BOARD OF COMMISSIONERS

TODD M. SINAI, PRESIDENT

July 15, 2026 - 7:00 PM

AGENDA

1. **Police Department New Officer Badge Ceremony**

   Off. Faron Connelly, Off. Connor Donovan, Off. Anthony Goodman, Off. Sebastian Tenlen, Off. Liam Witthohn, Off. Anthony Woodlock, Off. Tiendat Vu

2. **Call to Order**

3. **Roll Call**

4. **Approval of Minutes**

   Minutes of a special meeting of the Board of Commissioners held on June 3, 2026 and a stated meeting of the Board of Commissioners held on June 17, 2026 as distributed.

5. **Announcements**

   The Board of Commissioners will meet in Executive Session on July 15, 2026 to receive reports from its professional staff.

   The stated meeting of the Board of Commissioners for August will be held on Monday, August 3, 2026 at approximately 6:30 p.m.

   National Night Out will be held on Tuesday, August 4, 2026 from 6:00 p.m. until 9:00 p.m. in the parking lot of Suburban Square.

   The Board of Commissioners will be in recess from August 4, 2026 until September 9, 2026 .

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. **WAIVER OF TOWNSHIP CODE SECTION 111-4.2 REGULATING OPEN CONTAINERS FOR THE ARDMORE ROCK N RIDE EVENT**

b. **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

c. **RESOLUTION - CONDITIONAL USE APPLICATION - 223 N. Highland Avenue, Kohelet, Merion Station, Ward 12, CU# 3927C**

d. **AUTHORIZATION TO ADVERTISE PROPOSED ORDINANCE - CHAPTER 155, ZONING - Bala Village Amendments - Z-26-001**

e. **AWARD OF CONTRACT- GLADWYNE FIRE COMPANY APRON & ENGINE ROOM FLOOR REPAIRS**

f. **AUTHORIZATION TO EXTEND CONTRACT - WASTE HAULING AND DISPOSAL**

g. **RESOLUTION - CLOSE AMERICAN RESCUE PLAN FUND**

h. **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**

i. **COMMUNITY DEVELOPMENT BLOCK GRANT FUND REALLOCATION**

j. **AUTHORIZATION TO ENTER INTO AN INNOVATIVE FINANCE AND ASSET CONCESSION GRANT PROGRAM (IFAC) COOPERATIVE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION (DOT) - ARDMORE MULTIMODAL TRANSIT CENTER PROJECT**

k. **RESOLUTION AND AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 107, OFFICIAL MAP - VACATION OF A PORTION OF MORRIS ROAD, WYNNEWOOD**

9. Building and Planning Committee

The Consent Calendar contains items referred from the July 8, 2026 meeting of this Committee (items a - d).

10. Finance Committee

The Consent Calendar contains items referred from the July 8, 2026 meeting of this Committee (items e - g).

11. Grants & Community Development Committee

The Consent Calendar contains items referred from the July 8, 2026 meeting of this Committee (items h - j).

12. Public Works Committee

The Consent Calendar contains items referred from the July 8, 2026 meeting of this Committee (item k).

13. Adoption of Ordinances

a. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - MORRIS AVENUE PARKING RESTRICTIONS**

b. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - SABINE AVENUE AND SABINE CIRCLE PARKING RESTRICTIONS**

c. **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - MORRIS AVENUE AND HARRITON ROAD STOP REGULATIONS**

14. Unfinished Business

15. New Business

16. Adjournment

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **WAIVER OF TOWNSHIP CODE SECTION 111-4.2 REGULATING OPEN CONTAINERS FOR THE ARDMORE ROCK N RIDE EVENT**

Consider for approval a waiver of Township Code § 111-4.2 as requested by the applicant, Ardmore Music Hall (AMH), to permit patrons to possess open containers with alcoholic beverages and serve alcoholic beverages in public rights-of-way within regulated areas on Sunday, August 9, 2026, between the hours of 10:00 a.m. to 9:00 p.m. subject to AMH providing the required insurance certificate documenting adequate coverage as required by the Township.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **APPROVAL OF HISTORICAL COMMISSION APPLICATIONS**

