacent traffic signal optimization, as required by the Township Engineer. The applicant shall implement necessary modifications as required by this analysis.

Landscape & Greening:

29. A revised landscape plan complying with the natural features code requirements of §101-9, the plant material and planting specification requirements of §135-5.8 and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan and shall include compliance charts demonstrating compliance with each code section.
30. The applicant shall provide section elevations and cross-sections for the City Avenue streetscape to show retaining walls, sitting walls, handrails, and ramps to illustrate how the various streetscape elements relate to the site grade. The applicant shall work with the Township on the City Avenue-facing treatment of the long seating wall and consider adding a mural or stone facing to deter graffiti.
31. The applicant shall consider incorporating columnar canopy trees and other landscaping along building facades to soften the architecture.
32. The applicant shall consider planting flowering vines at proposed pergola structure(s) to enhance the visual appeal of the pergola with seasonal color and passive cooling and shade.
33. Sight lines for all intersections, including West Road and North Road, shall be shown on the landscape plans. Trees shall not be planted within sight lines and any plantings within sight lines shall be 18" maximum height.
34. The applicant shall provide a section and section elevation with elevation points, through Building 1 with attached pergola and seating walls under the pergola.
35. Plans and compliance charts shall demonstrate compliance with buffer and screening requirements for dumpsters and loading areas, §135-5.2(F). Screen details, specifications and elevations shall be provided. Any shrubs used for screening shall be evergreen.
36. The applicant shall demonstrate compliance with §135-5.8.A.(5) to meet the requirements for native species for the proposed vegetation. A compliance chart shall be added to the plans.
37. The applicant shall demonstrate compliance with §135-5.8.A.(6) to meet the requirements for minimum species diversity for all the proposed vegetation. A compliance chart shall be added to the plans.
38. Additional lighting shall be added to the north lot to provide lighting coverage for the entire lot.
39. The applicant shall incorporate vegetation within the three (3) tree pits located adjacent to the public gathering space at the Belmont Avenue frontage.
40. The landscape plan shall correct the code section references in the §135-5.5 greening standards chart and provide specifications for the moveable seating shown in the public gathering space.
41. Landscaping, streetscape and public gathering space improvements and any existing vegetation to remain shall be perpetually maintained in a healthy and sound condition in compliance with Natural Features Code §101-11 and shall include litter control, lighting and adherence to required lighting levels, and the care and replacement of furnishings and vegetation. The applicant shall record a covenant on the property in a form acceptable to the Township Solicitor to guarantee this requirement.
42. Plans shall include a maintenance and operations plan for all proposed landscaping, including the public gathering space, street trees and amenities installed along the street frontages. The maintenance plan shall require a minimum every five (5) years evaluation of the street trees.

43. The applicant shall coordinate with the Township on the final design and location of all proposed amenities, street furniture including benches, trash and recycling receptacles, tree grates and bicycle racks. Product specifications for all site amenities shall be provided with the Final Plan. Any changes made prior to construction shall be subject to staff approval.

Trees:

44. The demolition plan shall clearly indicate trees and shrubs to be removed and/or impacted and include a table noting the genus/species, caliper and size of each tree to be removed or impacted with corresponding numerical labeling on the plan.

45. Trees planted within the parking islands of the north lot shall be full-canopy deciduous trees.

46. Native canopy trees shall be provided within the existing tree pits closest to St. Asaphs Road.

47. In accordance with §135-5.1(C)(9) and §135-5.8(C)(3), the plans shall demonstrate that the minimum required soil volume for street trees will be provided, either through tree pits or linear tree planting areas, and that the proposed tree grates comply with applicable standards.

48. The applicant shall work with staff on street tree pit details. Street tree pits shall be designed to provide adequate space for root zones based on the species of tree selected. Where space exists without interference from underground utility lines and facilities, structural or amended soil shall be used.

49. The street tree branching height shall be increased to eliminate the potential for conflicts with signage, trucks and pedestrians.

50. The applicant shall work with the Shade Tree Commission on street tree species selection. Final locations of all street trees shall be subject to the review of the Shade Tree Commission, Township Arborist and the Traffic Safety Unit.

Public Gathering Space and Pathways:

51. The public gathering space shall be permanently set aside as such by a recorded covenant in a form acceptable to the Township Solicitor as per §135-4.6(B)(2).

52. The Public pedestrian pathways shown on the plan that are also designated on the CAD Official Map shall be permanently designated as such by a recorded covenant in a form acceptable to the Township Solicitor as per §135-4.6(H).

53. As per §135-4.6(B)(2)(e), the public gathering space shall be open to the public whenever the development is open to the public. An Entry Plaque sign that indicates the hours of public access shall be clearly visible from a public way. The Entry Plaque sign shall also indicate that the public gathering space is part of a privately owned open space system and shall provide information as to maintenance responsibility and contact information.

54. Rendering(s) shall be provided to illustrate the public gathering space within the context of the site.

55. Electrical power shall be supplied to the public gathering space to support any future programming.

56. Plans shall demonstrate that trees in large planters will be planted with the required amount of soil volume as per §135-5.8(C). The applicant shall consider incorporating an irrigation system to ensure proper watering

and drainage. The maintenance and operations plan shall include trees planted in large planters.

57. The Applicant shall work with staff and the City Avenue District to design and install Wayfinding signage and Entry Plaque Signage to support the public gathering space and public trails. Wayfinding signage shall show the location of the proposed public gathering space and trails in relation to the City Avenue District, Cynwyd Trail and Pencoyd Landing trail networks, and include residential and commercial landmarks, bike share/transit infrastructure and locations accessible to the open space/trail network.

58. Plans shall show the locations of the wayfinding signage to public transit facilities and/or public trails and on-site and/or electronic transportation information displays proposed in the applicant's Transportation Demand Management Plan Strategy. On-site transportation displays shall be located to be seen by the greatest number of tenants/employees and site users. The design of the wayfinding signage shall be consistent with other wayfinding signage in City Avenue District and the applicant shall work with Township staff on the final signage design and placement.

Transit:

59. The location and design of the westbound bus stop shall be reviewed and approved by SEPTA as per §135-4.9(K)(2). The applicant shall provide a copy of documentation from SEPTA approving the location.

60. The applicant shall work with the City Avenue District and SEPTA to determine if an additional bus shelter on the eastbound side of City Avenue across from the site is feasible. If determined to be feasible, the applicant shall provide a financial contribution to the City Avenue District toward the installation of the bus shelter.

61. The applicant shall provide information to retail tenants regarding the Township's Transportation Demand Management Policy, including the Employer Best Management Practices and shall provide tenants with a listing of facilities available for bicyclist, carpoolers, pedestrian, and transit riders.

Utilities and Permitting:

62. An encroachment agreement, approved by the Township Solicitor, shall be required for the proposed hardscape and landscape items located within the right-of-way and/or public easement(s).

63. The applicant shall take ownership of the sanitary sewer main located on their property and agree to assume all associated responsibilities, contingent upon the Township's formal abandonment of the main. The applicant will work with the Township's Public Works Department and Solicitor to formalize the agreement.

64. The applicant shall coordinate with PECO and relevant utility companies to install underground service cables from the ROW to any on-site structures.

65. The applicant shall obtain a Highway Occupancy Permit (HOP) as required by PennDOT. Public Works shall be copied on all communications with PennDOT regarding any required HOP permits. The applicant shall submit a plan identifying any changes required by PennDOT which differ from the plan approved by the Township. The HOP shall also address changes being proposed for the stormwater inlet.

66. The applicant shall obtain driveway, curb and sidewalk permits as required by Public Works.

67. The applicant shall obtain a sanitary sewer connection permit for the proposed sanitary sewer connections and plans shall include drawings of connections and laterals.

68. The location of all transformers and utility boxes shall be shown on the Final Plan. Additional utility improvements resulting in material changes to approved plan including but not limited to the loss of required

parking, changes to circulation patterns or the alteration of the quantity or location of proposed landscaping shall require an amendment to the approved plan.

Engineering:

69. The site access and work within the Belmont Ave and City Ave require PennDOT approval of a Highway Occupancy Permit. The proposed improvements shall be coordinated with the preferred Belmont Ave and St. Asaph's Road intersection improvement alternative as determined by PennDOT and Lower Merion Township.

70. Permits from the Public Works Department shall be required for the proposed connections to the sanitary sewer.

71. The Zoning Officer shall agree with the number and tabulation of the final parking demand schedule.

Lighting:

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

73. 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.

Other:

74. The applicant shall select street names in compliance with §133-30 which states that streets with the same name but different street type designation shall not be permitted. The approved plan for the development at 121 E City Avenue states that, following completion, West Drive will be evaluated for connection to Belmont Avenue. The applicant shall incorporate names associated with Bala Cynwyd history for the internal roadways, public gathering space and, if possible, proposed buildings.

Sustainability:

75. The applicant shall consider incorporating green technology into the project including, but not limited, to green roofs, solar panels, and geothermal heat and air conditioning. The applicant shall also consider having no natural gas connections.

76. The applicant shall submit a statement with the Final Plan indicating how the Township's recycling requirements will be complied with.

Construction:

77. The applicant shall salvage the existing wall along City Avenue and shall coordinate with the Township to offer the salvaged material to the Township for trail use.

78. 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.

79. The applicant shall submit a parking plan with the Final Plan detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits.
80. The applicant shall identify a contact person to be on-site and enforce the construction parking plan as well as other neighborhood issues that may arise due to the construction.
81. All construction-related vehicles shall be parked on site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes personal vehicles operated by construction workers or vehicles operated for construction workers, material suppliers, product vendors, and all construction trades engaged in the project.
82. As feasible pedestrian access shall be maintained through the site during the construction and installation of new walkways.

