

**BOARD OF COMMISSIONERS**

**TODD M. SINAI, PRESIDENT**

**December 17, 2025 - 6:30 PM**

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Presentation: To outgoing members of the Board of Commissioners: Joshua L. Grimes, Ward 2; Anthony C. Stevenson, Ward 4; Andrew S. Gavrin, Ward 6; Shawn Kraemer, Ward 8; and, Rick Churchill, Ward 14.**
- 4. Approval of Minutes**
  - a. Minutes of a special meeting of the Board of Commissioners held on November 12, 2025 and a stated meeting of the Board of Commissioners held on November 19, 2025, as distributed.
- 5. Announcements**
  - a. The Board met in Executive Session on December 3, 2025 and December 10, 2025 and will meet on December 17, 2025 to receive reports from its professional staff.
  - b. Thursday, December 25, 2025, Christmas Day and Thursday, January 1, 2026, New Year's Day are legal holidays. The Township Administration Building and Libraries will be closed for business, and there will be no refuse or recycling collection.
  - c. The 64th Biennial Reorganization Meeting of the Board of Commissioners will be held on Monday, January 5, 2026 at 7:00 p.m. in the Board Room of the Township Administration Building.
  - d. Monday, January 19, 2026, Martin Luther King, Jr. Day is a legal holiday. The Township Administration Building and Libraries will be closed for business, and there will be no refuse or recycling collection.
- 6. 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.**

**7. 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.**

**8. 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. **RECEIPT OF LOWER MERION TOWNSHIP HOUSING NEEDS ASSESSMENT AND ACTION PLAN**
- c. **APPROVAL OF CERTIFICATES OF APPROPRIATENESS**
- d. **AWARD OF CONTRACT - COUNTY LINE ROAD IMPROVEMENTS**
- e. **RESOLUTION - 2026 REAL ESTATE TAX CREDIT CRITERIA FOR FIREFIGHTER/AMBULANCE VOLUNTEERS**
- f. **APPROVAL OF PROPOSED 2026 BUDGET AMENDMENT - CONTRIBUTIONS TO OUTSIDE AGENCIES**
- g. **APPROVAL OF 2026 BUDGET AMENDMENT - FUNDING FOR ELECTRIC LEAF BLOWER EQUIPMENT**
- h. **APPROVAL OF 2026 NON-UNION EMPLOYEE WAGE INCREASES**
- i. **APPROVAL OF 2026 POLICE MANAGEMENT EMPLOYEE WAGE INCREASES**
- j. **AWARD OF CONTRACT - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OWNER-OCCUPIED HOUSING REHABILITATION SERVICES**

**9. Building and Planning Committee**

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

**10. Finance Committee**

- a. **REJECTION OF BIDS - UNION FIRE RENOVATIONS**
- b. The Consent Calendar contains items referred from the December 3, 2025 meeting of this Committee (items d - i).
- c. A meeting of Finance Committee will be held on Wednesday, December 17, 2025 at approximately 6:20 p.m. at which time the following item may be referred to the Board of Commissioners for action: Authorization to Accept A Proposal for Property and Liability Insurance Coverage. Additional information may be found on the agenda for the aforementioned Finance Committee meeting.

**11. Grants & Community Development Committee**

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

**12. Public Hearings & Adoption of Ordinances**

- a. **ADOPTION OF ORDINANCE - 2025 DEFICIENCY**
- b. **ADOPTION OF ORDINANCE - 2026 TAX LEVY AND APPROPRIATIONS**
- c. **PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - Tobacco Retailer & Lot Occupation Zoning Amendments**
- d. **PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - Freestanding Ground & Monument Signs Zoning Amendment**
- e. **ADOPTION OF ORDINANCE - CHAPTER 138, TAXATION - IMPLEMENTATION OF ACT 58 AFFORDABLE HOUSING INCENTIVES**
- f. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - PARKING METER RATE REVISIONS**
- g. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - LANCASTER AVENUE SPEED LIMIT AND NO TURN ON RED RESTRICTIONS**

**13. Unfinished Business**

**14. New Business**

**15. Adjournment**



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

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:

6 Old Gulph Road Subdivision (LOWM 231.86)

Escrow Release No. 6 (FINAL)

Amount \$ 32,688.00

268 W Montgomery Avenue (LOWM 260.49)

Escrow Release No. 1

Amount \$102,695.00



**Township of Lower Merion**  
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## **AGENDA ITEM INFORMATION**

COMMITTEE: Building & Planning

ITEM: **RECEIPT OF LOWER MERION TOWNSHIP HOUSING NEEDS ASSESSMENT AND ACTION PLAN**

Consider for approval to receive the Lower Merion Township Housing Needs Assessment and Action Plan.



**Township of Lower Merion**  
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## AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

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 December 10, 2025:

- a) 56 East Lancaster Avenue, Ardmore Commercial Center Historic District, 25-28 - approval to alter a storefront with new transom windows and door inspired by the building's original 1926 design and to install a new limestone veneer masonry base, citing Secretary of the Interior's Standard 9.
- b) 16 West Lancaster Avenue (Rear), Ardmore Commercial Center Historic District, 25-29 - approval to add a ground floor door opening to the east (side) façade of the rear section of the building, citing Secretary of the Interior's Standard 9.



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## AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT - COUNTY LINE ROAD IMPROVEMENTS**

Consider for approval to award a contract for County Line Road Improvements to the following low bidder in accordance with the bids received on Thursday, November 13, 2025 at 11:00 A.M. prevailing time and the recommendation of the Finance Committee:

G&B Construction Group

|                    |              |
|--------------------|--------------|
| Total Lump Sum Bid | \$386,941.63 |
|--------------------|--------------|



**Township of Lower Merion**  
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## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **RESOLUTION - 2026 REAL ESTATE TAX CREDIT CRITERIA FOR FIREFIGHTER/AMBULANCE VOLUNTEERS**

Consider for adoption a Resolution approving the 2026 criteria for the Real Estate Tax Credit for volunteer firefighters or volunteer emergency medical service personnel to qualify for the rebate of 2025 Township Real Estate taxes.

**ATTACHMENT(S):**

[Resolution - 2025 Volunteer Tax Credit Criteria](#)

**TOWNSHIP OF LOWER MERION**

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, on November 15, 2017, the Board of Commissioners of the Township of Lower Merion adopted Ordinance No. 4123 amending the Code of the Township of Lower Merion, Chapter 78, Fire Prevention, by the addition of a new Article VI, Volunteer Service Credit Program, enacting Real Estate Tax Credits for volunteer members of volunteer fire companies comprising the Lower Merion Fire Department and for volunteer members of Narberth Ambulance; and establishing administrative procedures and appeals; and

**WHEREAS**, the provisions of Chapter 78, Article VI, require that the Board of Commissioners establish, by Resolution, the annual criteria that must be met to qualify for credits under the program.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Lower Merion that the following criteria for 2026 are established for the purpose of implementing the Volunteer Service Credit Program for 2025 Township taxes:

**2026 LOWER MERION FIRE DEPARTMENT CRITERIA**

- 1) Firefighter must be certified to the Firefighter I level;
- 2) The following is a list of activity points which are to be adhered to by all companies of the Lower Merion Fire Department when entering points into the Fire Department database for the purpose of applying for the Volunteer Service Tax Credit. A total of 200 points must be accumulated in order to meet the criteria:

| Activity                                                                                               | Point | Purpose                                                                                                         |                                                            |
|--------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Standard fire call response*                                                                           | 2     | Standard credit.                                                                                                | <i>(Firefighter must earn at least 75 of these points)</i> |
| Meetings                                                                                               | 2     | Standard credit.                                                                                                |                                                            |
| Training drills*                                                                                       | 2     | Extra point due to time commitment and to encourage training.                                                   |                                                            |
| 4-hours of Military Service Time, either in Active or Active Reserve status, as defined in Section IV. | 1     | For members who have been activated for duty or who attend required reservist training. **                      |                                                            |
| 4-hours of in-station duty time                                                                        | 1     | Incentive to increase staffing levels of first out responding apparatus in order to help reduce response times. |                                                            |
| 4-hours of training for which a certificate will be issued.                                            | 1     | Encourage formal training to improve effectiveness and safety.                                                  |                                                            |
| Years of Service                                                                                       | 1     | Extra point for each year of active service.                                                                    |                                                            |
| Leadership Roles                                                                                       | 10    | a. Chief Officer                                                                                                |                                                            |
|                                                                                                        | 5     | b. Line Officer                                                                                                 |                                                            |
|                                                                                                        | 10    | c. Elected Board Member/ Administrative Officer                                                                 |                                                            |
|                                                                                                        | 5     | d. Committee Chair                                                                                              |                                                            |
|                                                                                                        | 2     | e. Committee Member                                                                                             |                                                            |

| Activity                                                                                                                 | Point | Purpose                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------|
| Other Activities                                                                                                         | 2     | a. Fundraising Events - 2 points per every 8 hours                                                  |
|                                                                                                                          | 10    | b. Completion of a Fire Department Physical<br>(Points awarded annually)                            |
|                                                                                                                          | 10    | c. Certification as a Firefighter I in accordance with NFPA standards<br>(Points awarded annually)  |
|                                                                                                                          | 10    | d. Certification as a Firefighter II in accordance with NFPA standards<br>(Points awarded annually) |
| <i>Other points may be awarded as deemed necessary by the Fire Company Chief and approved by the Chief Fire Officer.</i> |       |                                                                                                     |

\* While in active military or reserve status as indicated in Section IV, firefighters shall receive points as assigned in Section VI for each call responded to by their home company and for each home company drill missed. The volunteer shall also be awarded points for training time as indicated in the chart in Section VI. The maximum number of points awarded for active military or active reserve service during a calendar year is 90.

\*\* Credit for Military Service Time is awarded to military training required as part of reservist duties.

2026 NARBERTH AMBULANCE CRITERIA

The following is a list of activity points which are to be adhered to by Narberth Ambulance when entering points into the Fire Department database for the purpose of applying for the Volunteer Service Tax Credit. A total of 115 points must be accumulated in order to meet the criteria:

| Activity                                                                                                                              | Points | Purpose                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------|
| Staff 6-hour shift                                                                                                                    | 4      | To provide incentive to increase on duty response.                  |
| Standby/PR events                                                                                                                     | 4      | To provide incentive to increase community presence.                |
| Meetings/Outreach programs                                                                                                            | 2      | Extra points for completion of Operational or administrative tasks. |
| 1-point per year of active duty                                                                                                       | 1      | Extra points for years of service.                                  |
| <i>Other points may be awarded as deemed appropriate by the Ambulance Corps Company Chief and approved by the Chief Fire Officer.</i> |        |                                                                     |

**RESOLVED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF COMMISSIONERS  
TOWNSHIP OF LOWER MERION

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

ATTEST:

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



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## AGENDA ITEM INFORMATION

COMMITTEE: Finance

### ITEM: **APPROVAL OF PROPOSED 2026 BUDGET AMENDMENT - CONTRIBUTIONS TO OUTSIDE AGENCIES**

Consider for approval to amend the Proposed 2026 Budget to increase the 2026 General Fund Non-Departmental budget by \$1,990 and to allocate the funds to certain non-profit organizations as shown below, and to increase the 2026 General Fund Fire Department budget by \$5,000 and to allocate the funds to Narberth Ambulance.

#### Outside Organizations

|                                       |           |
|---------------------------------------|-----------|
| Neighbors Helping Neighbors           | \$ 17,000 |
| Eldernet                              | 24,000    |
| Positive Aging in Lower Merion (PALM) | 20,000    |
| Lower Merion Conservancy              | 20,000    |
| Ardmore Initiative                    | 11,500    |
| New Horizons Senior Center            | 15,000    |
| Bala Avenue of the Arts               | 5,000     |
| Next Level Sports                     | 11,000    |
| Riverbend Environmental Center        | 5,000     |
| Main Line Meals on Wheels             | 5,000     |
| Lower Merion Community Watch          | 3,000     |
| Montgomery County Emergency Services  | 1,500     |
| Victim Services of Montgomery County  | 1,500     |

|                             |           |
|-----------------------------|-----------|
| Visiting Nurses Association | 1,500     |
| Ardmore Food Pantry         | 5,000     |
|                             | \$146,000 |



**Township of Lower Merion**  
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## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **APPROVAL OF 2026 BUDGET AMENDMENT - FUNDING FOR ELECTRIC LEAF BLOWER EQUIPMENT**

Consider for approval to amend the Proposed 2026 Budget to increase the Public Works Department Budget by \$102,020 and the Parks & Recreation Department Budget by \$34,650 to allocate the funds to the purchase of new electric backpack and handheld leaf blowers, batteries, battery chargers, and charging management systems.



**Township of Lower Merion**  
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## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **APPROVAL OF 2026 NON-UNION EMPLOYEE WAGE INCREASES**

Consider for approval 3.5% non-union wage increases for all non-uniform management and non-union employees to be incorporated into the Adopted 2026 Budget.



**Township of Lower Merion**  
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## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **APPROVAL OF 2026 POLICE MANAGEMENT EMPLOYEE WAGE INCREASES**

Consider for approval 3.5% wage increases for all police management employees to be incorporated into the Adopted 2026 Budget.