Consider for approval the following applications as recommended by the Building & Planning Committee at their meeting held on July 8, 2026:

a) 2026-R-05, 14 Rock Hill Road, Bala Cynwyd, Class II - Allowance of an application to replace original wood windows with vinyl windows to proceed with no delay.

b) 2026-R-13, 1233 Lafayette Road, Bryn Mawr, Class II - Approval to replace a slate roof with a DaVinci synthetic slate product, with a subcommittee to assist with any modifications to the proposal, citing Secretary of the Interior's Standard 9.

c) 2026-R-14, 345 North Bowman Avenue, Merion Station, Class II - Approval to construct a one-story addition largely on the footprint of an existing porch with a new metal roof with skylights, with the applicant to provide further material details for subcommittee review, citing Secretary of the Interior’s Standards 9 and 10.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Building & Planning

ITEM: **RESOLUTION - CONDITIONAL USE APPLICATION - 223 N. HIGHLAND AVENUE, KOHELET, MERION STATION, WARD 12, CU# 3927C**

Consider for adoption a Resolution to approve a Conditional Use application. The applicant seeks Conditional Use approval, pursuant to Zoning Code Section 155-4.4.C(6), to modify prior conditions imposed by the Zoning Hearing Board (Appeal No. 4362, modified by Conditional Use Application No. 3896C).

The applicant is seeking relief from prior Zoning Hearing Board decisions to expand their existing religious use to include:

1. Friday and Saturday evening Sabbath prayers services for up to 60 attendees who do not drive. Services will last up to 1.5 hours.
2. Increased Saturday morning Sabbath prayers from 90 to 200 attendees who do not drive.
3. Increased Holiday prayer services from 3–4 times a year to 13 times per year with up to 200 attendees who do not drive.

ATTACHMENT(S):
LMT Res No. 2026-XX - CU Decision 223 N. Highland Ave 07-15-2026.docx

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

WHEREAS, the Township of Lower Merion received an amended application designated as CU Application #3912, filed on behalf of The Shtiebel of Lower Merion ("The Shtiebel"), dated February 6, 2026, which seeks conditional use approval pursuant to § 155-4.4(C)(6) of the Zoning Code to modify conditions of previously granted special exception approvals which limit the institutional accessory use of the property located at 223 N. Highland Avenue, further identified as Tax Parcel No. 40-00-25368-00-8 (the "Property");

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

WHEREAS, specifically, the Hearing Officer received testimony and evidence in consideration of the Applicant's request to modify the application limiting conditions for non-student activities at the Property to accommodate an increase in the maximum number of attendees at Saturday prayer services, increase in the maximum permitted number of holiday prayer services, and the addition of Sabbath prayer services on Friday and Saturday evenings;

WHEREAS, following a public hearing on the application, the Hearing Officer submitted to the Board of Commissioners her "Amended Recommendations for Findings of Fact, Conclusions of Law and Order," (the "Report"); and

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

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

1. Paragraphs 1 through 147 set forth in the attached Report, together with the Discussion contained therein, are all hereby adopted in their entirety as the Findings of Fact and Conclusions of Law, and discussion thereof, of the Board of Commissioners with respect to CU Application #3912 and the recorded developed pursuant thereto.

2. In consideration thereof, and based thereupon, the Board adopts and issues the following order, which is consistent with the Hearing Officer's proposed order, with respect to the aforementioned application and is based on the documents and plans submitted in support of the application, all of which are specifically incorporated by reference thereto:

ORDER

AND NOW on this day of , 2026, the application of The Shtiebel of Lower Merion for conditional use approval to modify conditions imposed by the Zoning Hearing Board in connection with special exception approval granted in Appeal No. 4362 and subsequently modified by the Board of Commissioners by conditional use approval in Conditional Use Application No. 3896C, pursuant to Code §155-4.4.C(6), and the application procedure and standards found in §155-11.1.F & G, is granted, subject to the following conditions, for the reasons set forth in the foregoing recommended findings of fact, conclusions of law and discussion.

This conditional use approval is granted on and conditioned on adherence to the testimony, plans, photos, and documents presented at the conditional use hearing on May 14, 2026, and all documents admitted into the record, all of which are specifically incorporated by reference.