Standard Conditions:

83. Sidewalk and curb shall be repaired/replaced at the direction of the Township.
84. Signage shall be subject to the review and approval by the Zoning Officer.
85. 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.
86. 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.
87. 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.
88. 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).
89. The final plan submission 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.
90. 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.
91. 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. The 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.
92. 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.

93. 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.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Issue Briefing	Issue Briefing
<input type="checkbox"/>	TE Review	Backup Material
<input type="checkbox"/>	County Review	Backup Material
<input type="checkbox"/>	Renderings	Backup Material

June 30, 2025

TO: Planning Commission Members

FROM: Sarah Carley, Planner

SUBJECT: PRELIMINARY LAND DEVELOPMENT PLAN
1 Belmont Avenue, Bala Cynwyd, Ward 9, LD# 3925PP

PROPOSAL

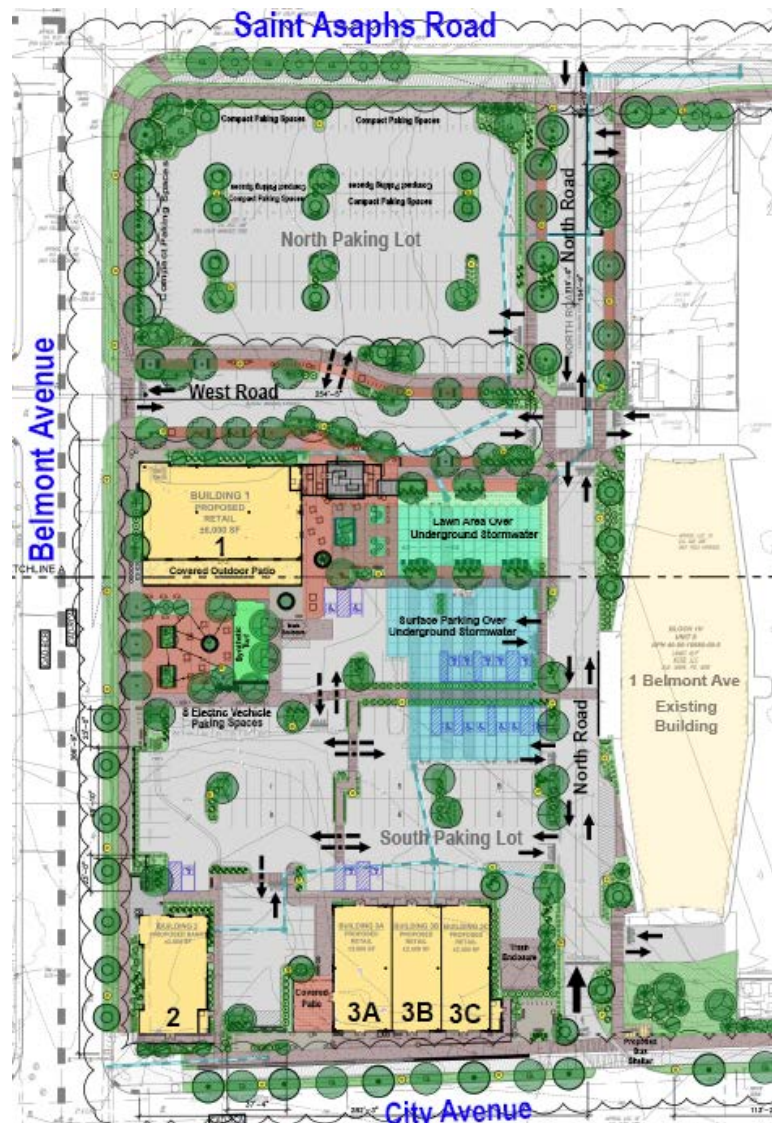
The applicant, George Broseman, Esq., on behalf of KGSB, LLC (Applicant) is seeking Preliminary Land Development Plan approval for improvements at 1 Belmont Avenue in Bala Cynwyd (Property) including:

- Three (3) commercial buildings (17,700 SF total gross floor area.)
- 14,724 SF of public gathering space.
- Two (2) new minor streets with on-street parking.
- 226 surface parking spaces.
- Onsite stormwater management system.

Waiver Request: The Applicant seeks relief from Code §135-3.2(A), requesting to waive the Tentative Sketch Plan review process for the project.

Submission: Materials submitted include:

- Preliminary Land Development plans prepared by Bohler Engineering consisting of 35 sheets originally dated 11/01/24 and last revised 06/20/25.
- Landscape and Lighting plans prepared by Stuart and Associates, LLC consisting of 11 sheets originally dated 01/17/25 and last revised 06/20/25.
- Architectural drawings prepared by RHJ Associates, PC consisting of six (6) sheets dated 06/19/25.
- Parking Assessment Study and Transportation Demand Management (TDM) Strategies prepared by Traffic Planning & Design, Inc. last revised 05/15/25.



KEY PLAN REVISIONS SINCE LAST REVIEW

The Planning Commission reviewed a tentative sketch plan for the project on 11/04/24 and the Applicant subsequently requested to waive the Tentative Sketch Plan.

Significant changes from the Tentative Sketch include:

- Revised architectural design including the addition of a tower feature on Building 2 at the corner of City Avenue and Belmont Avenue.
- A pergola structure connected to Building 3 along West Road.
- West Road realigned to comply with a PennDOT requirement to intersect Belmont across from the 121 E City Avenue driveway.
- Adjustments to accommodate potential future PennDOT intersection improvements at Belmont Avenue and St. Asaphs Road.
- Pedestrianway along Belmont Avenue and connecting to the City Avenue District trail network.
- Greening and lighting improvements to the north lot surface parking area.
- Consolidated storm water management system situated beneath Public Gathering Space and parking lot.

PROPERTY DESCRIPTION

The Property is a 6.8-acre double corner parcel on Belmont Avenue between City Avenue and St. Asaphs Road. To the east, the property abuts 225 E. City Avenue.

The property is currently improved with a 12-story commercial office building with an attached partially underground parking structure, large surface parking areas and driveways connecting to adjacent streets. At the corner of City Avenue and Belmont Avenue, the Property features a grassy area with mature trees. The existing building with attached parking will remain.

The construction of a mixed-use development on the adjacent property at 121 E. City Avenue (across Belmont Avenue) is currently underway and includes 15,547 SF retail commercial use and 220 residential units. A master plan for the large site to the north, across St Asaphs Road (231-251 St Asaphs Road), was approved in 2022 and Phase 1 of the Bala Plaza development is currently under land development review.

PREVIOUS APPROVALS

The Applicant received previous land development approval (LD #3889) in 2022 for a larger-scale project on the Property to construct two (2) residential/ commercial mixed-use structures on the existing surface parking area of the site including:

- An 18,881 SF 7-story building with 165 units and 2,674 SF commercial use.
- A 35,647 SF 5-story building with 107 units and 25,844 SF commercial
- A 595-space parking structure.
- A public gathering space, internal roadways and streetscape amenities.



The current proposed project differs significantly from the previously approved project which included multi-story mixed-use structures and a grocery store at the City Avenue corner. While the buildings on the proposed plan are a much smaller scale than previously approved, the public improvements including a public gathering space, pedestrianways, new minor streets, street trees, and sidewalks are the same.

REVIEW PROCESS & MEETING SCHEDULE:

The purpose of a Preliminary Land Development Plan is to determine the final locations and dimensions of buildings, driveways, streets, sidewalks, public gathering spaces, parking lots, landscape and street trees, and stormwater infrastructure. The plan must comply with the Township's Comprehensive Plan, Zoning and Subdivision Land Development Ordinance, and Official Map.

Tentative Dates for Preliminary Plan Review

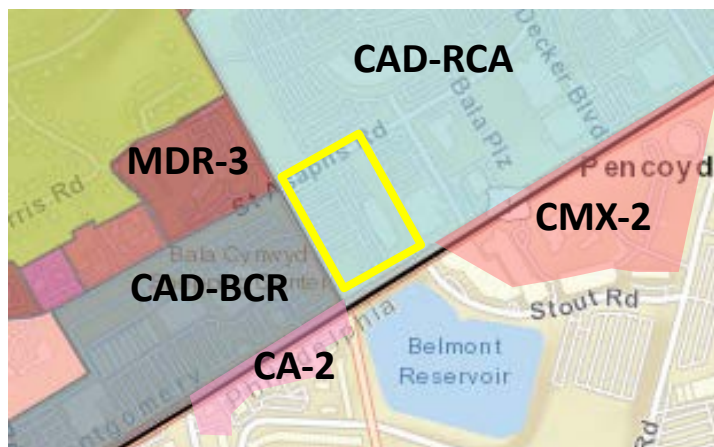
→	06/30/25	Planning Commission
	07/09/25	Building & Planning Committee
	07/16/25	Board of Commissioners

The Township's Land Development approval process is illustrated in the [Subdivision & Land Development Flowchart](#). This application review is currently in *Stage 4: Public Meetings*.

ZONING

The Property is located in the [City Avenue District-Regional Center Area \(CAD-RCA\)](#) zoning district and is an existing non-conforming lot due to a greater than 600' lot width.

Adjacent property zoning includes CAD-RCA, CAD-BCR, and MDR3 on the Lower Merion Township side of City Avenue, and CMX-2 and CA-2 commercial/commercial mixed-use on the Philadelphia side.