**Township of Lower Merion**  
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## **AGENDA ITEM INFORMATION**

COMMITTEE: Grants & Community Development

ITEM: **AWARD OF CONTRACT - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) OWNER-OCCUPIED HOUSING REHABILITATION SERVICES**

Consider for approval award of a contract to Community Grants, Planning, & Housing (CGP&H) in an amount not to exceed \$150,000 for owner-occupied housing rehabilitation services as part of the Township's Community Development Block Grant (CDBG) program.



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **REJECTION OF BIDS - UNION FIRE RENOVATIONS**

Consider for approval to reject all bids for Union Fire Renovations received on Thursday, November 13, 2025 at 11:00 A.M. prevailing time as recommended by the Finance Committee. The total construction cost of \$3,181,141 is approximately \$1.0 million over the estimated construction budget.

### **ATTACHMENT(S):**

[Memo - Union Fire Financing](#)

[Bid Review Letter - Union Fire Renovations](#)

[Bid Tab - Union Fire Renovations - General](#)

[Bid Tab - Union Fire Renovations - Electrical](#)

[Bid Tab - Union Fire Renovations - HVAC](#)

[Bid Tab - Union Fire Renovations - Fire Suppression/Plumbing](#)

**TOWNSHIP OF LOWER MERION**

*Office of the Township Manager*

**MEMORANDUM**

**TO:** President and Members of the Board of Commissioners

**FROM:** Brandon J. Ford, Assistant Township Manager  
Adam M. Szumski, Chief Financial Officer

**SUBJECT:** Design and Financing Update on the Union Fire Renovation Project

**DATE:** November 26, 2025

This memorandum serves as an update to the President and members of the Board of Commissioners regarding the status of the design and financing for the Union Fire Association Renovation Project.

**BACKGROUND**

In 2022, an internal committee of the Union Fire Association’s Board of Directors began to investigate the feasibility of modifying the station to better serve the community. The Association Board noted significant changes to the fire company’s operations since the original construction of the station, such as the advent of larger, motorized fire apparatus, as well as the transition from all-volunteer staffing to a “combination” model with career firefighters staffing the station continuously. They also identified an urgent need to improve overnight accommodations for both career and volunteer firefighters, and to create facilities necessary to accommodate semi-permanent “live-in” firefighters. The Association concluded that the station’s existing second floor social hall should be converted to accommodate both bunk rooms and living facilities for both volunteers and career firefighters. In addition, the Association proposed significant changes to the building’s ground floor layout, including improvements to the station’s engine room to better accommodate larger, modern emergency vehicles. Partnering with the Township, Union Fire successfully acquired a Local Share Account (LSA) Grant from the State totaling \$985,000. The Township also budgeted \$500,000 in capital funds as part of Project #4405 with the understanding that Union Fire would match the Township’s contribution through fundraising.

In 2024, the firm Buchart Horn was selected as the architect to start the designs for the renovations. Township staff regularly met with Buchart Horn and the leadership of Union Fire as the designs were being developed and finalized over 2024 and the first half of 2025. Due to financial constraints, the scope of the project was reduced to eliminate the expansion of the second floor and several other improvements that were not considered essential to the project. The renovation of the engine room and creation of living quarters remained as the scope of the project with an estimated budget of approximately \$2.2 million for construction and another \$200,000 in relocation costs. The project was released for public bid in fall 2025 and received numerous proposals from contractors, many of which have been awarded Township contracts in the past.

## FINANCIAL SUMMARY

Tables 1 and 2 below show the project’s financing and expenditures as of November 1, 2025. The financing for this project was initiated with the receipt of a Pennsylvania Department of Community and Economic Development (DCED) Local Share Account (LSA) Grant in the amount of \$985,000. As Table 1 shows, the Township has spent \$216,663 on design and bid management. A total of \$98,500 in these engineering costs have been reimbursed to the Township through the LSA Grant, which is capped at that amount for engineering costs. After reimbursement, the Township has spent \$118,163 of its own capital funds on design and bid management of the project (which is being deducted from the aforementioned \$500,000 Township commitment towards the project).

| <b>TABLE 1. LOCAL SHARE ACCOUNT</b> |                |
|-------------------------------------|----------------|
| LSA Grant                           | 985,000        |
| Design Costs to Date                | -216,663       |
| <b>LSA Engineering Cap</b>          | <b>98,500</b>  |
| Out-of-Pocket Costs                 | -118,163       |
| <b>LSA Remaining Balance</b>        | <b>886,500</b> |

In addition to the LSA grant, a SAFER Grant and Keystone Grant totaling \$35,000 and \$100,000, respectively were secured. Union Fire has also fundraised a total of \$255,500 to date. Other funding sources include: the remaining balances of the LSA grant (\$886,500), township commitment (\$381,837), and the ability of Union Fire to secure a fixed 2% loan (\$573,944) from the Office of the State Fire Commissioner (OSFC). In March 2025, the Board of Commissioners also authorized spending up to an additional \$173,940 to cover the anticipated gap in the cost of the project (with the reduced scope). When all these funding sources are considered, there is a total of \$2,406,721 in funds available (see Table 2).

| <b>TABLE 2. TOTAL PROJECT FINANCING</b> |                   |
|-----------------------------------------|-------------------|
| LSA Grant Balance                       | -886,500          |
| Union SAFER Grant                       | -35,000           |
| Union Keystone Grant                    | -100,000          |
| Township Remaining Match                | -381,837          |
| UNION FUNDRAISING                       | -255,500          |
| OSFC Loan (potential)                   | -573,944          |
| Township Gap Funding                    | -173,940          |
| <b>FUNDING SUBTOTAL</b>                 | <b>-2,406,721</b> |

Despite excellent public bidding responses, the lowest bidders total a construction cost of \$3,181,141 (see Table 3), approximately \$1.0 million over the estimated construction budget. When accounting for the remaining cost to temporarily relocate Union Fire during construction and the management of the construction phase, the total project cost would be in excess of \$3.4 million, which is roughly \$1 million over budget for the full project.

| <b>TABLE 3. PROJECT COST ANALYSIS</b> |                  |
|---------------------------------------|------------------|
| General Construction                  | 1,727,151        |
| Mechanical                            | 529,000          |
| Plumbing/Fire                         | 354,000          |
| Electrical                            | 570,990          |
| <b>SUBTOTAL</b>                       | <b>3,181,141</b> |
| Union Fire Relocation                 | 200,000          |
| Construction Mgmt                     | 45,200           |
| <b>TOTAL COST</b>                     | <b>3,426,341</b> |
| <b>BUDGET GAP</b>                     | <b>1,019,620</b> |

## STAFF RECOMMENDATION

Township staff and e-Engineer believe that the \$1 million budget overage is not financially sustainable and that the Board should consider rejecting the current bids. In terms of going forward if the current bids are rejected it is the opinion of staff that improvements to building are needed and that the planned living-quarters would benefit Union Fire’s recruiting efforts for volunteer and career firefighters. As such, staff recommends exploring the following options: (a) authorizing a further reduction of the scope of the project for only the conversion of the second floor into living quarters; (b) pause the project until the budget deficit can be bridged by other funding sources; or (c) an alternate option is found.

November 20, 2024

Adam M. Szumski, Chief Financial Officer  
Township of Lower Merion  
75 Lancaster Ave #3  
Ardmore, Pennsylvania 19003

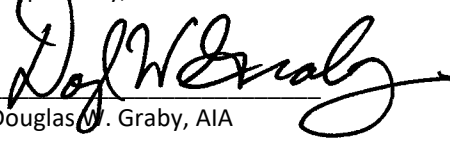
Reference: Union Fire Association – Renovations  
Bid Review and Recommendations

Dear Mr. Szumski:

As requested, we have reviewed the following bids submitted by the apparent low bidders for the above referenced project and are herewith providing our recommendation of adequate competencies of the apparent low bidders solely based on BHA recent and good experience working with Uhrig. Lower Merion Township’s personnel comments and previous experience with the remaining three (3) bidders also seems to indicate good experiences.

| Construction Contract     | Apparent Low Bidder    | Total Base Bid |
|---------------------------|------------------------|----------------|
| General                   | Uhrig Construction     | \$1,727,150.50 |
| Fire Suppression/Plumbing | Vision Mechanical      | \$354,000.00   |
| Mechanical                | Clipper Pipe & Service | \$529,000.00   |
| Electrical                | AJM Electric, Inc.     | \$570,990.00   |

Respectfully,

  
\_\_\_\_\_  
Douglas W. Graby, AIA  
Project Manager

TOWNSHIP OF LOWER MERION  
TABULATION OF BIDS - Union Fire Association- General Construction  
CONTRACT NUMBER: 25-27-4405A  
BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Item No.                                           | Bidders:                                                                                                    | U/M | Qty | Uhrig Construction |                       | S.B. Conrad, Inc |                       | JH Greene and Son, Inc. |                       |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|-----|--------------------|-----------------------|------------------|-----------------------|-------------------------|-----------------------|
|                                                    |                                                                                                             |     |     | Description        | Unit Price            | Total            | Unit Price            | Total                   | Unit Price            |
| <b>Base Contract</b>                               |                                                                                                             |     |     |                    |                       |                  |                       |                         |                       |
| 1-1                                                | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc                  | LS  | 1   | \$258,000.00       | \$258,000.00          | \$200,000.00     | \$200,000.00          | \$315,716.70            | \$315,716.70          |
| 1-2                                                | Submittals & Preconstruction Documentation                                                                  | LS  | 1   | \$4,000.00         | \$4,000.00            | \$25,000.00      | \$25,000.00           | \$15,000.00             | \$15,000.00           |
| 1-3                                                | Selective Demolition                                                                                        | LS  | 1   | \$100,000.00       | \$100,000.00          | \$175,000.00     | \$175,000.00          | \$95,493.00             | \$95,493.00           |
| 1-4                                                | Concrete                                                                                                    | LS  | 1   | \$110,000.00       | \$110,000.00          | \$185,000.00     | \$185,000.00          | \$210,881.80            | \$210,881.80          |
| 1-5                                                | Masonry                                                                                                     | LS  | 1   | \$150,000.00       | \$150,000.00          | \$135,000.00     | \$135,000.00          | \$135,423.48            | \$135,423.48          |
| 1-6                                                | Metals                                                                                                      | LS  | 1   | \$125,000.00       | \$125,000.00          | \$110,000.00     | \$110,000.00          | \$100,302.65            | \$100,302.65          |
| 1-7                                                | Wood, Plastics, and Composites                                                                              | LS  | 1   | \$75,000.00        | \$75,000.00           | \$145,000.00     | \$145,000.00          | \$129,496.75            | \$129,496.75          |
| 1-8                                                | Thermal and Moisture Protection                                                                             | LS  | 1   | \$67,000.00        | \$67,000.00           | \$75,500.00      | \$75,500.00           | \$47,606.44             | \$47,606.44           |
| 1-9                                                | Openings                                                                                                    | LS  | 1   | \$200,000.00       | \$200,000.00          | \$160,000.00     | \$160,000.00          | \$108,938.96            | \$108,938.96          |
| 1-10                                               | Finishes                                                                                                    | LS  | 1   | \$450,000.00       | \$450,000.00          | \$323,000.00     | \$323,000.00          | \$408,644.77            | \$408,644.77          |
| 1-11                                               | Dimensional Letter Signage                                                                                  | LS  | 1   | \$15,000.00        | \$15,000.00           | \$17,222.00      | \$17,222.00           | \$18,426.99             | \$18,426.99           |
| 1-12                                               | Information, Interior, Safety, and Storage Specialties                                                      | LS  | 1   | \$5,000.00         | \$5,000.00            | \$16,132.00      | \$16,132.00           | \$35,032.77             | \$35,032.77           |
| 1-13                                               | Commercial Laundry Equipment                                                                                | LS  | 1   | \$12,000.00        | \$12,000.00           | \$13,000.00      | \$13,000.00           | \$14,714.64             | \$14,714.64           |
| 1-14                                               | Casework                                                                                                    | LS  | 1   | \$30,000.00        | \$30,000.00           | \$21,140.00      | \$21,140.00           | \$35,461.95             | \$35,461.95           |
| 1-15                                               | Entrance Floor Mats and Frames                                                                              | LS  | 1   | \$5,000.00         | \$5,000.00            | \$500.00         | \$500.00              | \$150.00                | \$150.00              |
| 1-16                                               | Earthwork                                                                                                   | LS  | 1   | \$55,000.00        | \$55,000.00           | \$30,000.00      | \$30,000.00           | \$28,248.00             | \$28,248.00           |
| 1-17                                               | Bituminous Paving                                                                                           | LS  | 1   | \$8,000.00         | \$8,000.00            | \$5,000.00       | \$5,000.00            | \$5,296.50              | \$5,296.50            |
| 1-18                                               | Site Restoration                                                                                            | LS  | 1   | \$4,500.00         | \$4,500.00            | \$2,500.00       | \$2,500.00            | \$5,296.50              | \$5,296.50            |
| 1-19                                               | Close out Documents and Record Drawings                                                                     | LS  | 1   | \$2,000.00         | \$2,000.00            | \$5,000.00       | \$5,000.00            | \$15,000.00             | \$15,000.00           |
| <b>Total Lump Sum Base Bid Price for Contract:</b> |                                                                                                             |     |     |                    | <b>\$1,675,500.00</b> |                  | <b>\$1,643,994.00</b> |                         | <b>\$1,725,131.90</b> |
| <b>Allowances</b>                                  |                                                                                                             |     |     |                    |                       |                  |                       |                         |                       |
| 2-1                                                | Allowance to repair and/or replace existing stair components in Stair A. Complete in place.                 | LS  | 1   | \$ 10,000.00       | \$10,000.00           | \$ 10,000.00     | \$10,000.00           | \$ 10,000.00            | \$10,000.00           |
| 2-2                                                | Allowance of additional unforeseen/hidden demolition items. Complete in place.                              | LS  | 1   | \$ 10,000.00       | \$10,000.00           | \$ 10,000.00     | \$10,000.00           | \$ 10,000.00            | \$10,000.00           |
| 2-3                                                | Allowance to replace existing toilet accessories with new in select locations. Complete in place.           | LS  | 1   | \$ 3,000.00        | \$3,000.00            | \$ 3,000.00      | \$3,000.00            | \$ 3,000.00             | \$3,000.00            |
| <b>Total Lump Sum Price for Allowances:</b>        |                                                                                                             |     |     |                    | <b>\$23,000.00</b>    |                  | <b>\$23,000.00</b>    |                         | <b>\$23,000.00</b>    |
| <b>Contingency Items</b>                           |                                                                                                             |     |     |                    |                       |                  |                       |                         |                       |
| 3-1                                                | Patching and replacement of roof insulation and membrane similar to existing conditions, Complete in place. | SF  | 500 | \$16.53            | \$8,265.00            | \$35.00          | \$17,500.00           | \$11.00                 | \$5,500.00            |
| 3-2                                                | Patching and painting of interior gypsum wall board to match existing conditions, Complete in place.        | SF  | 150 | \$18.29            | \$2,743.50            | \$100.00         | \$15,000.00           | \$1.10                  | \$165.00              |
| 3-3                                                | Patching and painting of interior plaster walls to match existing conditions, Complete in place.            | SF  | 150 | \$21.29            | \$3,193.50            | \$125.00         | \$18,750.00           | \$1.10                  | \$165.00              |
| 3-4                                                | Cementitious self-leveling floor underlayment for new floor finishes, Complete in place.                    | SF  | 500 | \$4.46             | \$2,230.00            | \$5.00           | \$2,500.00            | \$6.10                  | \$3,050.00            |
| 3-5                                                | Exterior stone cleaning, Complete in place.                                                                 | SF  | 500 | \$11.15            | \$5,575.00            | \$7.00           | \$3,500.00            | \$5.00                  | \$2,500.00            |
| 3-6                                                | Patching and replacement of exterior siding to match existing conditions, Complete in place.                | SF  | 150 | \$22.00            | \$3,300.00            | \$50.00          | \$7,500.00            | \$36.30                 | \$5,445.00            |
| 3-7                                                | Stone repointing on exterior walls, Complete in place.                                                      | SF  | 150 | \$22.29            | \$3,343.50            | \$15.00          | \$2,250.00            | \$22.00                 | \$3,300.00            |
| <b>Total Lump Sum Price for Base Bid Contract:</b> |                                                                                                             |     |     |                    | <b>\$1,727,150.50</b> |                  | <b>\$1,733,994.00</b> |                         | <b>\$1,768,256.90</b> |