This grant of conditional use approval is further conditioned on:

1. Sabbath prayer services on Saturday mornings from 8:30 am to 1:00 pm for a maximum of 200 attendees, and with attendees not driving.

2. Sabbath prayer services on Friday and Saturday evenings for less than 1.5 hours for fewer than 60 attendees, and with attendees not driving.

3. Holiday prayer services thirteen times per year, beginning one hour before sundown and lasting no more than three hours, for a maximum of 200 people, and with attendees not driving.

4. While total attendance for certain services may reach up to 200 individuals, at no time will the occupant load of the Beit Midrash exceed 176 individuals. All prayer activities will take place indoors in designated rooms with occupants distributed across these spaces to remain. The Applicant shall apply for a zoning permit to ensure they comply with occupancy requirements.

5. The Shtiebel of Lower Merion must prepare a post development pedestrian study evaluating pedestrian activity around the school and implement any findings identified in the study as directed by staff.

6. The Shtiebel of Lower Merion must install painted crosswalks and associated elements at the intersection of Melrose Avenue and Old Lancaster Road as previously required by Land Development approval.

7. Attendees of Shtiebel activities at the Property shall be limited to members of the Shtiebel and their Sabbath guests.

8. Parking on adjacent streets, both public and private, in connection with any non-school-related activity or services is prohibited.

9. The use of the property shall conform at all times to the testimony and exhibits presented at the hearing. Accordingly, on or before August 30, 2027, the applicant shall submit to the Board of Commissioners the post development pedestrian study (condition #5 above), to include the average number of attendees at regularly scheduled services and the approximate number of attendees at special events/services, together with a report documenting the degree of compliance during the twelve (12) months subsequent to this approval with the Operations and Compliance Plan submitted by the Shtiebel at the conditional use hearing. Within ninety (90) days of the receipt of that submission, the Board of Commissioners may make reasonable modifications to the conditions of this grant of Conditional Approval, which shall be based solely on this additional information (including the failure to provide the information) and made after providing the parties to this application an opportunity to respond to the submission and proposed modifications at a public meeting. If the Board does not act within the 90 day timeframe, the conditions remain unchanged.

All other conditions not modified by this grant of relief shall remain in full force and effect.

This grant of Conditional Use approval is based on the documents and plans submitted in support of the application, all of which are specifically incorporated by reference thereto.

RESOLVED by the Board of Commissioners this day of , 2026.

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: Building & Planning

ITEM: **AUTHORIZATION TO ADVERTISE PROPOSED ORDINANCE - CHAPTER 155, ZONING - BALA VILLAGE AMENDMENTS - Z-26-001**

Consider for approval authorizing the Township Secretary to advertise a public hearing and notice of intent to adopt an Ordinance to amend the Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Article II, Definitions, § 155-2.1, Definitions of Terms, to delete the definition for "Place of Assembly," and also create new definitions for "Commercial Event Center" and "Entertainment Venue"; amend Table 5.1, Uses, to provide for Religious as a special exception ("S") Institutional Use within the CAD District; amend Table 5.1, Uses, to delete any reference to Place of Assembly and also permit both Commercial Event Center and Entertainment Venue as permitted Commercial Uses In The VC, TC, LI, RHR, BMV (Limited To 1, 3, 4), And CAD-BV Districts; Amend Table 8.1, Minimum Parking Requirements, to delete any reference to Place of Assembly and any corresponding parking regulations; amend Table 5.3, Use Regulations, to provide for Religious as an Institutional Use permitted by special exception in the CAD-BV District along Bala Avenue between City Avenue and Cynwyd Road subject to certain specific criteria provided herein; amend Table 5.3, Use Regulations, to allow Residential Uses on the ground floor of building facing Bala Avenue except between Montgomery Avenue and Union Avenue.