Dimensional Standards - CAD-RCA §155-6.6

Lot Occupation	Required	Existing	Proposed
Lot width	600 feet maximum	CITY AVE: 467.3' BELMONT: 642.2' (ENC*) ST. ASAPHS ROAD: 467.0'	CITY AVE: 467.3' BELMONT: 389.7' ST. ASAPHS ROAD: 269.5'
Impervious surface	70% maximum	76.6% (ENC)	69.5% With Reserve Structure 69.7%
Primary frontage	60%	N/A	CITY AVE: 60% BELMONT: 60% WEST: 60.5%
Frontage Yard Type	See §155-3.5	N/A	Urban Yard - Permitted
<i>*Existing Non-Conforming (ENC)</i>			
Building			
Build-to-Line	City Ave: 25' min, 40' max All Others: 20' min, 30' max	N/A	Building 3 (City): 31.7' Building 2 (City): 37.4' Building 2 (Belmont): 23.1' Building 1 (Belmont): 24.8' Building 1 (West): 29'

Floor area ratio (FAR)	0.7 (1.75 max with density bonus)	0.72	0.78 (using public gathering space* 0.15 density bonus)
Height	2 stories or 28' min	N/A	28'
* A public gathering space at this location is required as shown on the City Avenue District Official Map.			

PARKING

Reserve Request: The Applicant made a conditional use request that was reviewed by the Planning Commission on 11/04/24 and heard by the Township Hearing Officer on 11/11/24. The Applicant requested conditional use approval for reserve parking, pursuant to Code §155-8.3, to hold 60 parking spaces in reserve while undertaking the proposed land development project. If ever needed, a 36,000 SF lined parking structure with 237 parking spaces total will be constructed on the site of the currently proposed surface parking area between West Road and St Asaphs Road. The Township Hearing Officer recommended approval of the conditional use request to hold 65 spaces in reserve.

Vehicle Parking	# Spaces
Existing Office	344
Required for Proposed	339
TOTAL REQUIRED	683
Total Proposed	584
Conditional Use Recommended to Hold in Reserve	65
Additional Reserve to be Requested	34

Since the date of the Conditional Use Hearing, staff has asked the applicant to increase greening in the north lot and PennDOT has provided comments regarding potential future intersection improvements. Subsequently, the applicant will request to hold an additional 34 vehicle parking spaces in reserve. The Board of Commissioners will consider this request in July.

Electric Vehicle: While the proposed land development is subject to the electric vehicle requirements of §135-4.9(R), electric vehicle spaces are required to be installed only if the development requires more than 25 additional parking spaces. With 778 existing spaces and only 683 required spaces, the proposed development results in a net loss of parking. Regardless, the Applicant intends to install seven (7) electric vehicle spaces in addition to the six (6) spaces in the existing structured parking.



Bicycle Parking: The Applicant intends to host a bike share station on the Property to provide an active transportation option for employees, shoppers and nearby residents to navigate the City Avenue District and the Township's trail network. With support from Montgomery County, the Township is working with Indego Bike Share and coordinating with the City Avenue District and three sites, including 1 Belmont, to add publicly available bike share stations in or near City Avenue District. The 1 Belmont station will have 15 spaces and provide both conventional and electric bicycles.

PATHS AND PUBLIC GATHERING SPACE

The Property occupies a pivotal location on the Township's City Avenue District Official Map, situated almost in the center of the City Avenue zoning district and bounded by the Belmont Avenue primary axial north from City Avenue. The official map codifies the Township's commitment to install pedestrianways and multipurpose paths as development occurs in City Avenue and to transition of the area from being automobile-oriented to pedestrian-oriented.

The CAD Official Map requires a public gathering space on the Property and public multipurpose paths along City Avenue and St. Asaphs Road. While a multipurpose path is not required on the east side of Belmont Avenue, to enhance

connectivity and encourage pedestrian and active transportation access to the site, the Applicant proposes to install a 10'-wide path, exceeding the walkway width required.

The proposed public gathering space will be situated in the center of the Property at the intersection of the new West Road and North Road and will consist of two contiguous areas wrapping around Building 1 and fronting Belmont Avenue and West Road. The public gathering space will feature lawn and hardscape areas, moveable and bench seating, landscaping in large raised planters and shade trees.

Pedestrianways §155 Table 6.6.1	Required	Proposed
City Avenue	24' wide total 6' landscaped verge at curb 8' public multipurpose path 2' verge 8' public walkway	24' wide total 6' landscaped verge at curb 8' public multipurpose path 2' verge 8' public walkway
Belmont Avenue (City to West)	14' total 6' landscaped verge at curb 8' public walkway	17.5' total 7.5' landscaped verge at curb 10' public walkway
Belmont Avenue (West to St. Asaphs)		21' total 11' landscaped verge at curb* 10' public walkway
St. Asaphs Road	23' total 5' landscaped verge at curb 8' public multipurpose path 2' verge 8' public walkway	30' total 12' landscaped verge at curb* 8' public multipurpose path 2' verge 8' public walkway
<i>*Verge widths allow for potential future PennDOT intersection improvements.</i>		

Public Gathering Space (PGS) §155 Table 6.6.5	Required	Proposed
Size	5% lot size minimum Net Lot = 294,481 SF	14,724 SF

BELMONT AVENUE / ST. ASAPHS ROAD INTERSECTION

PennDOT is exploring intersection improvements at the intersection of Belmont Avenue and St. Asaphs Road. The Township is working with PennDOT to integrate intersection improvements into the Township's land use and circulation plans for the City Avenue District. As part of the approvals for previously approved plans (LD# 3889), the Applicant has modified its plans for the Property to accommodate the potential PennDOT project.

TOWNSHIP AND REGIONAL COMPREHENSIVE PLAN COMPLIANCE

The proposed project is located in the City Avenue Regional Center as defined by the [Land Use Element](#) of the 2016 *Lower Merion Township Comprehensive Plan*. The goal of the Regional Center is "to transform the predominant auto-oriented, office-based environment into a more functionally diverse live/work/shop environment." The proposed project will result in an overall more productive land use than the Property's existing use as surface parking. The addition of two minor streets will create smaller blocks and the implementation of streetscape improvements will result in a pedestrian-friendly environment in alignment with the intent of the CAD-RCA legislative code.

The City Avenue District area of Lower Merion Township is identified as a Regional Mixed Use Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, [Montco 2040: A Shared Vision](#). Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses, ideally with a clearly

defined public gathering space, internal road system, and over time, the possibility to “evolve with higher buildings, diverse uses and structured parking.”

ADDITIONAL REVIEWS

- **Township Engineer Review (attached):** The Township Engineer’s 06/27/25 review has been incorporated into the recommended conditions of approval.
- **Montgomery County Planning Commission (attached):** The County’s 06/27/25 comments encourage the applicant to explore additional architectural design elements to emphasize the human-scale of the development and to ensure the architectural and streetscape design work together to create a cohesive development in keeping with the goals of the City Avenue zoning district.
- **Civic Association:** The Applicant presented the proposed project to representatives of the Neighborhood Club of Bala Cynwyd civic association on October 28, 2024.

APPLICABLE STUDIES AND REPORTS

- *Potential Economic Impact of Redevelopment*, Economics Research Associates, 2007
- City Avenue Transportation Services Area Studies:
 - *Land Use Assumptions Report*, KSK Architects Planners Historians, Inc., 2010
 - *Roadway Sufficiency Analysis & Transportation Capital Improvement Plan*, McMahon Transportation Engineers & Planners, 2011
- *City Avenue District Official Map*, 2012
- *City Avenue Connectivity Plan*, Whitman, Requardt & Associates, LLP, 2014
- *City Avenue Landscape Master Plan*, SALT Design Studio, 2023
- *Commercial Retail Analysis*, MSC, 2023.

RELIEF REQUEST

The applicant has met the substantive design, landscape and stormwater requirements of the subdivision and land development ordinance. The applicant seeks relief from Code [§135-3.2\(A\)](#) to waive the Tentative Sketch review process and states that the purpose of the tentative sketch plan requirement has been satisfied for these reasons:

- The applicant has received considerable feedback from the Township including extensive comments from the Land Development Committee and multiple meetings with Township staff.
- The Tentative Sketch Plan and Conditional Use Application were reviewed by the Planning Commission at a public meeting on 11/04/24 and the Planning Commission recommended approval with recommended conditions.
- The applicant met with representatives of the Neighborhood Club of Bala Cynwyd who expressed no opposition to the project.
- The project underwent additional review through the Conditional Use process.

Standards for consideration of a waiver of requirements are stated in [§135-1.6](#):

§135-1.6 Waiver of Requirements.

Where, owing to special conditions, a literal enforcement of any of the requirements of this chapter would be unreasonable, would cause undue hardship or where an alternative standard can be demonstrated to provide equal or better results, the Board of Commissioners may make such reasonable exception thereto as will not be contrary to the public interest and that the purpose and intent of this chapter is observed. All requests for modifications shall be provided in writing and be part of the application for subdivision and/or land development. In the request for a modification, the applicant shall:

- A. State the ground and facts of unreasonableness or hardship on which the request is based or demonstrate that an alternative standard can provide equal or better results.
- B. List the provision(s) of the chapter involved.
- C. State the minimum modification necessary.