TOWNSHIP OF LOWER MERION  
TABULATION OF BIDS - Union Fire Association- General Construction  
CONTRACT NUMBER: 25-27-4405A  
BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Item No.                                           | Bidders:<br>Description                                                                                     | U/M | Qty | F.W. Houder, Inc. |                       | L.J. Paoella Construction |                       | DAVIS Construction |                       |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|-----|-------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|
|                                                    |                                                                                                             |     |     | Unit Price        | Total                 | Unit Price                | Total                 | Unit Price         | Total                 |
| <b>Base Contract</b>                               |                                                                                                             |     |     |                   |                       |                           |                       |                    |                       |
| 1-1                                                | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc                  | LS  | 1   | \$93,000.00       | \$93,000.00           | \$119,145.00              | \$119,145.00          | \$342,227.00       | \$342,227.00          |
| 1-2                                                | Submittals & Preconstruction Documentation                                                                  | LS  | 1   | \$12,000.00       | \$12,000.00           | \$8,160.00                | \$8,160.00            | \$0.00             | \$0.00                |
| 1-3                                                | Selective Demolition                                                                                        | LS  | 1   | \$144,000.00      | \$144,000.00          | \$137,085.00              | \$137,085.00          | \$156,300.00       | \$156,300.00          |
| 1-4                                                | Concrete                                                                                                    | LS  | 1   | \$180,000.00      | \$180,000.00          | \$181,945.00              | \$181,945.00          | \$171,500.00       | \$171,500.00          |
| 1-5                                                | Masonry                                                                                                     | LS  | 1   | \$267,000.00      | \$267,000.00          | \$161,945.00              | \$161,945.00          | \$200,000.00       | \$200,000.00          |
| 1-6                                                | Metals                                                                                                      | LS  | 1   | \$155,000.00      | \$155,000.00          | \$135,945.00              | \$135,945.00          | \$136,017.00       | \$136,017.00          |
| 1-7                                                | Wood, Plastics, and Composites                                                                              | LS  | 1   | \$384,000.00      | \$384,000.00          | \$68,945.00               | \$68,945.00           | \$319,605.00       | \$319,605.00          |
| 1-8                                                | Thermal and Moisture Protection                                                                             | LS  | 1   | \$126,000.00      | \$126,000.00          | \$75,230.00               | \$75,230.00           | \$55,692.00        | \$55,692.00           |
| 1-9                                                | Openings                                                                                                    | LS  | 1   | \$160,000.00      | \$160,000.00          | \$246,945.00              | \$246,945.00          | \$143,844.00       | \$143,844.00          |
| 1-10                                               | Finishes                                                                                                    | LS  | 1   | \$112,000.00      | \$112,000.00          | \$445,670.00              | \$445,670.00          | \$175,298.00       | \$175,298.00          |
| 1-11                                               | Dimensional Letter Signage                                                                                  | LS  | 1   | \$17,000.00       | \$17,000.00           | \$34,945.00               | \$34,945.00           | \$17,221.00        | \$17,221.00           |
| 1-12                                               | Information, Interior, Safety, and Storage Specialties                                                      | LS  | 1   | \$37,000.00       | \$37,000.00           | \$24,805.00               | \$24,805.00           | \$24,756.00        | \$24,756.00           |
| 1-13                                               | Commercial Laundry Equipment                                                                                | LS  | 1   | \$5,000.00        | \$5,000.00            | \$26,945.00               | \$26,945.00           | \$13,752.00        | \$13,752.00           |
| 1-14                                               | Casework                                                                                                    | LS  | 1   | \$27,000.00       | \$27,000.00           | \$41,645.00               | \$41,645.00           | \$19,842.00        | \$19,842.00           |
| 1-15                                               | Entrance Floor Mats and Frames                                                                              | LS  | 1   | \$3,500.00        | \$3,500.00            | \$17,945.00               | \$17,945.00           | \$0.00             | \$0.00                |
| 1-16                                               | Earthwork                                                                                                   | LS  | 1   | \$9,000.00        | \$9,000.00            | \$14,445.00               | \$14,445.00           | \$18,945.00        | \$18,945.00           |
| 1-17                                               | Bituminous Paving                                                                                           | LS  | 1   | \$1,500.00        | \$1,500.00            | \$21,945.00               | \$21,945.00           | \$5,000.00         | \$5,000.00            |
| 1-18                                               | Site Restoration                                                                                            | LS  | 1   | \$2,000.00        | \$2,000.00            | \$12,195.00               | \$12,195.00           | \$0.00             | \$0.00                |
| 1-19                                               | Close out Documents and Record Drawings                                                                     | LS  | 1   | \$5,000.00        | \$5,000.00            | \$20,115.00               | \$20,115.00           | \$0.00             | \$0.00                |
| <b>Total Lump Sum Base Bid Price for Contract:</b> |                                                                                                             |     |     |                   | <b>\$1,740,000.00</b> |                           | <b>\$1,796,000.00</b> |                    | <b>\$1,799,999.00</b> |
| <b>Allowances</b>                                  |                                                                                                             |     |     |                   |                       |                           |                       |                    |                       |
| 2-1                                                | Allowance to repair and/or replace existing stair components in Stair A. Complete in place.                 | LS  | 1   | \$ 10,000.00      | \$10,000.00           | \$ 10,000.00              | \$10,000.00           | \$ 10,000.00       | \$10,000.00           |
| 2-2                                                | Allowance of additional unforeseen/hidden demolition items. Complete in place.                              | LS  | 1   | \$ 10,000.00      | \$10,000.00           | \$ 10,000.00              | \$10,000.00           | \$ 10,000.00       | \$10,000.00           |
| 2-3                                                | Allowance to replace existing toilet accessories with new in select locations. Complete in place.           | LS  | 1   | \$ 3,000.00       | \$3,000.00            | \$ 3,000.00               | \$3,000.00            | \$ 3,000.00        | \$3,000.00            |
| <b>Total Lump Sum Price for Allowances:</b>        |                                                                                                             |     |     |                   | <b>\$23,000.00</b>    |                           | <b>\$23,000.00</b>    |                    | <b>\$23,000.00</b>    |
| <b>Contingency Items</b>                           |                                                                                                             |     |     |                   |                       |                           |                       |                    |                       |
| 3-1                                                | Patching and replacement of roof insulation and membrane similar to existing conditions, Complete in place. | SF  | 500 | \$48.00           | \$24,000.00           | \$16.00                   | \$8,000.00            | \$17.00            | \$8,500.00            |
| 3-2                                                | Patching and painting of interior gypsum wall board to match existing conditions, Complete in place.        | SF  | 150 | \$4.80            | \$720.00              | \$8.00                    | \$1,200.00            | \$7.00             | \$1,050.00            |
| 3-3                                                | Patching and painting of interior plaster walls to match existing conditions, Complete in place.            | SF  | 150 | \$6.00            | \$900.00              | \$20.00                   | \$3,000.00            | \$59.00            | \$8,850.00            |
| 3-4                                                | Cementitious self-leveling floor underlayment for new floor finishes, Complete in place.                    | SF  | 500 | \$6.00            | \$3,000.00            | \$3.50                    | \$1,750.00            | \$4.60             | \$2,300.00            |
| 3-5                                                | Exterior stone cleaning, Complete in place.                                                                 | SF  | 500 | \$12.00           | \$6,000.00            | \$10.00                   | \$5,000.00            | \$25.00            | \$12,500.00           |
| 3-6                                                | Patching and replacement of exterior siding to match existing conditions, Complete in place.                | SF  | 150 | \$36.00           | \$5,400.00            | \$35.00                   | \$5,250.00            | \$45.00            | \$6,750.00            |
| 3-7                                                | Stone repointing on exterior walls, Complete in place.                                                      | SF  | 150 | \$102.00          | \$15,300.00           | \$35.00                   | \$5,250.00            | \$35.00            | \$5,250.00            |
| <b>Total Lump Sum Price for Base Bid Contract:</b> |                                                                                                             |     |     |                   | <b>\$1,818,320.00</b> |                           | <b>\$1,848,450.00</b> |                    | <b>\$1,868,199.00</b> |