ATTACHMENT(S):
Draft Ordinance - Bala Village Amendments as of 07-08-2026.pdf

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 Delete The Definition For "Place Of Assembly," And Also Create New Definitions For "Commercial Event Center" And "Entertainment Venue"; Amend Table 5.1, Uses, To Provide For Religious As A Special Exception ("S") Institutional Use Within The CAD District; Amend Table 5.1, Uses, To Delete Any Reference To Place Of Assembly And Also Permit Both Commercial Event Center And Entertainment Venue As Permitted Commercial Uses In The ~~NC~~, VC, TC, LI, RHR, BMV (Limited To 1, 3, 4), And CAD-BV Districts; Amend Table 8.1, Minimum Parking Requirements, To Delete Any Reference To Place of Assembly And Any Corresponding Parking Regulations; Amend Table 5.3, Use Regulations, To Provide For Religious As An Institutional Use Permitted By Special Exception In The CAD-BV District Along Bala Avenue Between City Avenue and Cynwyd Road Subject To Certain Specific Criteria Provided Herein; Amend Table 5.3, Use Regulations, To Allow Residential Uses On The Ground Floor of Building Facing Bala Avenue Except Between Montgomery Avenue And Union Avenue.

DRAFT

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 delete the definition for Place of Assembly and then create the definitions for Commercial Event Center and Entertainment Venue, each as follows:

COMMERCIAL EVENT CENTER

A commercial conference facility or the like, which provides various business activities such as meetings, networking, demonstrations, exhibitions, training sessions, and associated entertainment and recreation on a temporary basis.

ENTERTAINMENT VENUE

A commercial facility for major sports facilities, theaters, cinemas, performing arts centers, and the like, excluding adult entertainment.

Section 2. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.1, Uses, is hereby amended to provide for Religious as a Special Exception ("S") Institutional use within the CAD District.

Section 3. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.1, Uses, is hereby amended to delete any reference to Place of Assembly and also provide for both Commercial Event Center and Entertainment Venue as Permitted ("P") Commercial uses within the ~~NC~~, VC, TC, LI, RHR, BMV (limited to 1, 3, 4), and CAD-BV Districts.

Section 4. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 8.1, Minimum Parking Requirements, is hereby amended to delete any reference to Place of Assembly and the corresponding regulations and replace with both Commercial Event Center and Entertainment Venue as a Use with same regulations.

Section 5. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.3, Use Regulations, is hereby amended so that the regulation (1) for Row House, Multifamily (small) and Multifamily (large) in the CAD-BV District is revised to read as follows:

> Residential uses are not permitted on the ground floor of buildings facing City Avenue, facing Bala Avenue between Montgomery Avenue and Union Avenue, or facing Cynwyd Road.

Section 6. The Code of the Township of Lower Merion, Chapter 155, entitled Zoning, Table 5.3, Use Regulations, is hereby amended provide for Religious as an Institutional Use permitted by Special Exception in the CAD-BV District subject to the following:

> Shall only be authorized as a special exception subject to the following regulations:
>
> (1) Shall only permitted only along Bala Avenue between City Avenue and Cynwyd Road.
>
> (2) Shall be of compatible scale, size and intensity to neighboring commercial properties in order to maintain the goals and objectives of the District, as provided for in § 155-6.8.A.
>
> (3) Shall be separated by 500 feet from any other Religious use.
>
> (4) Between Cynwyd Road and Union Avenue facing Bala Avenue:
>
> (a) A minimum of 80% of the ground floor primary front façade must be devoted to active ground floor commercial use.
>
> (b) The floor area devoted to the required ground floor commercial use shall be a minimum depth of 40 feet

DRAFT

Section 7. Nothing in this Ordinance or in Chapter 155 of the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 155 prior to the adoption of this amendment.

Section 8. Nothing in this Ordinance or in the Code of the Township of Lower Merion, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code of the Township of Lower Merion prior to the adoption of this amendment.

Section 9. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 10. This Ordinance shall take affect and be in force from and after its approval as required by law.