CONSIDERATIONS

1. Architectural Design

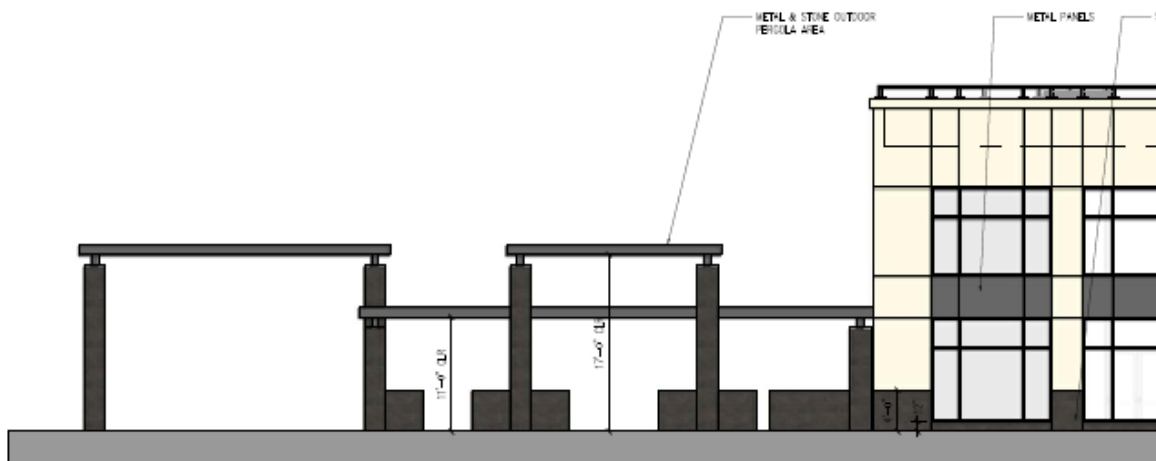
The Property's location at the intersection of City Avenue and Belmont Avenue makes it a key gateway site within City Avenue District with the potential to significantly impact the overall character of development on the City Avenue corridor. CAD-RCA zoning encourages higher density mixed- and multiple-use pedestrian-oriented development and recognizes the importance of City Avenue as a gateway community to the Township. It is essential that the design of the structures on the site, particularly at the City/Belmont corner, create an attractive and vibrant gateway to the Township and City Avenue District.

The architectural design elements included on the applicant's most recent submission aim at creating a gateway design at the City/Belmont corner. Opportunities may exist to further enhance the gateway and to create a more impactful pedestrian-oriented design that is integrated with landscaping and streetscape features through the use of material selection, façade articulation, wrapped awnings, and signage placement.

Within the context of the proposed development's location immediately adjacent to the 12-story existing office structure and on the busy City Avenue corridor, it is important that the architectural and site design provides a cohesive pedestrian-scaled environment in order to successfully achieve the intent of the zoning. The use of pergola extensions as a design feature on each of the proposed structures would be an effective design gesture to further enhance a human-scaled and welcoming environment and create a more cohesive site.



The design of Building 2, as shown by elevation facing City Avenue, includes a tower feature to accentuate the site's importance as a gateway site.



The design of Building 1 as shown here along the West Road facade effectively uses a pergola extension to create a pedestrian-scale environment.



The previously approved land development for the Property demonstrates a thoughtful pedestrian-oriented design including an at-grade primary facade entrance, pedestrian-scale signage and unique awning and window frame color.

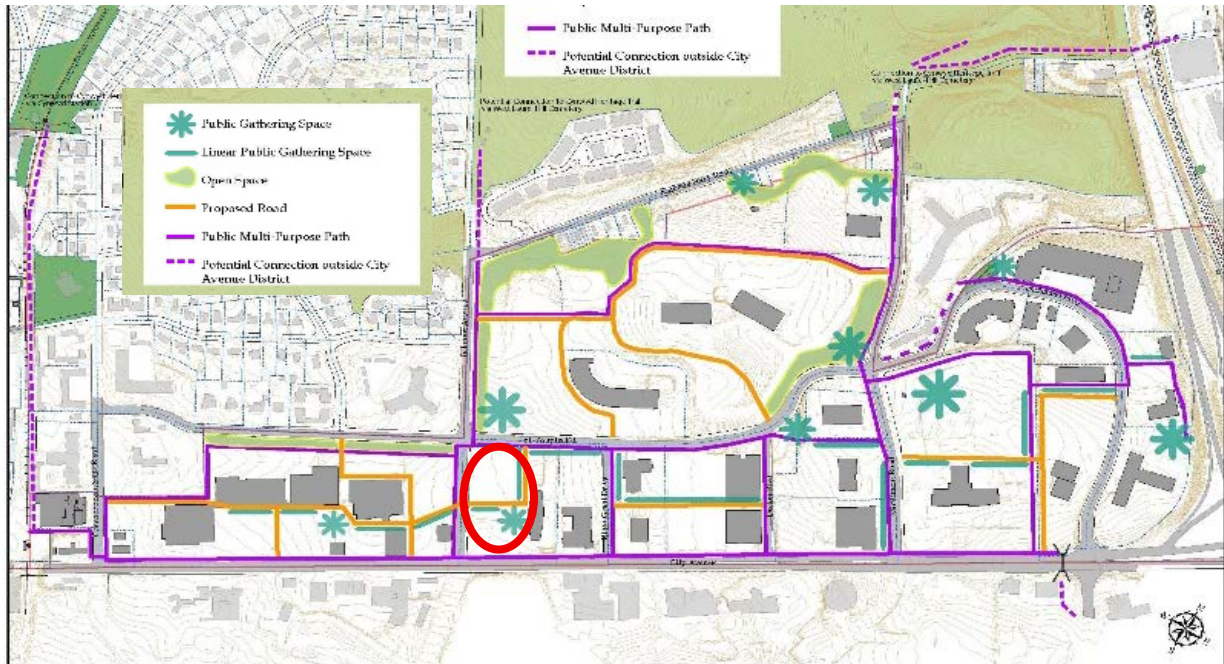
The following recommended conditions of approval (RCA) address this consideration:

- RCA 5. The applicant shall continue to work with staff on the overall architectural design of the structures, particularly Building 2, to ensure that the design adequately recognizes the site's importance as a Township and City Avenue gateway and to better align with the intent of the architectural design standards stated in §155-6.6(l)(5) and §155-3.9.
- RCA 6. Exterior wall materials shall be as per §155-3.9. Where stone is utilized on the walls facing public streets, the applicant shall consider materials that have a similar appearance to the type of stone in the existing wall to be removed along City Avenue. To enhance the pedestrian scale of the structures, stone or similar material shall be installed to a height of at least 12 feet on portions of walls facing public streets that are adjacent to pedestrianways. Final materials selection shall be approved by the Township.
- RCA 7. The applicant shall consider increasing the pedestrian scale of the overall plan through the use of pergola extensions along street frontages from each of the three structures.
- RCA 8. Building signage shall be mounted no higher than 20 feet as per §155-9.8(A)(5). The applicant shall consider installing signage on awnings or in the area immediately above the ground floor windows.

2. Public Gathering Space and Pedestrian Connections

As noted above, the Property is situated at the heart of the City Avenue District and the required multipurpose paths required by the City Avenue District Official Map are integral to the creation of the Township's pedestrian and active transportation network, connecting residents, employees and visitors to the Cynwyd Heritage Trail, Main Line Greenway and regional trail network.

The proposed public gathering space will be a centrally located within in the district as shown on the City Avenue District Official Map below and will complement the existing and future planned network of trails and pedestrian oriented spaces. With the presence of a rapidly growing residential community and active on-site and nearby office and commercial uses, the Property's public gathering space will be an axis of activity that will be accessible by a short walk or bike ride for many. Opportunity exists for future programming including the Bala Cynwyd Farmer's Market and other community events.

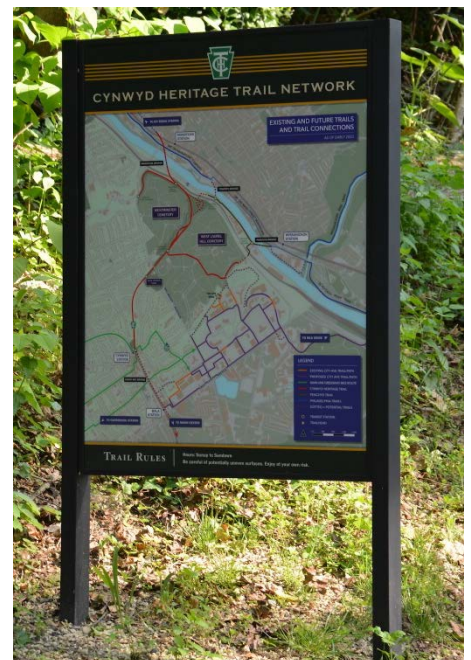


The City Avenue District Official Map shows the Township's vision for a network of public gathering spaces and trails through, and connecting to/from, the district. The Property is centrally located and will be an axis of activity.

This is an exciting time for trail and public space development in the Township. A number of current and proposed projects in the City Avenue District are spurring the implementation of the envisioned trail network and public gathering spaces. The installation of wayfinding signage and the bike share station will promote the development's location on the Township's trail network and the proposed food-related uses provided in the plan will provide a much-needed community resource and destination.

The following recommended condition of approval (RCA) furthers this consideration:

- RCA 55. The Applicant shall work with staff and the City Avenue District to design and install Wayfinding signage and Entry Plaque Signage to support the public gathering space and public trails. Wayfinding signage shall show the location of the proposed public gathering space and trails in relation to the City Avenue District, Cynwyd Trail and Pencoyd Landing trail networks, and include residential and commercial landmarks, bike share/transit infrastructure and locations accessible to the open space/trail network.



Wayfinding signage will show pedestrian and active transportation connections between the Property, City Avenue District and the Township's trail network.

ACTION

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

1. A recommendation on the request to waive the Tentative Sketch Plan.
2. A recommendation on the Preliminary Land Development Plan.