TOWNSHIP OF LOWER MERION  
TABULATION OF BIDS - Union Fire Association- General Construction  
CONTRACT NUMBER: 25-27-4405A  
BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Item No.                                           | Bidders:                                                                                                    | U/M | Qty | Twining Construction |                       | Donald E. Reisinger, Inc. |                       |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|-----|----------------------|-----------------------|---------------------------|-----------------------|
|                                                    |                                                                                                             |     |     | Description          | Unit Price            | Total                     | Unit Price            |
| <b>Base Contract</b>                               |                                                                                                             |     |     |                      |                       |                           |                       |
| 1-1                                                | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc                  | LS  | 1   | \$236,330.12         | \$236,330.12          | \$206,125.00              | \$206,125.00          |
| 1-2                                                | Submittals & Preconstruction Documentation                                                                  | LS  | 1   | \$10,575.00          | \$10,575.00           | \$5,420.00                | \$5,420.00            |
| 1-3                                                | Selective Demolition                                                                                        | LS  | 1   | \$122,819.38         | \$122,819.38          | \$174,180.00              | \$174,180.00          |
| 1-4                                                | Concrete                                                                                                    | LS  | 1   | \$185,062.51         | \$185,062.51          | \$186,785.00              | \$186,785.00          |
| 1-5                                                | Masonry                                                                                                     | LS  | 1   | \$133,841.44         | \$133,841.44          | \$128,655.00              | \$128,655.00          |
| 1-6                                                | Metals                                                                                                      | LS  | 1   | \$138,548.37         | \$138,548.37          | \$205,620.00              | \$205,620.00          |
| 1-7                                                | Wood, Plastics, and Composites                                                                              | LS  | 1   | \$25,803.00          | \$25,803.00           | \$128,745.00              | \$128,745.00          |
| 1-8                                                | Thermal and Moisture Protection                                                                             | LS  | 1   | \$62,701.29          | \$62,701.29           | \$40,975.00               | \$40,975.00           |
| 1-9                                                | Openings                                                                                                    | LS  | 1   | \$177,021.18         | \$177,021.18          | \$195,830.00              | \$195,830.00          |
| 1-10                                               | Finishes                                                                                                    | LS  | 1   | \$566,575.76         | \$566,575.76          | \$468,880.00              | \$468,880.00          |
| 1-11                                               | Dimensional Letter Signage                                                                                  | LS  | 1   | \$18,211.72          | \$18,211.72           | \$10,410.00               | \$10,410.00           |
| 1-12                                               | Information, Interior, Safety, and Storage Specialties                                                      | LS  | 1   | \$30,429.99          | \$30,429.99           | \$17,720.00               | \$17,720.00           |
| 1-13                                               | Commercial Laundry Equipment                                                                                | LS  | 1   | \$21,150.00          | \$21,150.00           | \$15,575.00               | \$15,575.00           |
| 1-14                                               | Casework                                                                                                    | LS  | 1   | \$23,566.39          | \$23,566.39           | \$25,240.00               | \$25,240.00           |
| 1-15                                               | Entrance Floor Mats and Frames                                                                              | LS  | 1   | \$2,115.00           | \$2,115.00            | \$0.00                    | \$0.00                |
| 1-16                                               | Earthwork                                                                                                   | LS  | 1   | \$55,095.75          | \$55,095.75           | \$18,325.00               | \$18,325.00           |
| 1-17                                               | Bituminous Paving                                                                                           | LS  | 1   | \$2,707.20           | \$2,707.20            | \$2,445.00                | \$2,445.00            |
| 1-18                                               | Site Restoration                                                                                            | LS  | 1   | \$15,862.50          | \$15,862.50           | \$9,285.00                | \$9,285.00            |
| 1-19                                               | Close out Documents and Record Drawings                                                                     | LS  | 1   | \$10,575.00          | \$10,575.00           | \$8,750.00                | \$8,750.00            |
| <b>Total Lump Sum Base Bid Price for Contract:</b> |                                                                                                             |     |     |                      | <b>\$1,838,991.60</b> |                           | <b>\$1,848,965.00</b> |
| <b>Allowances</b>                                  |                                                                                                             |     |     |                      |                       |                           |                       |
| 2-1                                                | Allowance to repair and/or replace existing stair components in Stair A. Complete in place.                 | LS  | 1   | \$ 10,000.00         | \$10,000.00           | \$ 10,000.00              | \$10,000.00           |
| 2-2                                                | Allowance of additional unforeseen/hidden demolition items. Complete in place.                              | LS  | 1   | \$ 10,000.00         | \$10,000.00           | \$ 10,000.00              | \$10,000.00           |
| 2-3                                                | Allowance to replace existing toilet accessories with new in select locations. Complete in place.           | LS  | 1   | \$ 3,000.00          | \$3,000.00            | \$ 3,000.00               | \$3,000.00            |
| <b>Total Lump Sum Price for Allowances:</b>        |                                                                                                             |     |     |                      | <b>\$23,000.00</b>    |                           | <b>\$23,000.00</b>    |
| <b>Contingency Items</b>                           |                                                                                                             |     |     |                      |                       |                           |                       |
| 3-1                                                | Patching and replacement of roof insulation and membrane similar to existing conditions, Complete in place. | SF  | 500 | \$24.12              | \$12,060.00           | \$11.00                   | \$5,500.00            |
| 3-2                                                | Patching and painting of interior gypsum wall board to match existing conditions, Complete in place.        | SF  | 150 | \$4.82               | \$723.00              | \$4.35                    | \$652.50              |
| 3-3                                                | Patching and painting of interior plaster walls to match existing conditions, Complete in place.            | SF  | 150 | \$7.23               | \$1,084.50            | \$8.70                    | \$1,305.00            |
| 3-4                                                | Cementitious self-leveling floor underlayment for new floor finishes, Complete in place.                    | SF  | 500 | \$3.62               | \$1,810.00            | \$8.00                    | \$4,000.00            |
| 3-5                                                | Exterior stone cleaning, Complete in place.                                                                 | SF  | 500 | \$4.82               | \$2,410.00            | \$19.00                   | \$9,500.00            |
| 3-6                                                | Patching and replacement of exterior siding to match existing conditions, Complete in place.                | SF  | 150 | \$24.12              | \$3,618.00            | \$15.88                   | \$2,382.00            |
| 3-7                                                | Stone repointing on exterior walls, Complete in place.                                                      | SF  | 150 | \$36.17              | \$5,425.50            | \$44.00                   | \$6,600.00            |
| <b>Total Lump Sum Price for Base Bid Contract:</b> |                                                                                                             |     |     |                      | <b>\$1,889,122.60</b> |                           | <b>\$1,901,904.50</b> |

TOWNSHIP OF LOWER MERION  
TABULATION OF BIDS - Union Fire Association- General Construction  
CONTRACT NUMBER: 25-27-4405A  
BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Item No.                                           | Bidders:<br>Description                                                                                     | U/M | Qty | McCarthy Construction, Inc |                       | John S. McManus, Inc. |                       |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----|-----|----------------------------|-----------------------|-----------------------|-----------------------|
|                                                    |                                                                                                             |     |     | Unit Price                 | Total                 | Unit Price            | Total                 |
| <b>Base Contract</b>                               |                                                                                                             |     |     |                            |                       |                       |                       |
| 1-1                                                | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc                  | LS  | 1   | \$364,981.25               | \$364,981.25          | \$311,250.00          | \$311,250.00          |
| 1-2                                                | Submittals & Preconstruction Documentation                                                                  | LS  | 1   | \$10,000.00                | \$10,000.00           | \$20,000.00           | \$20,000.00           |
| 1-3                                                | Selective Demolition                                                                                        | LS  | 1   | \$225,581.00               | \$225,581.00          | \$120,000.00          | \$120,000.00          |
| 1-4                                                | Concrete                                                                                                    | LS  | 1   | \$158,509.00               | \$158,509.00          | \$240,000.00          | \$240,000.00          |
| 1-5                                                | Masonry                                                                                                     | LS  | 1   | \$189,830.00               | \$189,830.00          | \$250,000.00          | \$250,000.00          |
| 1-6                                                | Metals                                                                                                      | LS  | 1   | \$128,000.00               | \$128,000.00          | \$125,000.00          | \$125,000.00          |
| 1-7                                                | Wood, Plastics, and Composites                                                                              | LS  | 1   | \$123,075.00               | \$123,075.00          | \$150,000.00          | \$150,000.00          |
| 1-8                                                | Thermal and Moisture Protection                                                                             | LS  | 1   | \$72,438.75                | \$72,438.75           | \$70,000.00           | \$70,000.00           |
| 1-9                                                | Openings                                                                                                    | LS  | 1   | \$174,345.00               | \$174,345.00          | \$230,000.00          | \$230,000.00          |
| 1-10                                               | Finishes                                                                                                    | LS  | 1   | \$309,145.37               | \$309,145.37          | \$340,000.00          | \$340,000.00          |
| 1-11                                               | Dimensional Letter Signage                                                                                  | LS  | 1   | \$22,210.00                | \$22,210.00           | \$14,000.00           | \$14,000.00           |
| 1-12                                               | Information, Interior, Safety, and Storage Specialties                                                      | LS  | 1   | \$34,925.00                | \$34,925.00           | \$46,000.00           | \$46,000.00           |
| 1-13                                               | Commercial Laundry Equipment                                                                                | LS  | 1   | \$15,600.00                | \$15,600.00           | \$9,000.00            | \$9,000.00            |
| 1-14                                               | Casework                                                                                                    | LS  | 1   | \$21,880.00                | \$21,880.00           | \$19,000.00           | \$19,000.00           |
| 1-15                                               | Entrance Floor Mats and Frames                                                                              | LS  | 1   | \$1,000.00                 | \$1,000.00            | \$0.00                | \$0.00                |
| 1-16                                               | Earthwork                                                                                                   | LS  | 1   | \$75,979.63                | \$75,979.63           | \$82,000.00           | \$82,000.00           |
| 1-17                                               | Bituminous Paving                                                                                           | LS  | 1   | \$16,500.00                | \$16,500.00           | \$0.00                | \$0.00                |
| 1-18                                               | Site Restoration                                                                                            | LS  | 1   | \$0.00                     | \$0.00                | \$0.00                | \$0.00                |
| 1-19                                               | Close out Documents and Record Drawings                                                                     | LS  | 1   | \$5,000.00                 | \$5,000.00            | \$10,000.00           | \$10,000.00           |
| <b>Total Lump Sum Base Bid Price for Contract:</b> |                                                                                                             |     |     |                            | <b>\$1,949,000.00</b> |                       | <b>\$2,036,250.00</b> |
| <b>Allowances</b>                                  |                                                                                                             |     |     |                            |                       |                       |                       |
| 2-1                                                | Allowance to repair and/or replace existing stair components in Stair A. Complete in place.                 | LS  | 1   | \$ 10,000.00               | \$10,000.00           | \$ 10,000.00          | \$10,000.00           |
| 2-2                                                | Allowance of additional unforeseen/hidden demolition items. Complete in place.                              | LS  | 1   | \$ 10,000.00               | \$10,000.00           | \$ 10,000.00          | \$10,000.00           |
| 2-3                                                | Allowance to replace existing toilet accessories with new in select locations. Complete in place.           | LS  | 1   | \$ 3,000.00                | \$3,000.00            | \$ 3,000.00           | \$3,000.00            |
| <b>Total Lump Sum Price for Allowances:</b>        |                                                                                                             |     |     |                            | <b>\$23,000.00</b>    |                       | <b>\$23,000.00</b>    |
| <b>Contingency Items</b>                           |                                                                                                             |     |     |                            |                       |                       |                       |
| 3-1                                                | Patching and replacement of roof insulation and membrane similar to existing conditions, Complete in place. | SF  | 500 | \$20.00                    | \$10,000.00           | \$11.00               | \$5,500.00            |
| 3-2                                                | Patching and painting of interior gypsum wall board to match existing conditions, Complete in place.        | SF  | 150 | \$3.50                     | \$525.00              | \$20.00               | \$3,000.00            |
| 3-3                                                | Patching and painting of interior plaster walls to match existing conditions, Complete in place.            | SF  | 150 | \$7.50                     | \$1,125.00            | \$50.00               | \$7,500.00            |
| 3-4                                                | Cementitious self-leveling floor underlayment for new floor finishes, Complete in place.                    | SF  | 500 | \$5.00                     | \$2,500.00            | \$2.50                | \$1,250.00            |
| 3-5                                                | Exterior stone cleaning, Complete in place.                                                                 | SF  | 500 | \$60.00                    | \$30,000.00           | \$16.00               | \$8,000.00            |
| 3-6                                                | Patching and replacement of exterior siding to match existing conditions, Complete in place.                | SF  | 150 | \$25.00                    | \$3,750.00            | \$30.00               | \$4,500.00            |
| 3-7                                                | Stone repointing on exterior walls, Complete in place.                                                      | SF  | 150 | \$25.00                    | \$3,750.00            | \$40.00               | \$6,000.00            |
| <b>Total Lump Sum Price for Base Bid Contract:</b> |                                                                                                             |     |     |                            | <b>\$2,023,650.00</b> |                       | <b>\$2,095,000.00</b> |