Approved by the Board this day of , 2026.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

_____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

DRAFT

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AWARD OF CONTRACT- GLADWYNE FIRE COMPANY APRON & ENGINE ROOM FLOOR REPAIRS**

Consider for approval to award a contract for Gladwyne Fire Company Apron & Engine Room Floor Repairs to the following low bidder in accordance with bids received on Thursday, June 18, 2026 at 11:00 A.M. prevailing time and the recommendation Finance Committee:

E & Z Property Services, LLC	
Total Lump Sum Bid	$ 61,640.00
Total Bid Contingency Items (2-1 – 2-2)	1,572.70
Total Bid Add Alt. Items (3-1)	7,700.00
Total Bid	$ 70,912.70

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **AUTHORIZATION TO EXTEND CONTRACT - WASTE HAULING AND DISPOSAL**

Consider for approval authorizing Township staff to execute a three-year contract extension for Waste Hauling and Disposal services with Reworld Sustainable Solutions, LLC (formerly Covanta).

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Finance

ITEM: **RESOLUTION - CLOSE AMERICAN RESCUE PLAN FUND**

Consider for adoption a Resolution authorizing Township staff to close the American Rescue Plan fund.

ATTACHMENT(S):
Resolution - Closure of American Rescue Plan Fund.docx

TOWNSHIP OF LOWER MERION

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF LOWER MERION TO CLOSE THE AMERICAN RESCUE PLAN FUND

WHEREAS, the Board of Commissioners resolved in September 2021 to create an American Rescue Plan Fund to account for and report on the activities and expenditure related to the Township's American Rescue Plan Act initiatives; and

WHEREAS, the Township of Lower Merion allocated, obligated, and expended its American Rescue Plan proceeds and applicable interest earnings in accordance with rules and regulations promulgated by the United States Department of the Treasury; and

WHEREAS, the Township desires to formally close the American Rescue Plan Fund to reflect the completion of the activities related to this program.

NOW THEREFORE, the Board of Commissioners of the Township of Lower Merion hereby resolves that the Township shall close the American Rescue Plan Fund in the 2026 fiscal year.

RESOLVED, this ____ day of _____, 2026.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

By: _____
Todd M. Sinai, President

ATTEST:

_____
Jody Kelley, Township Secretary

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **WAIVER OF CDBG RESIDENTIAL REHABILITATION FUND LIMIT**

Consider for approval to add $11,000 to the previously approved $116,000 for a total of $127,000 to bring a property in Ardmore to minimum standards pursuant to CDBG regulations.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **COMMUNITY DEVELOPMENT BLOCK GRANT FUND REALLOCATION**

Consider for approval to reallocate $65,508.28 from CDBG Activity #669 supporting renovation of the Historic Ashbridge House to CDBG Activity #763 supporting the Owner-Occupied Residential Rehabilitation Program.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Grants & Community Development

ITEM: **AUTHORIZATION TO ENTER INTO AN INNOVATIVE FINANCE AND ASSET CONCESSION GRANT PROGRAM (IFAC) COOPERATIVE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION (DOT) - ARDMORE MULTIMODAL TRANSIT CENTER PROJECT**

Consider for approval authorizing the Township Manager to enter into an Innovative Finance and Asset Concession Grant Program Cooperative Agreement with the U.S. Department of Transportation for the Ardmore Multimodal Transit Center Project.

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Public Works

ITEM: **RESOLUTION AND AUTHORIZATION TO ADVERTISE ORDINANCE - CHAPTER 107, OFFICIAL MAP - VACATION OF A PORTION OF MORRIS ROAD, WYNNEWOOD**

Consider for adoption a resolution to exercise the power to discontinue, abandon and vacate a portion of Morris Road, and authorizing the Township Secretary to advertise notice of intent to adopt an ordinance to amend the Official Map of Streets of the Township of Lower Merion, adopted pursuant to the provisions of the Code of the Township of Lower Merion, Chapter 107, entitled Official Map, to vacate and abandon a portion of a certain right-of-way, being a portion of Morris Road, 50 feet wide, from Lancaster Avenue north the distance of approximately 160 feet in the Township of Lower Merion.

ATTACHMENT(S):
Res 2026-XX Intent to abandon Morris Rd Wynnewood & Authorize Advertisement of Ordinance 07-08-2026 .pdf
Draft Ordinance - Vacating Morris Road 07-08-2026.pdf

TOWNSHIP OF LOWER MERION

RESOLUTION NO. _____

RESOLUTION TO EXERCISE THE POWER TO DISCONTINUE, ABANDON AND VACATE A PORTION OF MORRIS ROAD, WYNNEWOOD, FROM ITS INTERSECTION WITH LANCASTER AVENUE TO A LENGTH AND WIDTH DETAILED IN THE LEGAL DESCRIPTIONS FOUND IN EXHIBIT B AND TOTALING 8,201 SQUARE FEET AND AUTHORIZING ADVERTISEMENT OF AN ORDINANCE TO ACCOMPLISH SUCH.