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 260.44

June 27, 2025

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

**Re: One Belmont Avenue
Preliminary Plan Review**

Dear Mr. Leswing:

In accordance with your request for the referenced submission, we have reviewed a set of thirty-five (35) plans dated 11-01-24, last revised 06-20-25, and associated stormwater management report dated 11-01-24, last revised 05-16-25, prepared by Bohler Engineering, LLC. We have also reviewed a Transportation Impact Study dated 05-15-25, prepared by Traffic Planning and Design, Inc. We offer the following comments for your consideration:

A. MAJOR ENGINEERING ISSUES

- ❖ **Traffic**—The proposed development is one of several pending major developments surrounding the intersection of Belmont Avenue and St. Asaph's Road which will collectively have a large impact on the existing roadway network. The revised site driveway location to Belmont Avenue has been coordinated with the proposed land development plans for the 121 City Avenue site. However, based upon recent meetings with PennDOT, the preferred improvement alternative at the intersection of Belmont Avenue and St. Asaph's Road has not yet been determined, and may require turn restrictions at the site driveway. The applicant must continue to work with the Township, the City Avenue Special Services District, PennDOT, and the adjacent developers to formulate an overall mitigation plan for the roads and intersections impacted by the development(s).

With the resolution of the preceding major engineering issues and the remaining comments in this letter incorporated, we recommend that the Preliminary Plan be approved.

B. ORDINANCE REQUIREMENTS

1. Section 101-6A(1)—All woody vegetation to be retained within twenty-five (25') feet of a building site or disturbed area shall be protected from equipment damage by fencing placed at the driplines. The location of the fence shall be provided. A detail shall be included on the plans that complies with township standards. The Township Arborist must approve the location of the tree protection fence if it is not indicated at the driplines.
2. Section 101-6A(6)—Grade changes around the driplines of trees to be retained shall be minimized. Impacted trees to remain shall be clearly identified. 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.

3. 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.
4. Section 121-12—For disturbance of over one acre, an NPDES Permit must be obtained from the Montgomery County Soil Conservation District prior to issuance of any permits.
5. Section 135-4.9(Q)—The Fire Marshal must approve the design for access and maneuverability.
6. Section 135-19B(8)—The sight distance for the proposed driveway locations must be shown on the plan and must meet the minimum safe stopping sight distance as specified by PennDOT. The Traffic Safety Unit of the Lower Merion Police Department must review the final drive configuration/location.
7. Section 135-4.4(F)—Concrete road control monuments shall be shown to be installed at the right-of-way at the intersection of each property line and at all changes in direction. Iron pins can be used with the concurrence of the Township Engineer.
8. 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.
9. Section 155-6.6(N)—The project is located within the City Avenue Special Services District. A transportation impact fee is applicable to this development.
10. Section 135-8.2(C)1—The Traffic Impact Study must address the following items:
 - a) Several intersections in the area experience a high number of crashes each year. The applicant shall identify and implement low-cost safety improvements at these locations, with particular emphasis on the intersection of St. Asaph's Road and Belmont Avenue. While PennDOT is advancing a safety improvement project that may include a roundabout at this intersection, the proposed development is expected to open before that project is completed. Therefore, the applicant must address current safety concerns through interim improvements until the PennDOT project is in place.
 - b) We concur with the recommendation in the study regarding the implementation of a center left-turn lane on Belmont Avenue along the site frontage. This improvement shall be shown on the revised land development and PennDOT Highway Occupancy Permit (HOP) plans.
 - c) The applicant shall provide further discussion and any supporting documentation for the Multimodal reductions applied to the trip generation estimates for the proposed retail land uses (High-Turnover Sit-Down Restaurant, Fast Casual Restaurant, and Bank). These projected reductions may not be considered when calculating the traffic impact fee for City Avenue District.
 - d) The study indicates that the queue of exiting traffic on West Road (site driveway) to Belmont Avenue will block the proposed parking lot access driveway on the north side of West Road. The parking lot access driveway to West Road must be relocated to the eastern side of the parking lot.
 - e) A flashing yellow arrow signal head on the proposed mast arm on the northeast corner of City Avenue and Belmont Avenue shall be installed. An additional three-section signal head for the through movement shall be included. The signal heads opposite the appropriate northbound Belmont Avenue travel lanes shall be aligned. These items are subject to review and approval from PennDOT and the City of Philadelphia.

- f) The applicant shall coordinate with the Philadelphia Streets Department Traffic Unit on any signal improvements on City Avenue. Provide coordination in future submissions.

C. ENGINEERING COMMENTS

1. The site access and work within the Belmont Ave and City Ave require PennDOT approval of a Highway Occupancy Permit. The proposed driveway on Belmont Ave shall be coordinated with the preferred Belmont Ave and St. Asaph's Road intersection improvement alternative as determined by PennDOT and Lower Merion Township.
2. Permits from the Public Works Department will be required for the proposed connections to the sanitary sewer.
3. The Zoning Officer must agree with the number and tabulation of the final parking demand schedule.
4. A Planting Plan must be approved by the Planning Department and the Township Arborist.
5. The Director of Building and Planning must approve the lighting plan.

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
Bohler Engineering, LLC

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 27, 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 #18-0322-009
SOPI – 1 Belmont Avenue

We have received a “SOPI” submission for the above-referenced subdivision and land development application as you requested on June 13, 2025. In addition, some updated plan sheets were received from the township staff on June 23, 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 #18-0322-007) 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 and noted that since our most recent full review letter (for submission MCPC #18-0322-007) the amount of commercial square footage proposed has not changed but the amount of proposed surface parking has been reduced from 262 spaces to 226 spaces and the amount of proposed on-street parking has been reduced from 22 spaces to 15 spaces. In addition, it appears that the proposed size of the public gathering space has been reduced from 16,262 square feet to 14,724 square feet. It was also noted that the alignment of proposed West Road has been altered and alternative site layouts taking into account a previously proposed roundabout at the intersection of Belmont Avenue and St. Asaph’s Road are no longer included. Other minor revisions include changes to the layout of the northern parking lot, architectural designs, and landscaping.

ADDITIONAL REVIEW COMMENTS

We feel that several comments from our January 30, 2025 review letter (please see Attachment B) may still be worthy of discussion. In addition, we wish to reiterate and update the following specific comments:

- Architectural Design. Development design standards for this zoning district are contained in §155-6.6.I. of the township’s zoning ordinance. We feel that the following development design standards are particularly applicable to the review of the applicant’s proposed architectural design:

- §155-6.6.I.(5)(a) – “Visual mass of all buildings shall be deemphasized through the use of architectural and landscape elements, including form, architectural features and materials, to reduce their apparent bulk and volume, to enhance visual quality and to contribute to human-scale development.”
- §155-6.6.I.(5)(c)[5] – “Building corners at intersections of public streets shall be visually emphasized through design features, such as changes in plane, fenestration patterns, balconies, building entries, bays, or similar features.”

Due to the development site’s prominent corner location within the City Avenue District, we encourage the applicant to continue to work with the township to explore additional design elements to emphasize the human-scale of the development and ensure the architectural and streetscape design work together to create a cohesive development in keeping with the goals of the City Avenue District. To that end we wish to offer the following specific design observations and suggestions, including example photographs, with a particular focus on the proposed corner building that will establish the streetscape pattern for both the City Avenue and Belmont Avenue frontages at this key gateway location:

- The proposed addition of a third floor on the outside corner of Building 2 has the potential to create an iconic feature at this prominent corner. However, the current shallow stepback at the third floor of this feature could have the potential to de-emphasize this feature, therefore we would suggest that the third-floor façade be flush with the lower levels.
- The placement and type of building signage can contribute to a more pedestrian-oriented feel. Often, the traditional “sign band” in a walkable setting is the space between the 1st and 2nd floor windows. In addition, projecting signs, rather than only flush-mounted wall signs, are more visible to pedestrians walking along the sidewalk.
- We suggest that at least one more, warmer-tone color and more natural building material could be added to the design. For example, the graphic below is from a 2022 rendering for a taller building at this same location. The use of warmer tones, such as the lighter-colored brick and wood tone on the upper floors, as well as the gold color metal accents around the windows and on the awning, created a unique architectural appearance that still complemented the gray tones of the existing One Belmont office building.



WDG
ONE BELMONT AVE, BALA CYNWYD, PA

CITY AVE, PERSPECTIVE

WA20006

- Greening Standards. We wish to reiterate that it appears that the applicant is using some elements of the plan that are required by other sections of the zoning (e.g., public gathering space for a FAR bonus, bike parking) towards the required greening standards.
- Landscape Plan. The landscaping requirements table on Sheet 1 of 11 of the landscape plan set does not appear to contain calculations demonstrating compliance with the buffer requirements around site elements such as dumpsters and loading areas (see §135-5.2.F.).
- Handicapped Parking and Access to Existing Office Building. Several handicapped parking spaces are shown on either side of a pedestrian walkway in the southern parking lot near the entrance to the existing office building. An ADA curb ramp is shown on either side of the pedestrian walkway connecting to a loading zone between ADA parking spaces on the civil plan set; however, no curb ramps in these locations are shown on the landscape plan.
- Proposed Bus Shelter. We commend the applicant for proposing to include a bus shelter as part of their development; however, the location of the bus shelter is not shown consistently across the civil site plan and landscape plan submissions. We wish to reiterate that the township has detailed design guidelines for bus stops and bus shelters in §135-4.9.K. of the township's subdivision and land development ordinance. For example, an ADA loading pad is required to be provided adjacent to the curb; however, a continuous landscaped verge is shown along the curb in front of the proposed bus shelter. Overall, we encourage the applicant to coordinate with SEPTA and the township to ensure the placement and design of the proposed bus shelter complies with all applicable standards.

ATTACHMENTS

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

Attachment B: MCPC #18-0322-007 Review Letter Dated January 30, 2025

**MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 30, 2025

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

Re: MCPC #18-0322-007
Plan Name: 1 Belmont Avenue
(17,700 sq. ft. commercial on approximately 6.76 acres)
Situate: City Avenue (N); Belmont Avenue (E)
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 17, 2025. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, KGSB, LLC, proposes to construct three new retail commercial buildings, primarily on an existing surface parking lot. An existing eleven-story, 219,390 square foot office building and an existing parking structure on the property are proposed to remain. The property is located in the township's CAD-RCA City Avenue District – Regional Center Area zoning district.