TOWNSHIP OF LOWER MERION  
 TABULATION OF BIDS - Union Fire Association- Electrical Construction  
 CONTRACT NUMBER: 25-27-4405D  
 BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Item No.                                                           | Bidders: | Description                                                                                                                                                                                                                                                                                                                      | U/M | Qty | AJM Electric, Inc. |                     | Brendan Stanton, Inc. |                     | Electri-Tech, Inc. |                     | Wise Electrical Contractors, |                       |
|--------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|--------------------|---------------------|-----------------------|---------------------|--------------------|---------------------|------------------------------|-----------------------|
|                                                                    |          |                                                                                                                                                                                                                                                                                                                                  |     |     | Unit Price         | Total               | Unit Price            | Total               | Unit Price         | Total               | Unit Price                   | Total                 |
| <b>Base Contract</b>                                               |          |                                                                                                                                                                                                                                                                                                                                  |     |     |                    |                     |                       |                     |                    |                     |                              |                       |
| 1-1                                                                |          | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc                                                                                                                                                                                                                                       | LS  | 1   | \$15,000.00        | \$15,000.00         | \$50,000.00           | \$50,000.00         | \$120,000.00       | \$120,000.00        | \$60,000.00                  | \$60,000.00           |
| 1-2                                                                |          | Submittals & Preconstruction Documentation                                                                                                                                                                                                                                                                                       | LS  | 1   | \$8,500.00         | \$8,500.00          | \$50,000.00           | \$50,000.00         | \$12,000.00        | \$12,000.00         | \$5,000.00                   | \$5,000.00            |
| 1-3                                                                |          | Selective Demolition                                                                                                                                                                                                                                                                                                             | LS  | 1   | \$10,500.00        | \$10,500.00         | \$49,500.00           | \$49,500.00         | \$20,000.00        | \$20,000.00         | \$25,000.00                  | \$25,000.00           |
| 1-4                                                                |          | Common Electrical Work                                                                                                                                                                                                                                                                                                           | LS  | 1   | \$120,277.00       | \$120,277.00        | \$40,515.00           | \$40,515.00         | \$60,000.00        | \$60,000.00         | \$116,000.00                 | \$116,000.00          |
| 1-5                                                                |          | Low-Voltage Electrical Distribution                                                                                                                                                                                                                                                                                              | LS  | 1   | \$30,000.00        | \$30,000.00         | \$150,000.00          | \$150,000.00        | \$200,000.00       | \$200,000.00        | \$110,000.00                 | \$110,000.00          |
| 1-6                                                                |          | Engine Generator and Transfer Switch                                                                                                                                                                                                                                                                                             | LS  | 1   | \$95,000.00        | \$95,000.00         | \$125,000.00          | \$125,000.00        | \$118,070.00       | \$118,070.00        | \$140,000.00                 | \$140,000.00          |
| 1-7                                                                |          | Electrical Protection                                                                                                                                                                                                                                                                                                            | LS  | 1   | \$55,000.00        | \$55,000.00         | \$40,000.00           | \$40,000.00         | \$6,000.00         | \$6,000.00          | \$3,000.00                   | \$3,000.00            |
| 1-8                                                                |          | Interior Lighting                                                                                                                                                                                                                                                                                                                | LS  | 1   | \$95,000.00        | \$95,000.00         | \$150,000.00          | \$150,000.00        | \$150,000.00       | \$150,000.00        | \$145,000.00                 | \$145,000.00          |
| 1-9                                                                |          | Structured Cabling                                                                                                                                                                                                                                                                                                               | LS  | 1   | \$33,000.00        | \$33,000.00         | \$25,000.00           | \$25,000.00         | \$25,000.00        | \$25,000.00         | \$14,000.00                  | \$14,000.00           |
| 1-10                                                               |          | Access Control                                                                                                                                                                                                                                                                                                                   | LS  | 1   | \$30,000.00        | \$30,000.00         | \$25,000.00           | \$25,000.00         | \$18,000.00        | \$18,000.00         | \$64,000.00                  | \$64,000.00           |
| 1-11                                                               |          | Video Surveillance                                                                                                                                                                                                                                                                                                               | LS  | 1   | \$25,000.00        | \$25,000.00         | \$25,000.00           | \$25,000.00         | \$12,000.00        | \$12,000.00         | \$736,710.00                 | \$736,710.00          |
| 1-12                                                               |          | Life Safety                                                                                                                                                                                                                                                                                                                      | LS  | 1   | \$38,000.00        | \$38,000.00         | \$25,000.00           | \$25,000.00         | \$55,000.00        | \$55,000.00         | \$38,000.00                  | \$38,000.00           |
| 1-13                                                               |          | 3rd Party UL Inspections                                                                                                                                                                                                                                                                                                         | LS  | 1   | \$2,500.00         | \$2,500.00          | \$2,500.00            | \$2,500.00          | \$9,000.00         | \$9,000.00          | \$2,500.00                   | \$2,500.00            |
| 1-14                                                               |          | Close out Documents and Record Drawings                                                                                                                                                                                                                                                                                          | LS  | 1   | \$3,000.00         | \$3,000.00          | \$5,000.00            | \$5,000.00          | \$8,000.00         | \$8,000.00          | \$5,000.00                   | \$5,000.00            |
| <b>Total Lump Sum Price Bid for Base Contract:</b>                 |          |                                                                                                                                                                                                                                                                                                                                  |     |     |                    | <b>\$560,777.00</b> |                       | <b>\$762,515.00</b> |                    | <b>\$813,070.00</b> |                              | <b>\$1,464,210.00</b> |
| <b>Contingency Items</b>                                           |          |                                                                                                                                                                                                                                                                                                                                  |     |     |                    |                     |                       |                     |                    |                     |                              |                       |
| 2-1                                                                |          | Duplex Receptacle, including duplex receptacle, backbox, cover plate, 50' of 3/4" conduit/raceway with 2 #12 conductors and 1 #12 ground wired to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.           | EA  | 1   | \$775.00           | \$775.00            | \$970.00              | \$970.00            | \$740.00           | \$740.00            | \$700.00                     | \$700.00              |
| 2-2                                                                |          | GFCI Duplex Receptacle, including GFCI duplex receptacle, backbox, cover plate, 50' of 3/4" conduit/raceway with 2 #12 conductors and 1 #12 ground wired to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place. | EA  | 1   | \$790.00           | \$790.00            | \$980.00              | \$980.00            | \$755.00           | \$755.00            | \$725.00                     | \$725.00              |
| 2-3                                                                |          | Data Outlets, including 2-port data outlet, backbox, cover plate, 50' of 3/4" conduit/raceway with category 6 wiring to the termination rack location, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                                        | EA  | 1   | \$840.00           | \$840.00            | \$1,440.00            | \$1,440.00          | \$1,355.00         | \$1,355.00          | \$775.00                     | \$775.00              |
| 2-4                                                                |          | Exit Sign, including 50' of 3/4" conduit/raceway with 2 #12 conductors and 1 #12 ground wired to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                                                            | EA  | 1   | \$1,250.00         | \$1,250.00          | \$1,135.00            | \$1,135.00          | \$900.00           | \$900.00            | \$765.00                     | \$765.00              |
| 2-5                                                                |          | Lighting Switches, including network lighting switch, back box, cover plate, 50' of 3/4" conduit/raceway with category 6 wiring to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                          | EA  | 1   | \$990.00           | \$990.00            | \$1,125.00            | \$1,125.00          | \$690.00           | \$690.00            | \$700.00                     | \$700.00              |
| 2-6                                                                |          | Occupancy Sensors, including ceiling mounted occupancy sensor, back box, cover plate, 50' of 3/4" conduit/raceway with category 6 wiring to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                 | EA  | 1   | \$1,250.00         | \$1,250.00          | \$1,125.00            | \$1,125.00          | \$690.00           | \$690.00            | \$875.00                     | \$875.00              |
| 2-7                                                                |          | Fire Alarm Notification devices, including ceiling mount combination audible/visual device, back box, 50' of 3/4" conduit/raceway with fire alarm wiring to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place. | EA  | 1   | \$985.00           | \$985.00            | \$1,055.00            | \$1,055.00          | \$850.00           | \$850.00            | \$785.00                     | \$785.00              |
| 2-8                                                                |          | Fire Alarm Pull Station, including pull station, back box, 50' of 3/4" conduit/raceway with fire alarm wiring to a point of authorized connection, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                                            | EA  | 1   | \$985.00           | \$985.00            | \$1,165.00            | \$1,165.00          | \$950.00           | \$950.00            | \$885.00                     | \$885.00              |
| 2-9                                                                |          | Infrastructure for additional card readers, including 50' of 3/4" conduit/raceway with category 6 wiring to the access control system control panel location, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                                 | EA  | 1   | \$948.00           | \$948.00            | \$1,610.00            | \$1,610.00          | \$1,500.00         | \$1,500.00          | \$1,500.00                   | \$1,500.00            |
| 2-10                                                               |          | Infrastructure for additional cameras, including 3/4" conduit/raceway with category 6 wiring to the video management system control panel location, terminations, and labeling. Perform in accordance with specification and drawing requirements for similar work. Complete in place.                                           | EA  | 1   | \$1,400.00         | \$1,400.00          | \$1,610.00            | \$1,610.00          | \$1,500.00         | \$1,500.00          | \$1,500.00                   | \$1,500.00            |
| <b>Total Lump Sum Price Bid for Base Contract + Contingencies:</b> |          |                                                                                                                                                                                                                                                                                                                                  |     |     |                    | <b>\$570,990.00</b> |                       | <b>\$774,730.00</b> |                    | <b>\$823,000.00</b> |                              | <b>\$1,473,420.00</b> |

TOWNSHIP OF LOWER MERION  
 TABULATION OF BIDS - Union Fire Association- HVAC Construction  
 CONTRACT NUMBER: 25-27-4405C  
 BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Bidders:                                  |                                                                                            |     |     | Clipper Pipe & Service, Inc. |                     | LGB Mechanical, Inc. |                     | Guy M Cooper, Inc. |                     |
|-------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|------------------------------|---------------------|----------------------|---------------------|--------------------|---------------------|
| Item No.                                  | Description                                                                                | U/M | Qty | Unit Price                   | Total               | Unit Price           | Total               | Unit Price         | Total               |
| <b>Base Contract:</b>                     |                                                                                            |     |     |                              |                     |                      |                     |                    |                     |
| 1-1                                       | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc | LS  | 1   | \$11,000.00                  | \$11,000.00         | \$25,000.00          | \$25,000.00         | \$60,000.00        | \$60,000.00         |
| 1-2                                       | Submittals & Preconstruction Documentation                                                 | LS  | 1   | \$11,000.00                  | \$11,000.00         | \$3,000.00           | \$3,000.00          | \$20,000.00        | \$20,000.00         |
| 1-3                                       | Selective Demolition                                                                       | LS  | 1   | \$59,000.00                  | \$59,000.00         | \$40,000.00          | \$40,000.00         | \$75,000.00        | \$75,000.00         |
| 1-4                                       | Common Heating, Ventilating, and Air-Conditioning Work                                     | LS  | 1   | \$73,000.00                  | \$73,000.00         | \$75,000.00          | \$75,000.00         | \$227,000.00       | \$227,000.00        |
| 1-5                                       | HVAC Piping and Pumps                                                                      | LS  | 1   | \$133,000.00                 | \$133,000.00        | \$100,000.00         | \$100,000.00        | \$125,000.00       | \$125,000.00        |
| 1-6                                       | HVAC Air Distribution                                                                      | LS  | 1   | \$73,000.00                  | \$73,000.00         | \$160,000.00         | \$160,000.00        | \$150,000.00       | \$150,000.00        |
| 1-7                                       | Condensing Boilers                                                                         | LS  | 1   | \$65,000.00                  | \$65,000.00         | \$175,000.00         | \$175,000.00        | \$40,000.00        | \$40,000.00         |
| 1-8                                       | Small Capacity Split-System Air Conditioners                                               | LS  | 1   | \$20,000.00                  | \$20,000.00         | \$90,000.00          | \$90,000.00         | \$50,000.00        | \$50,000.00         |
| 1-9                                       | Convection Heating and Cooling Units                                                       | LS  | 1   | \$73,100.00                  | \$73,100.00         | \$10,000.00          | \$10,000.00         | \$15,000.00        | \$15,000.00         |
| 1-10                                      | Testing, Adjusting, and Balancing, including reports                                       | LS  | 1   | \$5,900.00                   | \$5,900.00          | \$5,000.00           | \$5,000.00          | \$10,000.00        | \$10,000.00         |
| 1-11                                      | Close out Documents and Record Drawings                                                    | LS  | 1   | \$5,000.00                   | \$5,000.00          | \$2,000.00           | \$2,000.00          | \$3,000.00         | \$3,000.00          |
| <b>Total Lump Sum Price for Contract:</b> |                                                                                            |     |     |                              | <b>\$529,000.00</b> |                      | <b>\$685,000.00</b> |                    | <b>\$775,000.00</b> |

TOWNSHIP OF LOWER MERION  
 TABULATION OF BIDS - Union Fire Association- Fire Suppression/Plumbing Construction  
 CONTRACT NUMBER: 25-27-4405B  
 BIDS RECEIVED: November 13, 2025 - 11:00 AM

| Bidders:                                  |                                                                                            |     |     | Vision Mechanical |                     | AKC Mechanical, LLC |                     | Guy M Cooper, Inc |                     |
|-------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------|---------------------|---------------------|---------------------|-------------------|---------------------|
| Item No.                                  | Description                                                                                | U/M | Qty | Unit Price        | Total               | Unit Price          | Total               | Unit Price        | Total               |
| <b>Base Contract:</b>                     |                                                                                            |     |     |                   |                     |                     |                     |                   |                     |
| 1-1                                       | Mobilization and General Conditions: Permit, Contractor's License, Bonding, Insurance, etc | LS  | 1   | \$10,000.00       | \$10,000.00         | \$11,966.40         | \$11,966.40         | \$60,000.00       | \$60,000.00         |
| 1-2                                       | Submittals & Preconstruction Documentation                                                 | LS  | 1   | \$4,000.00        | \$4,000.00          | \$19,944.00         | \$19,944.00         | \$15,000.00       | \$15,000.00         |
| 1-3                                       | Selective Demolition                                                                       | LS  | 1   | \$15,000.00       | \$15,000.00         | \$7,977.60          | \$7,977.60          | \$10,000.00       | \$10,000.00         |
| 1-4                                       | Common Fire Suppression Work                                                               | LS  | 1   | \$14,000.00       | \$14,000.00         | \$11,966.40         | \$11,966.40         | \$15,000.00       | \$15,000.00         |
| 1-5                                       | Fire Suppression Sprinkler Systems                                                         | LS  | 1   | \$14,000.00       | \$14,000.00         | \$59,832.00         | \$59,832.00         | \$102,000.00      | \$102,000.00        |
| 1-6                                       | Common Plumbing Work                                                                       | LS  | 1   | \$90,000.00       | \$90,000.00         | \$39,888.00         | \$39,888.00         | \$65,000.00       | \$65,000.00         |
| 1-7                                       | Plumbing Piping                                                                            | LS  | 1   | \$100,000.00      | \$100,000.00        | \$99,720.00         | \$99,720.00         | \$115,000.00      | \$115,000.00        |
| 1-8                                       | Plumbing Equipment                                                                         | LS  | 1   | \$25,000.00       | \$25,000.00         | \$39,888.00         | \$39,888.00         | \$40,000.00       | \$40,000.00         |
| 1-9                                       | Plumbing Fixtures                                                                          | LS  | 1   | \$40,000.00       | \$40,000.00         | \$79,776.00         | \$79,776.00         | \$45,000.00       | \$45,000.00         |
| 1-10                                      | Close out Documents and Record Drawings                                                    | LS  | 1   | \$5,000.00        | \$5,000.00          | \$7,977.60          | \$7,977.60          | \$3,000.00        | \$3,000.00          |
| 1-11                                      | Facility Natural Gas                                                                       | LS  | 1   | \$37,000.00       | \$37,000.00         | \$19,944.00         | \$19,944.00         | \$5,000.00        | \$5,000.00          |
| <b>Total Lump Sum Price for Contract:</b> |                                                                                            |     |     |                   | <b>\$354,000.00</b> |                     | <b>\$398,880.00</b> |                   | <b>\$475,000.00</b> |



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **ADOPTION OF ORDINANCE - 2025 DEFICIENCY**

An Ordinance of the Township of Lower Merion to amend Ordinance No. 4302 adopted December 18, 2024, making a change in certain appropriations, some of which have proven to be larger than needed and some to be insufficient, and authorizing the proper Township officers to make the required transfers from and to appropriations heretofore made of receipts not heretofore estimated or from unappropriated fund balances.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held November 19, 2025 and duly advertised in the December 7, 2025 edition of the Main Line Times & Suburban.