WHEREAS, the Board of Commissioners of the Township of Lower Merion, on its own motion, finds that the street right-of-way of Morris Road, Wynnewood, can be vacated without detriment to the public interests because Morris Road is underutilized, contains no active Township infrastructure, and its vacation will promote safer traffic circulation as well as the orderly redevelopment of the adjacent property; and

WHEREAS, the Board of Commissioners has conducted a public hearing on July 8, 2026, during which no objection was heard.

NOW, THEREFORE, in consideration of the above, the Board of Commissioners of Township of Lower Merion does hereby resolve as follows:

1. The WHEREAS clauses set forth above are incorporated by reference as if fully set forth.

2. The Board of Commissioners of the Township of Lower Merion intends to vacate a portion of the street right-of-way of Morris Road, as shown on the *Morris Road – Sketch Plotting* dated April 24, 2026 prepared by the Township Engineer attached hereto as Exhibit "A" and as described in the legal description of the Morris Road Right-of-Way attached hereto as Exhibit "B," both of which are incorporated by reference and made a part hereof.

3. The vacation will not negatively affect any existing rights-of-way or easements and will result in the property burdened by the right of way to revert to the abutting property owners free of any public interest.

4. Upon the conclusion of the previously reference Public Hearing, the Board of Commissioners will submit a "Road Report" documenting these proceedings and actions to the Recorder of Deeds.

5. Upon hearing no objections 30 days after the filing of said "Road Report," the Board of Commissioners authorizes the Township Secretary to advertise notice of intent to adopt and ordinance to vacate and abandon a portion of a certain right-of-way, being a portion of Morris Road, 50 feet wide, from Lancaster Avenue north the distance of approximately 160 feet in the Township of Lower Merion.

RESOLVED, this day of , 2026.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