The proposed new buildings are:

- Building 1 located at the intersection of Belmont Avenue and proposed West Road is a single-story retail building containing 6,000 sq. ft.
- Building 2 located at the intersection of Belmont Avenue and City Avenue is a single-story bank building containing 3,500 sq. ft.
- Building 3 located on the City Avenue frontage of the site is a single-story retail building containing a total of 8,200 sq. ft.

Two new minor roads are shown from St. Asaph's Road and Belmont Avenue. A total of 262 surface parking spaces and 22 on-street parking spaces are shown, in addition to 344 parking spaces in the existing parking structure attached to the office building. A central public gathering space totaling 16,119 square feet in area is shown with frontage on Belmont Avenue and West Road.

Additional improvements shown at this time include widened sidewalks along the City Avenue, Belmont Avenue, and St. Asaph's Road frontages of the site; a public multi-purpose path along the City Avenue and St. Asaph's Road frontages of the site; new internal pedestrian pathways; and stormwater management facilities.

According to the information provided, the applicant is seeking conditional use approval to hold a portion of the minimum required parking in reserve and has provided site plan drawings showing the location of a potential parking garage structure in place of the northern surface parking lot. The parking structure, if constructed, would include 16,500 square feet of additional retail space.

In total, the sketch plan submission includes site layouts for four scenarios: a surface parking lot at the corner of St. Asaphs Road and Belmont Avenue, with or without a roundabout at that intersection, and a parking structure at the corner of St. Asaphs Road and Belmont Avenue, with or without a roundabout at that intersection.

COMPREHENSIVE PLAN COMPLIANCE

The City Avenue District area of Lower Merion Township is identified as a Regional Mixed Use Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. The proposed development will activate portions of an existing surface parking lot with new uses and create public amenities such as a central gathering space and improved sidewalks, which is generally consistent with the goal to "encourage development and transformative investment where infrastructure already exists."

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies the City Avenue District area as a Regional Center which is the primary growth area within the township. The proposed development of single-story commercial buildings amongst surface parking does not appear to significantly advance the goal of the Regional Center "to transform the predominant auto-oriented, office based environment into a more functionally diverse live/work/shop environment and a pedestrian-friendly district." However, the proposed development includes amenities that would improve this prominent property, including streetscape improvements, public gathering space, a bus shelter, and outdoor dining.

RECOMMENDATION

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

Based on the information provided, we have identified the following items related to the Lower Merion Township Zoning Ordinance that we feel should be addressed as part of any future land development submissions associated with this proposal:

- A. Frontage Occupation. Section 155-3.5.B.(1) of the township's zoning ordinance establishes how frontage occupation is calculated. Table 6.6.6 states that the minimum primary frontage required in the CAD-RCA zoning district is 60%. It appears that the applicant may be excluding pedestrianways from the frontage occupation calculation, which is permitted by §155-3.5.B.(1). We noted that the township's definition of "pedestrianway" is: "a public or private linear space or an area where the primary users are pedestrians and that may also accommodate bicyclists." In addition, §155-6.6.B.(4) provides additional standards for what is considered a "pedestrianway" within the CAD-RCA, including that "the pedestrianway shall begin at the curbline." The areas identified as "pedestrianway" on the proposed site plan appear to be short segments of additional pavement that may not meet all of the criteria for "pedestrianway".

In addition, the Primary Frontage Calculation Chart on Sheet C-103 states that some roads are "not a primary frontage", suggesting that the frontage occupation requirement may not apply to those frontages. However, the township's zoning ordinance broadly defines "primary frontage" as "the frontage of a lot facing onto a public or private street", which would appear to apply to more frontages within the development site.

Overall, we defer to the township regarding the applicability of this definition and the accuracy of the frontage occupation calculations provided.

- B. Minimum Building Height. Section 155-6.6.D.(5) establishes a minimum building height for the entire CAD-RCA district of 2 stories, or 28 feet, and that "the second-story floor area shall be equal to or greater than 75% of the grade-level building area." It appears that the applicant proposes single-story buildings.
- C. Maximum Driveway Width. Section 155-6.6.H.(2)(c) of the township's zoning ordinance states that the "maximum driveway width is two lanes and 22 feet unless a dedicated separate left-turn egress lane is required, based on a traffic study." The driveway off of St. Asaphs Road appears to be greater than 22 feet in width.
- D. Public Gathering Space Design. Standards related to public gathering space are contained in Table 6.6.5 of the township's zoning ordinance. We noted the following potential design questions related to the proposed public gathering space:
- "A minimum of 30% of the public gathering space shall be landscaped with trees, shrubs, and mixed plantings with year-round interest." *Sheet 1 of 11 of the landscape plan set states that 17.4% is landscaping.*
 - "One bicycle space shall be provided for every 300 square feet of public gathering space." *The proposed public gathering space size of 16,119 square feet would require 54 bicycle parking spaces. No proposed bicycle parking spaces were identified within the public gathering space.*
 - "Location of a public gathering space adjacent to a parking lot is discouraged." *The proposed public gathering space is directly adjacent to the surface parking lot on several sides.*

E. Development Design & Architecture Standards. Development design standards for this zoning district are contained in §155-6.6.I. of the township's zoning ordinance. We noted the following potential design questions related to the development design standards:

- §155-6.6.I.(5)(a) states that "visual mass of all buildings shall be deemphasized through the use of architectural and landscape elements, including form, architectural features and materials, to reduce their apparent *bulk and volume, to enhance visual quality and to contribute to human-scale development.*" *We encourage the applicant to explore additional design elements to emphasize the human-scale of the development. For example, the large, flat parapet wall faces and flush-mounted signage appear to create more of an auto-oriented appearance. Additional roofline articulation and projecting signs oriented towards the pedestrian realm could be beneficial.*
- §155-6.6.I.(5)(c)[4] states that "the second story and above of primary front facades shall contain a minimum of 20% of the façade as clear windows." *It is unclear if this requirement would apply to the proposed buildings.*
- §155-6.6.I.(5)(c)[5] states that "building corners at intersections of public streets shall be visually emphasized through design features [...]." *We encourage the applicant to incorporate additional design features to accentuate the prominent building corner at City Avenue and Belmont Avenue.*

F. Greening Standards. Sheet 1 of 11 of the landscape plan set contains information on how the applicant proposes to comply with the greening standards, as required by §155-6.6.K.(2) of the township's zoning ordinance. However, it appears that the applicant is using some elements of the plan that are required by other sections of the zoning (e.g., public gathering space for a FAR bonus, bike parking) towards the greening standards.

In addition, the tables on Sheet 1 of 11 of the landscape plan refer to an outdated section of the township's subdivision and land development ordinance. Greening standards requirements are now contained in §135-5.5.

G. Street Screens. Section 155-8.4.C.(1) of the township's zoning ordinance states that surface parking "shall be masked from frontages by a building, liner, or street screen." A proposed screen wall is shown on the landscaping plan, but is not shown on the civil site plan.

H. Parking Space Dimensions. Table 8.5.1. of the township's zoning ordinance establishes minimum dimensions for off-street parking. It appears that some of the parking spaces within the northern parking lot do not currently meet these minimum dimensions.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this proposal:

A. Public Gathering Space Design. Future versions of the plans should specify how the proposed public gathering space complies with the public gathering space regulations in §135-4.6.B. of the township's subdivision and land development ordinance.

- B. Sidewalk across Driveways. Section 135-4.9.F.(2)(a) requires that “the grade and paving of the sidewalk shall be continuous across driveways.” Future versions of the plan should be revised to show the grade and pavement material of the proposed sidewalk extending across all of the proposed driveways, such as the driveways from West Road and North Road into the northern parking lot.
- C. Pedestrian Access within Parking Lot. Section 135-4.9.Q.(7) contains standards for pedestrian pathways and crosswalks that apply to all surface parking lots with 10 or more new parking spaces. The proposed site plan does not appear to provide any pedestrian pathways through the northern parking lot.
- D. Landscape Plan. We have identified the following comments related to the proposed landscape plan as it relates to standards in the township’s subdivision and land development ordinance:
- The landscaping requirements table on Sheet 1 of 11 of the landscape plan set does not appear to contain calculations demonstrating compliance with the buffer requirements around site elements such as dumpsters and loading areas (see §135-5.2.F.).
 - The northern parking lot, which appears to be a partial reuse of the existing parking lot, does not appear to comply with the parking lot landscaping design standards, such as the requirement that a planting island of at least 340 square feet in area be provided every 12 parking spaces (see §135-5.3). Sheet C-305 contains an alternative layout for the northern parking lot incorporating additional planting islands. We support this alternative layout that would markedly improve the distribution of the proposed tree canopy and visual appearance of this prominent corner of the site and encourage the applicant to pursue this design. If parking spaces that would be lost with the addition of plantings islands need to be replaced, it appears that additional parking spaces could be provided along the West Road frontage of the northern parking lot.
 - Several trees are proposed to be planted in large planters within the public gathering space. We support this innovative design choice, but feel that additional information could be helpful to determine if the proposed planters will provide the required amount of soil volume (see §135-5.8.C.). Irrigation systems or other methods to ensure proper watering of trees in planters may also be beneficial.