**ATTACHMENT(S):**

[Proposed Ordinance - 2025 Deficiency Ordinance TBA 12-17-2025](#)

**AN ORDINANCE**

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

**AN ORDINANCE of the Township of Lower Merion To Amend Ordinance No. 4302 Adopted December 18, 2024, Making A Change In Certain Appropriations, Some Of Which Have Proven To Be Larger Than Needed And Some To Be Insufficient, And Authorizing The Proper Township Officers To Make The Required Transfers From And To Appropriations Heretofore Made Of Receipts Not Heretofore Estimated Or From Unappropriated Fund Balances.**

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

**Section 1:** The Township of Lower Merion 2025 Budget Ordinance, Ordinance No. 4302, is hereby amended to provide supplemental appropriations from the following Township unappropriated fund balances in order to meet estimated actual 2025 expenditure requirements:

| <b><u>TOWNSHIP FUND</u></b>      | <b><u>AMOUNTS</u></b> |
|----------------------------------|-----------------------|
| <b>SPECIAL REVENUE FUND</b>      | <b>\$700,868</b>      |
| <b>AFFORDABLE HOUSING FUND</b>   | <b>\$1,005,000</b>    |
| <b>AMERICAN RESCUE PLAN FUND</b> | <b>\$807,322</b>      |
| <b>SINKING FUND</b>              | <b>\$293,096</b>      |
| <b>SANITARY SEWER FUND</b>       | <b>\$213,716</b>      |

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

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

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

ATTEST:

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



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

ITEM: **ADOPTION OF ORDINANCE - 2026 TAX LEVY AND APPROPRIATIONS**

An Ordinance of the Township of Lower Merion , Montgomery County, Pennsylvania, imposing a levy for general revenue purposes on all taxable real estate in the Township in the amount of 4.886 mills (.004886) on each one dollar of assessed valuation, adopting an annual Budget and appropriating specific sums estimated to be required for the purposes of the municipal government for the 2026 fiscal year and approving the 2026-2031 Capital Improvement Program (CIP).

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held November 19, 2025 and duly advertised in the December 7, 2025 edition of the Main Line Times & Suburban.

**ATTACHMENT(S):**

[Proposed Ordinance - 2026 Tax Levy TBA 12-17-2025](#)

AN ORDINANCE

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

**AN ORDINANCE Of The Township Of Lower Merion, Montgomery County, Pennsylvania, Imposing A Levy For General Revenue Purposes On All Taxable Real Estate In The Township In The Amount Of 4.886 Mills (.004886) On Each One Dollar Of Assessed Valuation, Adopting An Annual Budget And Appropriating Specific Sums Estimated To Be Required For The Purposes Of The Municipal Government For The 2026 Fiscal Year, And Approving The 2026-2031 Capital Improvement Program (CIP).**

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

**Section 1. Tax Rate for General Purposes** That a tax be levied and the same is hereby levied on all real property within the Township of Lower Merion subject to taxation for the fiscal year 2025, as follows:

Tax rate for General Purposes: the sum of 4.886 mills on each one dollar of assessed valuation.

**Section 2. Budget and Appropriations.** The revenues estimated to be available to the Township of Lower Merion for fiscal year 2026 and the amounts appropriated there from for the specific purposes hereinafter set forth are as follows:

**SUMMARY OF ALL ESTIMATED RECEIPTS**

|                                          |                           |
|------------------------------------------|---------------------------|
| Receipts from Real Estate Taxes          | \$ 36,765,000             |
| Receipts from Business Taxes             | 20,400,000                |
| Receipts from Real Estate Transfer Taxes | 4,860,000                 |
| Receipts from Program Revenues           | 67,613,834                |
| Receipts from Sale of Bonds              | 22,452,988                |
| Transfers In                             | 17,716,506                |
| Investment Income                        | 1,827,500                 |
| Other Revenue                            | 6,047,000                 |
| Transfer from Cash Reserves              | 12,022,179                |
| Transfer between Funds                   | (23,167,677)              |
| <b>TOTAL ESTIMATED RECEIPTS AND CASH</b> | <b><u>166,537,330</u></b> |

**SUMMARY OF ALL APPROPRIATIONS**

|                             |                    |
|-----------------------------|--------------------|
| General Government          | \$ 15,134,125      |
| Public Safety               | 35,980,483         |
| Building and Planning       | 4,981,639          |
| Community Development       | 1,465,383          |
| Public Works                | 18,376,520         |
| Libraries and Recreation    | 11,448,237         |
| Debt Service                | 21,445,197         |
| Capital Outlays             | 60,583,592         |
| Sanitary Sewer              | 10,326,778         |
| Solid Waste                 | 9,963,053          |
| Transfer between Funds      | (23,167,677)       |
| <b>TOTAL APPROPRIATIONS</b> | <b>166,537,330</b> |

**ALL FUNDS SUMMARY**

| FUND                   | BEGINNING<br>FUND<br>BALANCE | + | REVENUE       | - | EXPENDITURES  | = | ENDING FUND<br>BALANCE |
|------------------------|------------------------------|---|---------------|---|---------------|---|------------------------|
| GENERAL                | \$22,654,877                 |   | 79,265,000    |   | 83,823,811    |   | \$18,096,066           |
| HIGHWAY AID            | \$286,420                    |   | 1,757,000     |   | 2,043,420     |   | 0                      |
| SPECIAL REVENUE        | 0                            |   | 5,557,083     |   | 5,557,083     |   | 0                      |
| AFFORDABLE HOUSING     | 816,432                      |   | 25,000        |   | 0             |   | 841,432                |
| AMERICAN RESCUE PLAN   | 2,340,592                    |   | 40,000        |   | 2,380,592     |   | 0                      |
| SINKING                | 0                            |   | 11,772,494    |   | 11,772,494    |   | 0                      |
| CAPITAL PROJECTS       | 5,217,000                    |   | 52,986,000    |   | 58,203,000    |   | 0                      |
| SANITARY SEWER         | 14,702,497                   |   | 8,870,000     |   | 10,326,778    |   | 13,245,719             |
| SOLID WASTE            | 104,242                      |   | 10,122,980    |   | 9,963,053     |   | 264,169                |
| EQUIPMENT              | 18,525,500                   |   | 7,287,271     |   | 5,634,776     |   | 20,177,995             |
| SUBTOTAL               | \$64,647,560                 |   | \$177,682,828 |   | 189,705,007   |   | \$52,625,381           |
| TRANSFER BETWEEN FUNDS | 0                            |   | (23,167,677)  |   | (23,167,677)  |   | 0                      |
| <b>TOTAL</b>           | \$64,647,560                 |   | \$154,515,151 |   | \$166,537,330 |   | \$52,625,381           |

**Section 3.** Approval of the 2026-2031 Capital Improvement Program. The Board of Commissioners do hereby approve the 2026-2031 Capital improvement Program.

**Section 4.** An estimate of the specific items making up the amounts appropriated to the respective departments and a copy of the 2026-2031 Capital Improvement Program is on file in the Township Secretary’s Office of the Township of Lower Merion, 75 E. Lancaster Avenue, Ardmore, Montgomery County, Pennsylvania.

**Section 5.** Nothing in this Ordinance shall be construed to affect any suit or process in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this Ordinance.

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

**Section 7.** This Ordinance shall take effect and be in force from and after January 1, 2026.

Enacted and ordained this \_\_\_\_\_ day of December, 2025.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

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

ATTEST:

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

PROPOSED



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Building & Planning

### **ITEM: PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - TOBACCO RETAILER & LOT OCCUPATION ZONING AMENDMENTS**

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 Hookah Bar and Significant Tobacco Retailer; Table 5.3, Use Regulations, to permit Significant Tobacco Retailer as a specialty retail in the NC, VC, TC, LI, RHR, BMV, and CAD Districts and establish regulations for the use; and Article III, General to Districts, § 155-3.4, Lot Occupation, Subsection F, to restore regulations for maximum height for accessory buildings in the principal building envelope and for those built in the reduced side and rear setbacks.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held October 22, 2025 and duly advertised in the November 28, 2025 and December 5, 2025 editions of the Times Herald.

#### **ATTACHMENT(S):**

[Proposed Ordinance - Significant Tobacco Retailer and Lot Occupation TBA 12-17-2025](#)  
[MCPC Tobacco Retailers & Lot Occupation 12-02-2025](#)

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 Hookah Bar And Significant Tobacco Retailer; Table 5.3, Use Regulations, To Permit Significant Tobacco Retailer As A Specialty Retail In The NC, VC, TC, LI, RHR, BMV, And CAD Districts And Establish Regulations For The Use; And Article III, General to Districts, § 155-3.4, Lot Occupation, Subsection F, To Restore Regulations For Maximum Height For Accessory Buildings In The Principal Building Envelope And For Those Built In The Reduced Side And Rear Setbacks.**

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 Hookah Bar and Significant Tobacco Retailer, as follows:

**HOOKAH BAR**

An establishment which is, whether as its primary use or as an accessory use, devoted to, marketed as, or designed for the on-premises use of hookah, which is a substance typically smoked through a water pipe with a smoke chamber, a bowl, a pipe, and a hose, and also known as “narghile,” “argileh,” “shisha,” “hubble-bubble,” and “goza,” or any similar substance. The term “hookah bar” includes, but is not limited to, establishments variously known as “hookah parlors,” “hookah cafes,” and “hookah lounges.”

**SIGNIFICANT TOBACCO RETAILER**

Any of the following establishments:

- (1) Any retailer or wholesale establishment that (a) devotes 10% or more of floor area or display area to or (b) maintains 20% or more of its total merchandise, whether on display or in stock, for: tobacco products, vape products, Delta-8 THC (or Delta-8-tetrahydrocannabinol), kratom, ingestible CBD/cannabidiol products, electronic nicotine delivery systems (ENDS), and/or ENDS-related products and/or any materials that can be used in electronic nicotine delivery systems.

- (2) Any retailer or wholesale establishment that holds itself out as, or otherwise promotes or markets itself as, a "tobacco store," a "smoke shop," a "vape shop," a "cigar shop" or a similar establishment selling tobacco products and/or vape products or predominantly advertises tobacco products or vape products on its storefront or website.
- (3) A hookah bar, regardless of whether tobacco products or vape products are sold from the premises.

**Section 2.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article V, Uses, is hereby amended, in relevant part, as follows:

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

| USES                      | USE PERMITTED | LI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>COMMERCIAL</b>         |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <u>Specialized Retail</u> | <u>R</u>      | <p><u>Significant Tobacco Retailer is subject to the following regulations:</u></p> <ul style="list-style-type: none"> <li>• <u>A Significant Tobacco Retailer shall be a minimum distance of 1,000 feet from any other Significant Tobacco Retailer, measured along a straight line between the closest walls of each establishment.</u></li> <li>• <u>A Significant Tobacco Retailer shall provide adequate ventilation such that the ventilation, at a minimum, must prevent smoke and vapors from migrating into adjacent buildings and/or suites and to outdoor public areas. A mechanical exhaust hood system shall be required if an establishment heats coals indoors.</u></li> <li>• <u>A Significant Tobacco Retailer shall comply with current Federal, Commonwealth, and local laws including, but not limited to the Clean Indoor Air Act.</u></li> <li>• <u>A Significant Tobacco Retailer shall be a minimum distance of 1,000 feet from any public school or private school, measured along a straight line between the closest walls of each establishment.</u></li> </ul> |

**Section 3.** The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article III, General to Districts, § 155-3.4, Lot Occupation, Subsection F, is hereby amended now and also, to the extent permitted by law, retroactive to April 17, 2024, in order to correct a drafting error in Ordinance No. 4289, to read as follows:

F. Accessory buildings and structures shall be erected to the rear of the principal building and may project into the reduced side or rear yard setback as established in the form tables of the underlying district, subject to compliance with the following:

- (1) Accessory buildings in the principal building envelope shall be limited to two stories or 20 feet in height.
- (2) Accessory buildings built in the reduced side and rear setback shall be limited in height to one story or 15 feet.
- ~~(3)~~ Accessory buildings shall be designed to be similar to and compatible with the principal building.
- ~~(4)~~ Exception. If there is 45 feet or less between the rear of the principal building and the rear lot line, the minimum setback from the rear of the principal building shall be reduced to 10 feet.

**Section 4.** 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 5.** 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 6.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

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



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 2, 2025

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

Re: MCPC #25-0235-001  
Plan Name: Significant Tobacco Retailer and Lot Occupation  
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 October 30, 2025. We forward this letter as a report of review and recommendations.