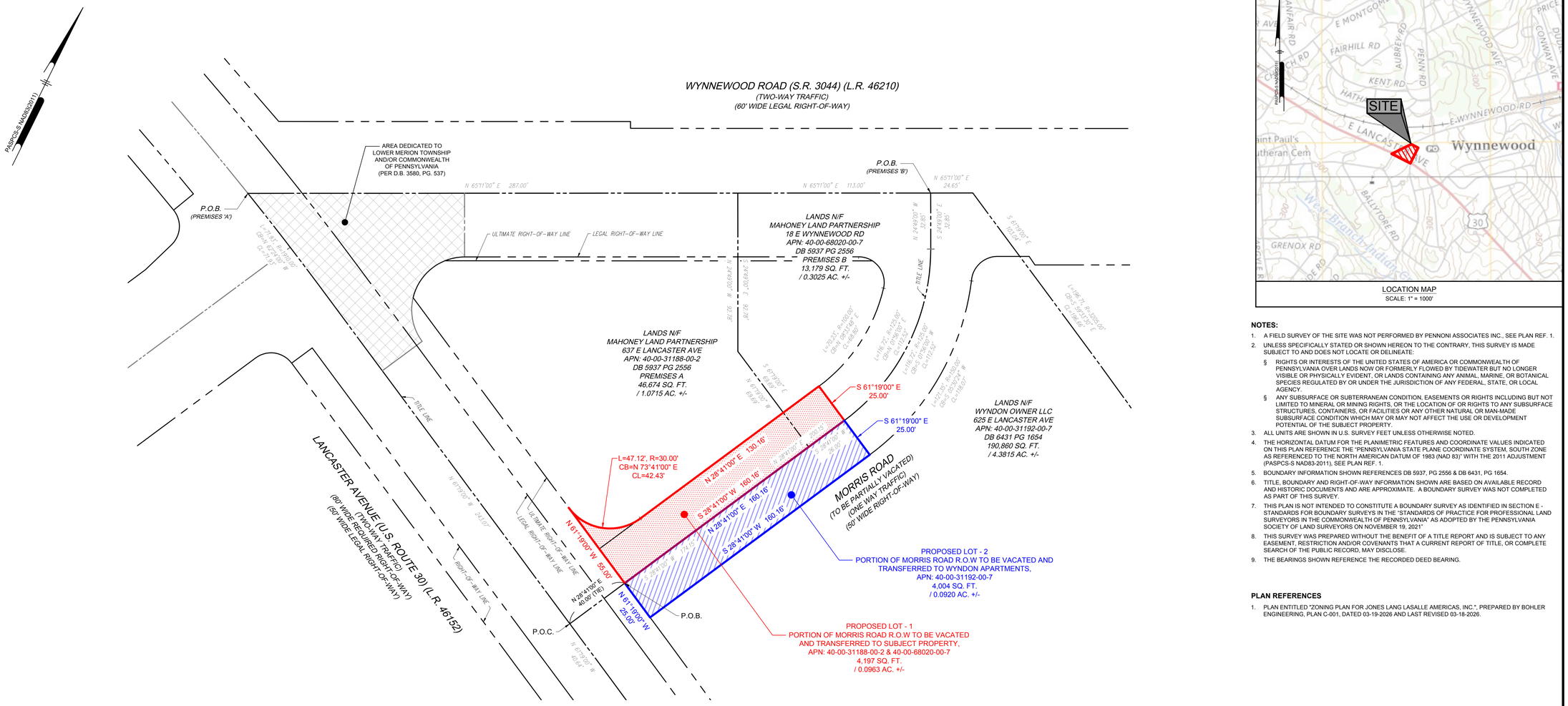
By: _____
Todd M. Sinai, President

ATTEST:

By: _____
Jody L. Kelley, Secretary

Exhibit "A"

Morris Road, Wynnewood, Vacation Plan



LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. A FIELD SURVEY OF THE SITE WAS NOT PERFORMED BY PENNONI ASSOCIATES INC., SEE PLAN REF. 1.
2. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - § RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - § ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS, OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
3. ALL UNITS ARE SHOWN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
4. THE HORIZONTAL DATUM FOR THE PLANIMETRIC FEATURES AND COORDINATE VALUES INDICATED ON THIS PLAN REFERENCE THE "PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)" WITH THE 2011 ADJUSTMENT (PASPCS-S NAD83-2011), SEE PLAN REF. 1.
5. BOUNDARY INFORMATION SHOWN REFERENCES DB 5937, PG 2556 & DB 6431, PG 1654.
6. TITLE, BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN ARE BASED ON AVAILABLE RECORD AND HISTORIC DOCUMENTS AND ARE APPROXIMATE. A BOUNDARY SURVEY WAS NOT COMPLETED AS PART OF THIS SURVEY.
7. THIS PLAN IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY AS IDENTIFIED IN SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE "STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 19, 2021"
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENT, RESTRICTION AND/OR COVENANTS THAT A CURRENT REPORT OF TITLE, OR COMPLETE SEARCH OF THE PUBLIC RECORD, MAY DISCLOSE.
9. THE BEARINGS SHOWN REFERENCE THE RECORDED DEED BEARING.

PLAN REFERENCES

1. PLAN ENTITLED "ZONING PLAN FOR JONES LANG LASALLE AMERICAS, INC.", PREPARED BY BOHLER ENGINEERING, PLAN C-001, DATED 03-19-2026 AND LAST REVISED 03-18-2026.