VEHICULAR CIRCULATION

- A. Intersection of West Road with Belmont Avenue. A new road labeled West Road is proposed to be constructed through the site and is shown intersecting Belmont Avenue less than 150 feet from the proposed roundabout with St. Asaph’s Road. It is our understanding that additional development, including the construction of a new road intersecting Belmont Avenue, is being proposed on the adjacent site at 121 E. City Avenue. We strongly encourage the applicant to continue to coordinate proactively with the adjacent property owner, PennDOT, and Lower Merion Township to determine the best location for a new intersection along Belmont Avenue, which is a State road. Such discussions could also explore whether a traffic signal at this new intersection would be warranted and whether a pedestrian crossing could be safely accommodated at this location.
- B. Placement of Driveway into Northern Parking Lot. The access driveway into the northern parking lot off of West Road is shown in close proximity to the external road of Belmont Avenue. Given this close proximity, it appears likely that queuing cars on West Road waiting to exit the site could potentially block cars from entering or exiting the northern parking lot at this location.

PEDESTRIAN CIRCULATION

- A. Handicapped Parking and Access to Existing Office Building. Several handicapped parking spaces are shown on either side of a pedestrian walkway in the southern parking lot near the entrance to the existing office building. An ADA curb ramp is shown on either side of the pedestrian walkway connecting to a loading zone between ADA parking spaces on the civil plan set; however, no curb ramps in these locations are shown on the landscape plan.
- B. Handicapped Parking and Access in Reserve Parking Structure. With regards to the parking structure proposed to be held in-reserve, additional retail space is shown within the parking structure. A single handicapped parking space is shown on the ground floor of the parking structure with additional spaces on upper levels. If plans for the parking garage progress, we encourage the applicant to include an ADA-accessible pathway and marked crossings, if applicable, between the handicapped parking and all proposed retail spaces.

PUBLIC TRANSIT

A proposed bus shelter is shown along City Avenue near the intersection with Belmont Avenue. The township has detailed design guidelines for bus stops and bus shelters in §135-4.9.K. of the township's subdivision and land development ordinance. We encourage the applicant to coordinate with SEPTA and the township to ensure the placement and design of the proposed bus shelter complies with all applicable standards.

STREET TREE PLANTING

We commend the applicant for proposing to plant over 70 street trees to create a cohesive and attractive streetscape throughout the large site. We noted that some street trees are proposed to be planted within landscaped verge strips and other street trees are proposed to be planted in tree pits meeting or exceeding the minimum opening size. However, it is unclear how the minimum soil volume for street trees (§135-5.1.C.(9)) will be provided. In addition, the proposed tree grates must comply with the standards in §135-5.1.C.(9)(a). Alternatively, we encourage the applicant to explore utilizing linear tree plantings areas, as shown in the graphic below from §135-5.8.C. of the township's subdivision and land development ordinance.



FUTURE ROUNDABOUT

The applicant has provided site plans for the intersection of St. Asaphs Road and Belmont Avenue for four scenarios: a surface parking lot at the corner of St. Asaphs Road and Belmont Avenue, with or without a roundabout at that intersection, and a parking structure at the corner of St. Asaphs Road and Belmont Avenue, with or without a roundabout at that intersection. In the development scenario where the parking structure is constructed without a roundabout, it appears that a large landscaped area would be created. If this development scenario progresses, we encourage the applicant to consider creative uses of this area, even if it is temporary. For example, planting this area with a meadow mix could provide additional benefits for pollinators and stormwater management, while also requiring less maintenance in the interim. In addition, the site design in this scenario should consider where pedestrian entrances and walkways to the retail space on the western side of the parking garage would be provided.

ELECTRIC VEHICLE CHARGING STATIONS

The applicant proposes to include seven electric vehicle charging stations in the southern parking lot along the Belmont Avenue frontage. Symbols that appear to indicate electric vehicle charging equipment are shown on the civil site plan; however, these structures are not shown on the landscape plan. In addition, the required screen wall (which is shown on the landscape plan but not the civil site plan) appears to be proposed in the same vicinity. We suggest that the civil site plan and landscape plan be revised to show all proposed improvements in order to determine whether the electric vehicle charging equipment will impact the placement of the proposed screen wall and landscaping in the same vicinity of the parking lot.

BICYCLE PARKING

Several bike racks are shown around the site, primarily along the frontages of West Road and within areas labeled as “pedestrianway” along the City Avenue frontage. We feel that providing bike racks closer to the primary entrances of the proposed commercial buildings would be beneficial, depending on the specific uses proposed. In addition, we encourage the applicant to explore providing bicycle parking for the existing office building.

CITY AVENUE STREETSCAPE

The applicant appears to be providing a unique combination of pathways and streetscape elements and other pedestrian amenities along the City Avenue frontage; however, additional information, such as cross-sections, may be beneficial to understand how the various streetscape elements also relate to the grade on this portion of the site. For example, the civil site plan shows stairs along the City Avenue frontage of Building 2 and several areas of sidewalk that ramp and require handrails.

MULTI-PURPOSE PATHWAYS

We recommend that clearly marked crosswalks be added where any proposed multi-purpose pathway crosses a driveway or new minor street.

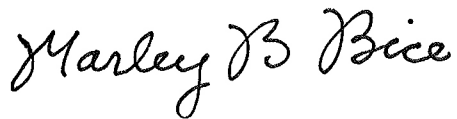
CONCLUSION

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 commercial 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 (#18-0322-007) on any plans submitted for final recording.

Sincerely,



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

c: George Broseman, Applicant's Representative
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
Fran Hanney, Scott Burton, Paul Lutz, PennDOT

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



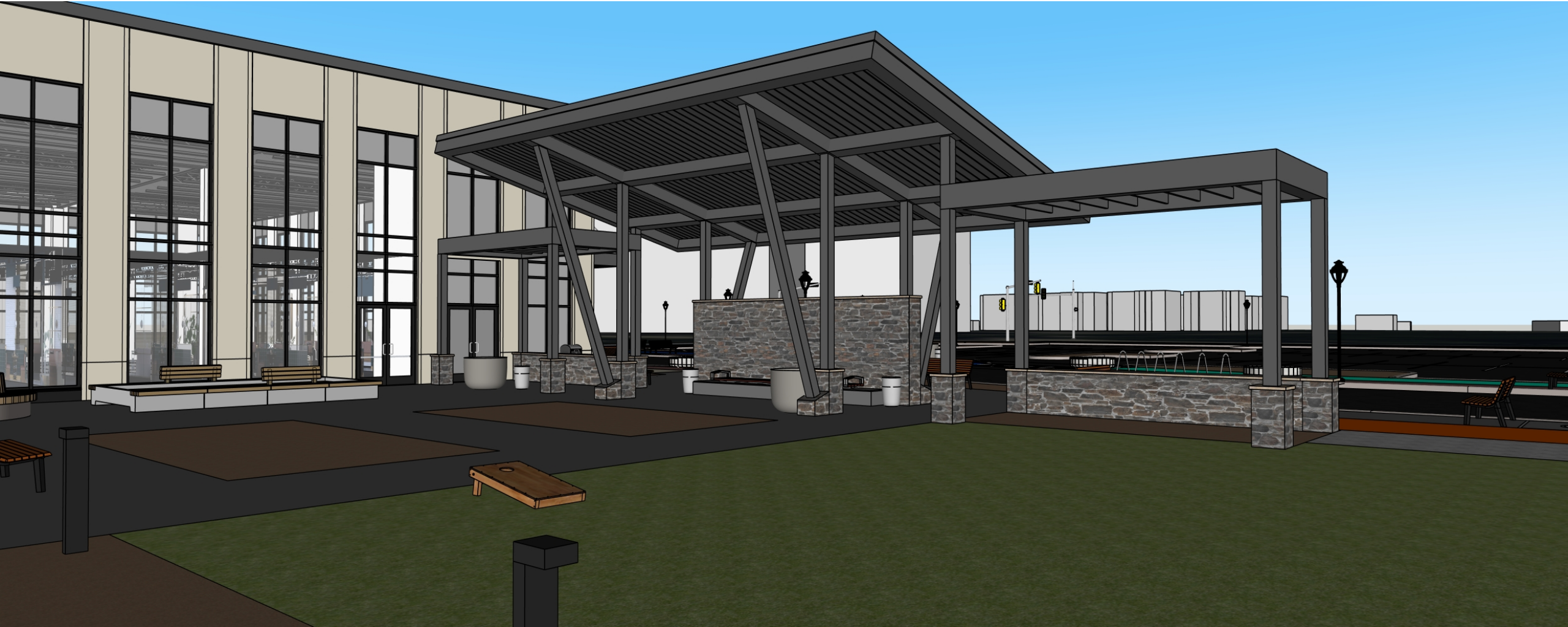
Building 1 – View from Belmont Ave at West Rd



Building 1 – View from Belmont Ave



Building 1 & Pergola – View from West Rd



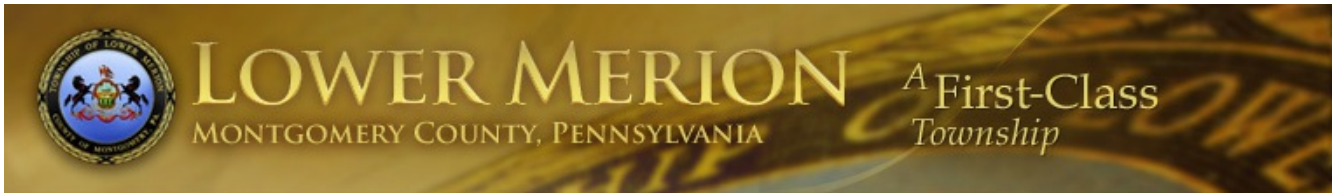
Pergola – View from Public Gathering Space



Buildings 2 & 3 – View from Belmont Ave at E City Ave



Buildings 2 & 3 – View from Parking Lot (towards E City Ave)



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER A180, HISTORIC RESOURCE INVENTORY - ADD OR AMEND HISTORIC RESOURCES

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.

This ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held August 4, 2025 and duly advertised in the August 31, 2025 and September 7, 2025 editions of the Main Line Times & Suburban.

ATTACHMENTS:

Description	Type
❏ Proposed Ordinance - Chapter A180 Amendments	Ordinance
❏ MPC Letter - Chapter A180 Amendments	Backup Material

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	Class 1
BM053	600 Black Rock Road	Class 1

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
MS083	468 Rockland Avenue	Class 2

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	Class 1
O-MC2	Brookway Road, at intersection of Bowman Avenue	Class 1
O-MC3	Cherry Bend, at intersection with Brookway Road	Class 1

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

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

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	225 215 Lippincott Avenue	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 Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter A180 prior to the adoption of this amendment.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 17, 2025

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

Re: MCPC #25-0130-001
Historic Resource Inventory Amendments
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on June 25, 2025. We forward this letter as a report of review and recommendations.

BACKGROUND

The proposed amendments will amend the list of structures and objects listed on the township's Historic Resource Inventory, Chapter A180 of the Township Code. Section A180-1.(A) is proposed to be amended generally as follows:

- To change the designation of two historic resources and several historic objects from Class 2 to Class 1
- To add 468 Rockland Avenue as a new Class 2 resource
- To add several historic objects as new Class 1 resources
- To remove several resources that were determined to be either demolished, previously removed, or nonexistent parcels
- To correct the address of 215 Lippincott Avenue from 225 Lippincott Avenue

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposed zoning ordinance amendment to amend their Historic Resource Inventory. The Sustainable Places Element of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision* calls for continued cooperation to preserve historic properties and landscapes. We commend the township for working to expand their historic preservation activities.

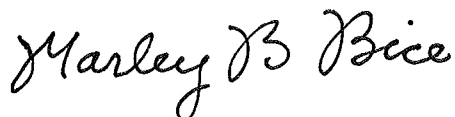
CONCLUSION

The Montgomery County Planning Commission supports the proposed zoning ordinance amendments without comment as we have not identified any significant issues.

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 proposed amendments will be made by the municipality.

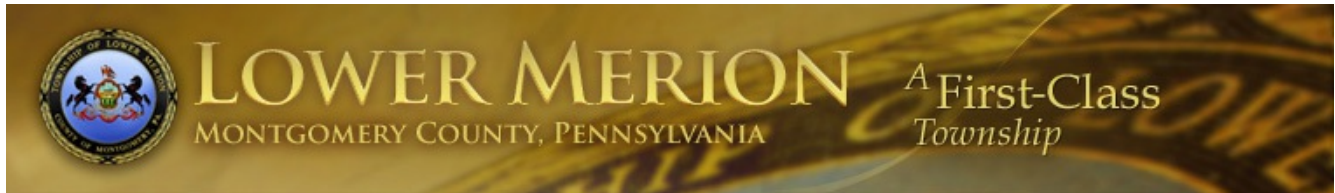
Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



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

c: Ernie B. McNeely, Twp. Manager
Brandon Ford, Asst. Twp. Manager
Jody Kelley, Twp. Secretary
Gilbert P. High, Jr., Esq., Twp. Solicitor
Joseph Mastronardo, P.E., Twp. Engineer
Charles Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Hope Viviani, Twp. Planning Technician



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - MINOR ZONING EDITS ROUND 7

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 Neighborhood Fulfillment And Distribution Center, and Outdoor Temporary Sales Event; 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; 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.

This ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held August 4, 2025 and duly advertised in the August 31, 2025 and September 7, 2025 editions of the Main Line Times & Suburban.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Proposed Ordinance - Minor Zoning Amendments	Ordinance
<input type="checkbox"/> MPC Letter - Minor Zoning Amendments	Backup Material

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 Neighborhood Fulfillment And Distribution Center, And Outdoor Temporary Sales Event; 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; 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 Neighborhood Fulfillment Center and Outdoor Temporary Sales Event as follows:

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.

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.

(1) ~~(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</u> <u>Temporary</u> <u>Sales</u> <u>Event</u>			<u>R</u>	<u>R</u>	<u>R</u>		<u>R</u>			<u>R</u>	<u>R</u>	<u>R</u>

PROPOSED

[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>A OTSE shall be limited to 16 weeks 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 , as required by §135-5.2F.</u><u>OTSEs shall cease daily operations prior to 10:00pm each day.</u><u>One non-illuminated 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><u>The ground floor of the primary front façade shall comply with 155-3.9D, Storefronts.</u>		

Section 6. 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 7. 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 8. 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 9. 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 10. 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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR

JAMILA H. WINDER, VICE CHAIR

THOMAS DIBELLO, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 8, 2025

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

Re: MCPC #25-0164-001

Zoning Ordinance Amendment: Definitions and Regulations for Neighborhood Distribution Frontages
and Parking Notes
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced zoning ordinance text amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on August 8, 2025. We forward this letter as a report of review and recommendations.

BACKGROUND

The proposed amendments will amend the township's zoning ordinance to add definitions and regulations for two new uses: "neighborhood fulfillment and distribution center" and "outdoor temporary sales event". In addition, the proposed amendments will clarify regulations for accessory structures in secondary frontage yards and clarify that minimum parking requirements shall be calculated based on "floor area."

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning ordinance amendments. However, in the course of our review we have identified the following issues that the township may wish to consider prior to ordinance adoption. Our review comments are as follows:

REVIEW COMMENTS

PERMITTED LOCATIONS

As proposed, the new use: "neighborhood fulfillment and distribution center" would be permitted (with certain regulations) in the Village Center, Town Center 1 and 2, Light Industrial, Rock Hill Road, Bryn Mawr Village

District 1, 2, 3, and 4, and City Avenue District (CAD) – Regional Center Area, CAD – Bala Cynwyd Retail, and CAD – Bala Village zoning districts. The township may wish to consider whether the zoning districts where this new use would be permitted could be further refined. For example, we suggest that the “neighborhood fulfillment and distribution center” use may be less appropriate in the Village Center District, Bryn Mawr Village District 1 and 2, and the City Avenue District – Bala Village District.


CONCLUSION

We wish to reiterate that MCPC generally supports the proposed zoning ordinance amendments; however, we believe that our suggested revisions will better achieve Lower Merion Township’s planning objectives for commercial zoning.

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 proposed amendments will be made by the municipality.

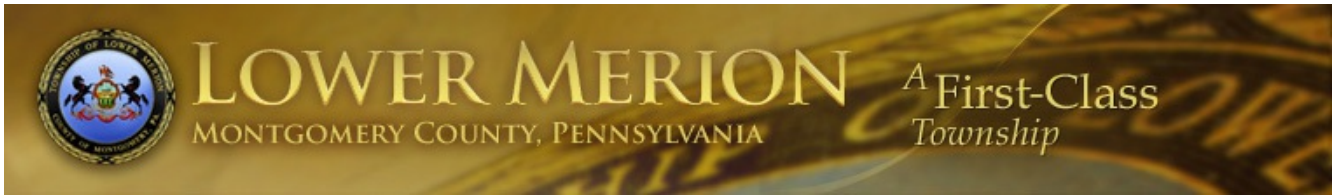
Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



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

- c: Ernie B. McNeely, Twp. Manager
- Brandon Ford, Asst. Twp. Manager
- Jody Kelley, Twp. Secretary
- Gilbert P. High, Jr., Esq., Twp. Solicitor
- Joseph Mastronardo, P.E., Twp. Engineer
- Charles Doyle, Twp. Asst. Dir. of Planning
- Colleen Hall, Twp. Senior Planner
- Holly Colello, Twp. Planner
- Sarah Carley, Twp. Planner



AGENDA ITEM INFORMATION

COMMITTEE: Building and Planning Committee

ITEM: PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - MODERATE-INCOME HOUSING (MIH)

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 the LDR3 District.

This ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held August 4, 2025 and duly advertised in the August 31, 2025 and September 7, 2025 editions of the Main Line Times & Suburban.

ATTACHMENTS:

Description	Type
❑ Proposed Ordinance - Moderate Income Housing	Ordinance
❑ MPC Letter - Moderate Income Housing	Backup Material

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 The LDR3 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 District 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

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 8, 2025

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

Re: MCPC #25-0163-001
Zoning Amendment: Moderate-Income Households
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on August 8, 2025. We forward this letter as a report of review and recommendations.

BACKGROUND

The proposed amendments will amend the township's zoning ordinance to incentivize the inclusion of "moderate income housing" (as currently defined in the Supplemental Use Regulations section) in developments in the LDR3 Low-Density Residential zoning district, within the Open Space Overlay District (which applies to parcels of 5 or more acres).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning ordinance amendments. However, in the course of our review we have identified the following issues that the township may wish to consider prior to ordinance adoption. Our review comments are as follows:

REVIEW COMMENTS

YIELD FRONTAGE REFERENCE

Proposed §155-7.2.H.(1) refers to "yield frontage requirements" which does not appear to be a term currently used in the zoning ordinance. If this language is meant to refer to the requirement to demonstrate minimum lot width from the underlying zoning district in the yield plan, we recommend that this terminology be modified.



CONCLUSION

We wish to reiterate that MCPC generally supports the proposed zoning ordinance amendments; however, we believe that our suggested revisions will better achieve Lower Merion Township's planning objectives for residential zoning.

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 proposed amendments will be made by the municipality.

Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink that reads "Marley 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: Ernie B. McNeely, Twp. Manager
Brandon Ford, Asst. Twp. Manager
Jody Kelley, Twp. Secretary
Gilbert P. High, Jr., Esq., Twp. Solicitor
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