## BACKGROUND

The proposed amendments will amend the township's zoning ordinance to create definitions for "hookah bar" and "significant tobacco retailer" (to include hookah bar, vape shop, tobacco store, etc.). Table 5.3 Use Regulations will also be amended to permit "significant tobacco retailer" as a type of specialized retail use with additional regulations in the NC, VC, TC, LI, RHR, BMV, and CAD zoning districts.

## 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: "significant tobacco retailer" would be permitted (with certain regulations) in the Neighborhood Center (NC); Village Center (VC); Town Center 1 and 2 (TC); Light Industrial (LI); Rock Hill Road



(RHR); Bryn Mawr Village District 1, 2, 3, and 4 (BMV); and City Avenue District (CAD) – Regional Center Area, CAD – Bala Cynwyd Retail, and CAD – Bala Village zoning districts. We suggest that the “significant tobacco retailer” use may be less appropriate in the Neighborhood Center district (NC), Village Center district (VC), Bryn Mawr Village District 1 and 2, and the City Avenue District – Bala Village district. For example, the intent statement in §155-4.3.A. states that the NC district is the “least intensive in terms of usage and density” of the three commercial center zoning districts. In addition, “the purpose of the NC and VC Districts is to preserve and enhance small commercial centers that serve and are bounded by residential neighborhoods.” The proposed regulation requiring that “significant tobacco retailers” be located at least 1,000 feet from public or private schools suggests that these uses may be considered less compatible with some of the township’s smaller neighborhood and village centers. Therefore, we suggest that the township consider whether the zoning districts where this new use would be permitted could be further refined.

**CONCLUSION**

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

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](mailto: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
- Angela Forney, Twp. Planning Technician



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Building & Planning

**ITEM: PUBLIC HEARING AND ADOPTION OF ORDINANCE - CHAPTER 155, ZONING - FREESTANDING GROUND & MONUMENT SIGNS ZONING AMENDMENT**

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 9.1, Permitted Sign Locations And Permit Types, to allow freestanding ground/monument signs in the MDR2 and MDR3 Districts by permit; and Table 9.2 General Sign Type Standard And Regulations, Section E, Freestanding Ground/Monument Sign, to amend the regulations for height to permit a maximum height of 4 feet for multifamily (large) buildings and to permit a maximum sign area of 20 square feet for multifamily (large) buildings.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held October 22, 2025 and duly advertised in the November 28, 2025 and December 5, 2025 editions of the Times Herald.

**ATTACHMENT(S):**

[Proposed Ordinance - Freestanding Ground-Monument Signs in MDR2 and MDR3 TBA 12-17-2025](#)  
[MCPC Monument Signs 11-17-2025](#)

**ORDINANCE**

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

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155, Entitled Zoning, Table 9.1, Permitted Sign Locations And Permit Types, To Allow Freestanding Ground/Monument Signs In The MDR2 And MDR3 Districts By Permit; And Table 9.2 General Sign Type Standard And Regulations, Section E, Freestanding Ground/Monument Sign, To Amend The Regulations For Height To Permit A Maximum Height Of 4 Feet For Multifamily (Large) Buildings And To Permit A Maximum Sign Area Of 20 Square Feet For Multifamily (Large) Buildings.**

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

**Section 1.** Table 9.1, Permitted Sign Locations and Permit Types, is hereby amended to allow freestanding ground/monument signs in MDR Residential Districts by permit (“PR: Permit required”), limited to MDR2 and MDR3. This limitation shall be expressly noted in the Notes section which follows the table.

**Section 2.** Table 9.2, General Sign Type Standards and Regulations, Section E, Freestanding Ground/Monument Sign,” is hereby amended as follows:

1. The regulations for height shall now read: “4 feet maximum for 1 or 2 tenants or up to 8 feet maximum for 3 or more tenants; or 4 feet maximum for multifamily (large) buildings”
2. The regulations for sign area (maximum) shall now read: “20 square feet for 1 or 2 tenants and 40 square feet for 3 or more tenants; or 20 square feet for multifamily (large) buildings”

**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.



**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

November 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 #25-0234-001  
Plan Name: Freestanding Ground-Monument Signs in MDR2 and MDR3  
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 October 30, 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 height and area regulations specific to freestanding ground/monument signs for multifamily (large) buildings in the MDR2 and MDR3 residential zoning districts.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposed zoning ordinance amendments without comment as we have not identified any significant planning issues.

## CONCLUSION

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



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 B Bice". The signature is written in a cursive, flowing style.

Marley Bice, AICP, Community Planning Assistant Manager  
610-278-3740 – [marley.bice@montgomerycountypa.gov](mailto:marley.bice@montgomerycountypa.gov)

- c: Ernie B. McNeely, Twp. Manager
- Brandon Ford, Asst. Twp. Manager
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- Holly Colello, Twp. Planner
- Sarah Carley, Twp. Planner
- Angela Forney, Twp. Planning Technician



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Finance

**ITEM: ADOPTION OF ORDINANCE - CHAPTER 138, TAXATION - IMPLEMENTATION OF ACT 58 AFFORDABLE HOUSING INCENTIVES**

An Ordinance to amend the Code of The Township of Lower Merion, Chapter 138 entitled Taxation, to implement Chapters 3 and 4 of the Pennsylvania Affordable Housing Unit Tax Exemption Act (Act 58 Of 2022) to authorize real estate tax exemptions for new construction and improvements to affordable housing units in designated deteriorated areas and more broadly throughout the Township; providing for definitions, designation of deteriorated areas, application and approval procedures, limitations and conditions, enforcement, severability, and an effective date.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held November 19, 2025 and duly advertised in the December 7, 2025 edition of the Main Line Times & Suburban.

**ATTACHMENT(S):**

[Proposed Ordinance - Act 58 Affordable Housing Abatement TBA 12-17-2025](#)

AN ORDINANCE

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

**AN ORDINANCE To Amend Chapter 138, Taxation, Of The Code Of The Township Of Lower Merion, Montgomery County, Pennsylvania, Implementing Chapters 3 And 4 Of The Pennsylvania Affordable Housing Unit Tax Exemption Act (Act 58 Of 2022), To Authorize Real Estate Tax Exemptions For New Construction And Improvements To Affordable Housing Units In Designated Deteriorated Areas And More Broadly Throughout The Township; Providing For Definitions, Designation Of Deteriorated Areas, Application And Approval Procedures, Limitations And Conditions, Enforcement, Severability, And An Effective Date.**

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 138, Taxation, shall be amended to provide as follows:

**Article VB. Affordable Housing Tax Exemption**

**§138-57.5 Definitions; word usage**

The following words and phrases, as used in this Article, shall have the meanings ascribed to them in this section, unless the context indicates a different meaning. The masculine includes the feminine; the singular includes the plural, and the plural includes the singular.

**ACT 58:** The Pennsylvania Affordable Housing Unit Tax Exemption Act, Act 58 of 2022.

**AFFORDABLE HOUSING UNIT:** A multi-unit residential dwelling consisting of three or more residential units where at least 30% of the total number of residential units in the dwelling are rent-restricted and are occupied by an individual or family whose income is not more than 60% of area median income (AMI).

**APPLICANT:** The property owner or developer applying for a tax exemption under this Ordinance.

**AREA MEDIAN INCOME (AMI):** The median household income within the boundaries of a local taxing authority as defined by state and federal agencies.

**ASSESSOR:** The Montgomery County Board of Assessment Appeals or its successor agency.

**BLIGHT OR BLIGHTED PROPERTY:** A property that meets any of the conditions listed in 1 Pa.C.S. § 1991. Such conditions include, but are not limited to, properties that are public nuisances, unfit for human habitation, pose a fire hazard, lack necessary utilities, have been vacant and unmarketed for at least twelve months, or otherwise exhibit physical deterioration or abandonment that materially endangers public health, safety, or welfare.

**DETERIORATED AREA:** An area designated by the Lower Merion Township Board of Commissioners, which consists of blighted property.

**EXEMPTION SCHEDULE:** The percentage of exemption from taxation granted under this Ordinance, as adopted by resolution of the Board of Commissioners in accordance with Act 58.

**IMPROVEMENT:** Repair, construction or reconstruction, including alterations and additions, having the effect of rehabilitating a blighted property so that the blighted property becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance with laws, ordinances or regulations governing safety, health, economic use or amenity standards. For the purposes of this Article, the term shall only apply to repair construction or reconstruction, including alterations and additions that is anticipated to increase the existing assessed value of the property by at least 25%. The term shall not include ordinary upkeep and maintenance.

**LOCAL TAXING AUTHORITY:** means the Township of Lower Merion, the Lower Merion School District, the County of Montgomery, or any other governmental entity having the authority to levy real property taxes within the Township of Lower Merion.

**RENT-RESTRICTED:** The maximum rent an owner may charge for a unit does not exceed 30% of the adjusted income of a family or taxpayer whose annual income is less than or equal to 60% of the area median gross income.

### **§138-57.6 Requirements & Procedures**

- A. A tax exemption permitted under this Article shall not be enforceable until the governing body of each local taxing authority with mutual jurisdiction has approved an ordinance or resolution adopting a tax exemption program enabled by PA Act 58 of 2022. Upon adoption of an ordinance or resolution, each local

taxing authority shall post a notice of the approval of the tax exemption on its publicly accessible Internet website. Upon adoption of an ordinance or resolution by each local taxing authority with mutual jurisdiction, a joint notice of implementation of the tax exemption must be published in a newspaper of general circulation in the area.

- B. Requests for tax exemption permitted under this Article shall be limited to eligible properties within the jurisdiction of the Township of Lower Merion where new construction or improvements are planned for the purpose of creating an Affordable Housing Unit.
- C. Requests for tax exemption permitted under this Article shall be received by the Township of Lower Merion and then forwarded to the Montgomery County Board of Assessment Appeals and the School District of Lower Merion. Upon completion of the improvement, the taxpayer shall notify the Township and the Montgomery County Board of Assessment Appeals, so that the Board of Assessment Appeals may assess the improvements separately for the purpose of calculating the amount of assessment eligible for tax exemption in accordance with the limits established in this Ordinance. The Township and School District will then obtain from the Board the amount of the assessment eligible for exemption and will notify the taxpayer. The Treasurer is authorized to make refunds, if applicable, only after the Montgomery County Board of Assessment Appeals has notified the Treasurer of its separate assessment upon the improvement for which an exemption is requested. Appeals from the reassessment and the amount eligible for the exemption may be taken by the taxpayer of the Township as provided by law.

#### **§138-57.7 Eligibility and Conditions**

- A. To qualify for a tax exemption permitted under this Article, the property shall:
  - (1) Comply with all Township codes and ordinances;
  - (2) Be free of code violations and liens;
  - (3) Not be delinquent in the payment of Township real estate taxes;
  - (4) The value of the new construction or improvements must increase the assessed value of the property by at least 25%; and
  - (5) Result in the creation of an Affordable Housing Unit consisting of three or more units where at least 30% of the total number of residential units in the dwelling are rent-restricted and are occupied by an individual or family whose income is not more than 60% of area median income (AMI)

for a period of time outlined in an agreement entered into between the Township and the taxpayer who desires the tax exemption

- B. Exemptions shall not be granted if:
- (1) The construction or improvements commenced prior to the filing of the application and the granting of the tax exemption;
  - (2) The subject property receives other property tax abatement or exemption incentives for new construction or improvement;
  - (3) The property owner or developer is delinquent on local taxes related to the subject property, except if the delinquent taxes are paid prior to construction or payment of delinquent taxes has been arranged with the local taxing authority in accordance with an installment plan.
  - (4) The property owner has a legal or equitable interest in other property for which local taxes are delinquent, except if the delinquent taxes are paid prior to construction.

#### **§138-57.8 Authorization of Exemptions**

- A. Subject to the conditions and procedures set forth herein, the Township hereby authorizes real estate tax exemptions on the assessment attributable to eligible improvements and new construction of affordable housing units, as permitted by Chapters 3 and 4 of Act 58. The exemption shall be limited to that improvement or new construction for which an exemption has been requested in the manner set forth in this Article.
- B. A depiction and written description of the boundaries of the property in question shall be submitted along with the application requesting an exemption for said property and shall follow a public hearing scheduled by the Township, with notice given at least once each week for two consecutive weeks prior to the hearing.

#### **§138-57.9 Standard Exemption Schedule.**

- A. Subject to the conditions, requirements, and limitations set forth in this Article, the Township may provide for a tax exemption on the assessment attributable to the actual cost of new construction or improvements for affordable housing units within the Township's jurisdiction. The actual amount of real estate taxes levied by the Township exempted shall be in accordance with the following schedule:

- (1) For the first year immediately following the date upon which the improvement becomes assessable, 100% of the eligible assessment shall be exempted.
  - (2) For the second year immediately following the date upon which the improvement becomes assessable, 50% of the eligible assessment shall be exempted.
  - (3) After the second year the exemption shall terminate.
- B. The exemption from taxes granted under this Article shall be upon the property and shall not terminate upon the sale or exchange of the property.
- C. The exemption applies only to the additional assessment attributable to eligible improvements or new construction and shall not extend to the land or the pre-improvement assessment.

**§138-57.10 Designation of Deteriorated Areas.**

- A. The Board of Commissioners of Lower Merion Township may, upon request by the property owner seeking a tax exemption under this Article and by resolution by the Board, designate specific, individual properties of the Township as a Deteriorated Area for the purpose of granting tax exemptions under the provisions of this Article.
- B. In designating a Deteriorated Area, the Board of Commissioners of Lower Merion Township shall consider whether:
- (1) The majority of structures are 20 years of age or older; or
  - (2) A significant percentage of properties are vacant, underutilized, or exhibit physical deterioration; or
  - (3) Infrastructure, facilities, or housing stock is inadequate to meet modern standards or community needs; or
  - (4) The area has experienced a pattern of declining investment, occupancy, or property values.
- C. The Board of Commissioners of Lower Merion Township may rescind or amend such a designation by resolution.
- D. A depiction and written description of the boundaries of the property in question shall be submitted along with the application requesting an exemption for said property and shall follow a public hearing scheduled by the Township, with notice given at least once each week for two consecutive weeks prior to the hearing.

### **§138-57.11 Exemption Schedule for Deteriorated Areas**

- A. For eligible affordable housing improvements and new construction in designated Deteriorated Areas under Chapter 3 of Act 58, a ten (10) year declining exemption is granted, equal to:
- (1) For the first year, immediately following the date upon which the improvement becomes assessable, 100% of the eligible assessment shall be exempted.
  - (2) For the second year immediately following the date upon which the improvement becomes assessable, 90% of the eligible assessment shall be exempted.
  - (3) For the third year, immediately following the date upon which the improvement becomes assessable, 80% of the eligible assessment shall be exempted.
  - (4) For the fourth year, immediately following the date upon which the improvement becomes assessable, 70% of the eligible assessment shall be exempted.
  - (5) For the fifth year, immediately following the date upon which the improvement becomes assessable, 60% of the eligible assessment shall be exempted.
  - (6) For the sixth year, immediately following the date upon which the improvement becomes assessable, 50% of the eligible assessment shall be exempted.
  - (7) For the seventh year immediately following the date upon which the improvement becomes assessable, 40% of the eligible assessment shall be exempted.
  - (8) For the eighth year immediately following the date upon which the improvement becomes assessable, 30% of the eligible assessment shall be exempted.
  - (9) For the ninth year immediately following the date upon which the improvement becomes assessable, 20% of the eligible assessment shall be exempted.

- (10) For the tenth year immediately following the date upon which the improvement becomes assessable, 10% of the eligible assessment shall be exempted.
- (11) After the tenth year the exemption shall terminate.
- B. The exemption from taxes granted under this Article shall be upon the property and shall not terminate upon the sale or exchange of the property.
- C. The exemption applies only to the additional assessment attributable to eligible improvements or new construction and shall not extend to the land or the pre-improvement assessment.

### **§138-57.12 Notification & Application Procedures**

- A. A taxpayer desiring tax exemption authorized by an ordinance or resolution adopted under this article shall notify the Township in writing on an application form provided by the Township, submitted prior to securing land development approval, a building permit, or commencing construction. The application shall include the following information:
  - (1) A statement of tax obligations, signed by the applicant and notarized;
  - (2) An outline of specifications for the new construction or improvement, indicating with as much specificity as practicable, the materials to be used for exterior and interior finishes;
  - (3) An itemized cost estimate for the new construction or improvement. The itemization must:
    - i. Be on contractor letterhead.
    - ii. Indicate the property address of the project.
    - iii. Be signed by the applicant.
  - (4) A preliminary architectural drawing or blueprint for the new construction or improvement;
  - (5) A recent appraisal of the property;
  - (6) The final decision of the zoning authority or other regulatory agency granting relief, if applicable;
  - (7) The signature of the applicant and the date of signing.

### **§138-57.13 Rules & Regulations**

- A. The Township Manager, or their designee, shall administer these provisions of this article and monitor compliance. The Township Manager, or their designee, is also hereby authorized and empowered to prepare, promulgate and enforce rules and regulations made pursuant to the provisions of this article. Such rules and regulations shall have the full force and effect of law unless modified, revoked or repealed by the Board of Commissioners.
- B. The cost of new construction or improvements to be exempted and the schedule of taxes exempted under this article which exist at the time of the initial request for tax exemption shall apply to the exemption request. Any subsequent amendment to the article shall not apply to a request initiated prior to adoption of the amendment.
- C. At the time a tax exemption permitted under this article is granted and an agreement is entered into between the Township and the taxpayer who desires the tax exemption, if the taxpayer has completed each requirement under this Article, the Township shall file a lien against the tax-exempt properties at the rate of the estimated amount of assessment. The lien shall be forgiven by the Township following the completion of the new construction or improvements, provided that there are no outstanding violations against the property. The lien on the property shall transfer for a sale or exchange of the property.

### **§138-57.14 Default, Repayment, and Appeal Process**

- A. A tax exemption permitted under this article shall be available only for those properties that meet the conditions outlined in this article and for which taxes are promptly paid and discharged by the end of the fiscal year in which such taxes are due. Any property granted a tax exemption under this article that is declared delinquent as established by the statutes of the Commonwealth of Pennsylvania shall lose their exemption status and any and all currently due and future taxes shall be due and payable at the full unabated assessment and tax rate.
- B. At the time a tax exemption permitted under this article is granted and an agreement is entered into between the Township and the taxpayer who desires the tax exemption, if the taxpayer has completed each requirement under this Article , the Township shall file a lien against the tax-exempt properties at the rate of the estimated amount of assessment. The lien shall be forgiven by the Township following the completion of the new construction or improvements, provided that there are no outstanding violations against the property. The lien on the property shall transfer for a sale or exchange of the property.

- C. If within five (5) years after completion of construction a violation occurs and remains uncorrected, the Township may terminate the exemption and recover a pro rata share of exempted taxes.
- D. Subject properties that have been declared delinquent may appeal the rescission of the tax exemption permitted under this article by providing a written request to the Lower Merion Township Board of Commissioners providing a basis for the appeal and the justification for a waiver of the requirements outlined in this article.
- E. Subject properties that have been declared delinquent may appeal the rescission of the tax exemption permitted under this article by providing a written request to the Lower Merion Township Board of Commissioners providing a basis for the appeal and the justification for a waiver of the requirements outlined in this article.

**§138-57.15 Prohibitions**

- A. For the period of time that a property receives a tax exemption under this chapter, a purchase or sale of the property or a portion of the property may not be structured to exclude or exempt the transaction from a realty transfer tax due to a taxing authority that would not be excluded or exempt, except for the following:
  - (1) A sheriff sale or tax claim bureau sale.
  - (2) A corrective deed.
  - (3) A transfer by a mortgagor to the holder of a bona fide mortgage in default in lieu of a foreclosure.
  - (4) A transfer to a judicial sale in which the successful bidder is the bona fide holder of a mortgage.
  - (5) A transaction excluded from the realty transfer tax under Article XI-C of the Tax Reform Code of 1971.

**Section 2.** Nothing in this Ordinance or in Chapters 138 or A167 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 Chapters prior to the adoption of this amendment.

**Section 3.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of 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 4.** This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this      day of      , 2025.

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

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

ATTEST:

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



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Police

**ITEM: ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - PARKING METER RATE REVISIONS**

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles And Traffic, Article XV, Schedules, §145-122, On-Highway Parking Meter Zones; Rates, to increase parking meter rates generally; and §145-123, Schedule XXIII: Off-Highway Parking Meter Zones; Rates, to increase parking meter rates in municipal lots generally and to establish a kiosk rate for the Cricket Garage.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held November 19, 2025 and duly advertised in the December 7, 2025 edition of the Main Line Times & Suburban.

**ATTACHMENT(S):**

[Proposed Ordinance - Meter Rates - Ardmore TBA 12-17-2025](#)

AN ORDINANCE

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

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 145 Thereof, Entitled Vehicles And Traffic, Article XV, Schedules, §145-122, On-Highway Parking Meter Zones; Rates, To Increase Parking Meter Rates Generally; And §145-123, Schedule XXIII: Off-Highway Parking Meter Zones; Rates, To Increase Parking Meter Rates In Municipal Lots Generally And To Establish A Kiosk Rate For The Cricket Garage.**

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

**Section 1.** The Code of the Township of Lower Merion, Chapter 145, Vehicles and Traffic, Article XV, Schedules, Section 145-122. Schedule XXII: On-Highway Parking Meter Zones; Rates, Sub-section B thereof, shall be amended and a new sub-section C shall be added, to provide as follows:

§ 145-122. Schedule XXII: On-Highway Parking Meter Zones; Rates.

\* \* \* \* \*

- B. The parking meter rate for the zones established above shall be in increments of \$0.05 per three minutes (\$1.00 per hour), unless otherwise noted in sub-section C below.
- C. The parking meter rate for the zones listed below shall be in increments of \$0.05 per two minutes (\$1.50 per hour):
  - Rittenhouse Place: East Lancaster Avenue to East Athens Avenue.
  - Cricket Avenue: East Lancaster Avenue to School Lane.
  - Cricket Terrace: Rittenhouse Place to Cricket Avenue.

**Section 2.** The Code of the Township of Lower Merion, Chapter 145, Vehicles and Traffic, Article XV, Schedules, Section 145-123. Schedule XXIII: Off-Highway Parking Meter Zones; Rates, Sub-section B thereof, shall be amended and new sub-sections C and D shall be added, to provide as follows:

§ 145-123. Schedule XXIII: Off-Highway Parking Meter Zones; Rates.

\* \* \* \* \*

- B. The parking meter rate for the zones established above shall be in increments of \$0.05 per three minutes (\$1.00 per hour), unless otherwise noted in sub-section C below.
- C. The parking meter rate for the zones listed below shall be in increments of \$0.05 per two minutes (\$1.50 per hour):
  - Metered Township Municipal Parking Lot 5 – Cricket Terrace.
  - Metered Township Municipal Parking Lot 6 – Schauffele Plaza.
- D. The parking kiosk rate for the Cricket Parking Garage shall be in increments of \$0.05 per six minutes (\$0.50 per hour).

**Section 3.** Nothing in this Ordinance or in Chapter 145 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 145 prior to the adoption of this amendment.

**Section 4.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

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

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

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

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

ATTEST:

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



**Township of Lower Merion**  
A FIRST CLASS TOWNSHIP

## **AGENDA ITEM INFORMATION**

COMMITTEE: Police

**ITEM: ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - LANCASTER AVENUE SPEED LIMIT AND NO TURN ON RED RESTRICTIONS**

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 Thereof, entitled Vehicles And Traffic, Article XV, Schedules, § 145-101. Schedule I: Speed Limits, by rescinding the 40 MPH speed limit on Lancaster Avenue from City Avenue to W. Wynnewood Rd and imposing a 35 MPH speed limit on Lancaster Avenue from City Avenue to W. Wynnewood Road; and §145-103, Schedule III, by prohibiting right turns on red at Lancaster Avenue and Remington Road for east traffic; at Lancaster Avenue and Haverford Station Road for west bound traffic; and at Montgomery Avenue and Airdale Road for east/west traffic.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held November 19, 2025 and duly advertised in the December 7, 2025 edition of the Main Line Times & Suburban.

**ATTACHMENT(S):**

[Proposed Ordinance - Lanc Ave Speed Limits & ARLE No Turn on Red TBA 12-17-2025](#)

AN ORDINANCE

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

**AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 145 Thereof, Entitled Vehicles And Traffic, Article XV, Schedules, § 145-101. Schedule I: Speed Limits, By Rescinding The 40 MPH Speed Limit On Lancaster Avenue From City Avenue To W. Wynnewood Rd And Imposing A 35 MPH Speed Limit On Lancaster Avenue From City Avenue To W. Wynnewood Road; And § 145-103, Schedule III, By Prohibiting Right Turns On Red At Lancaster Ave And Remington Road For East Traffic; At Lancaster Avenue And Haverford Station Road For West Bound Traffic; And At Montgomery Avenue And Airdale Road For East/West Traffic.**

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

**Section 1.** The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Section 145-101, Schedule I: Speed Limits,, is hereby amended by rescinding the following regulations:

**§ 145-101. Schedule I: Speed Limits**

| <b>Name of Street</b> | <b>Speed Limit (MPH)</b> | <b>Location</b>                       |
|-----------------------|--------------------------|---------------------------------------|
| Lancaster Avenue      | 40                       | from City Avenue to W. Wynnewood Road |

**Section 2.** The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Section 145-101, Schedule I: Speed Limits,, is hereby amended by the addition thereto in alphabetical order of the following regulation:

**§ 145-101. Schedule I: Speed Limits**

| <b>Name of Street</b> | <b>Speed Limit (MPH)</b> | <b>Location</b>                       |
|-----------------------|--------------------------|---------------------------------------|
| Lancaster Avenue      | 35                       | from City Avenue to W. Wynnewood Road |

**Section 3.** The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Section 145-103, Schedule III: Prohibited Turns on Red Signals, is hereby amended by adding thereto the following regulations:

**§ 145-103. Schedule III: Prohibited Turns on Red Signals.**

| <b>Name of Highway</b> | <b>Direction of Travel</b> | <b>Prohibited Right Turn on Red Signal Onto</b> |
|------------------------|----------------------------|-------------------------------------------------|
| Lancaster Avenue       | East                       | Remington Road                                  |
| Lancaster Avenue       | West                       | Haverford Station Road                          |
| Montgomery Avenue      | East/West                  | Airdale Road                                    |

**Section 4** Nothing in this Ordinance or in Chapter 145 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 145 prior to the adoption of this amendment.

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

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

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

BOARD OF COMMISSIONERS OF THE  
TOWNSHIP OF LOWER MERION

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

ATTEST:

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