LEGAL DESCRIPTION
PROPOSED LOT - 1

BEGINNING AT A POINT, LABELED ON SAID PLAN AS "P.O.B.", LOCATED ON THE EAST SIDE OF LANCASTER AVE (80' WIDE REQUIRED RIGHT-OF-WAY), MEASURED N 28°41'00" E, A DISTANCE OF 40.00' FROM THE INTERSECTION OF THE TITLE LINE OF LANCASTER AVE AND THE TITLE LINE OF MORRIS RD (50' WIDE RIGHT-OF-WAY), LABELED ON SAID PLAN AS "P.O.C."; THENCE, ALONG SAID EAST SIDE OF LANCASTER AVE,

1. N 61°19'00" W, A DISTANCE OF 55.00' TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE, LEAVING SAID EAST SIDE OF LANCASTER AVE,
2. ALONG AN ARC, CURVING TO THE LEFT, WITH AN ARC LENGTH OF 47.12', A RADIUS OF 30.00', A CHORD BEARING OF N 73°41'00" E, AND A CHORD LENGTH OF 42.43' TO A POINT OF TANGENCY ON THE NORTH SIDE OF SAID MORRIS RD; THENCE, ALONG SAID NORTH SIDE OF MORRIS RD,
3. N 28°41'00" E, A DISTANCE OF 130.16' TO A POINT; THENCE, LEAVING SAID NORTH SIDE OF MORRIS RD,
4. S 61°19'00" E, A DISTANCE OF 25.00' TO A POINT ON SAID TITLE LINE OF MORRIS RD; THENCE, ALONG SAID TITLE LINE OF MORRIS RD,
5. S 28°41'00" W, A DISTANCE OF 160.16' TO SAID POINT AND PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED TRACT OF LAND CONTAINING WITHIN SAID METES AND BOUNDS 4,197 SQUARE FEET, OR 0.0963 ACRES OF GROUND (MORE OR LESS).

LEGAL DESCRIPTION
PROPOSED LOT - 2

BEGINNING AT A POINT, LABELED ON SAID PLAN AS "P.O.B.", LOCATED ON THE EAST SIDE OF LANCASTER AVE (80' WIDE REQUIRED RIGHT-OF-WAY), MEASURED N 28°41'00" E, A DISTANCE OF 40.00' FROM THE INTERSECTION OF THE TITLE LINE OF LANCASTER AVE AND THE TITLE LINE OF MORRIS RD (50' WIDE RIGHT-OF-WAY), LABELED ON SAID PLAN AS "P.O.C."; THENCE, ALONG SAID TITLE LINE OF MORRIS RD,

1. N 28°41'00" E, A DISTANCE OF 160.16' TO A POINT; THENCE, LEAVING SAID TITLE LINE OF MORRIS RD,
2. S 61°19'00" E, A DISTANCE OF 25.00' TO A POINT ON THE SOUTH SIDE OF SAID MORRIS RD; THENCE, ALONG SAID SOUTH SIDE OF MORRIS RD,
3. S 28°41'00" W, A DISTANCE OF 160.16' TO A POINT ON SAID EAST SIDE OF LANCASTER AVE; THENCE, ALONG SAID EAST SIDE OF LANCASTER AVE,
4. N 61°19'00 W, A DISTANCE OF 25.00' TO SAID POINT AND PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED TRACT OF LAND CONTAINING WITHIN SAID METES AND BOUNDS 4,004 SQUARE FEET, OR 0.0920 ACRES OF GROUND (MORE OR LESS).

LEGEND

- TITLE LINE
- PROPERTY, ADJOINING LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPOSED LOT – 1
- PROPOSED LOT – 2
- DEDICATED AREA
- S 06°19'29" 109.219' EXISTING BEARING & DISTANCE
- S 06°19'29" 109.219' PROPOSED BEARING & DISTANCE

0 30' 60'

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.

Jason K. Haynes, PLS
Pennsylvania LIC. SU075633

MORRIS ROAD VACATE

625 E LANCASTER AVE, 637 E LANCASTER AVE., 18 E WYNNEWOOD RD
ARDMORE, PA 19096

LOT EXHIBIT PLAN

LOWER MERION TOWNSHIP
75 E LANCASTER AVE
ARDMORE, PA 19003

BY	REVISIONS	NO.	DATE
MRB	RECEIVED COMMENTS ADDRESSED.	1	2026-06-11

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	LOWM094039
DATE	2026-04-24
DRAWING SCALE	1" = 30'
DRAWN BY	MRB
APPROVED BY	JKH

V0201

SHEET 1 OF 1

Exhibit "B"

Legal Description Of The
Morris Road, Wynnewood, Right-of-Way
Township of Lower Merion,
Montgomery County, PA

1900 Market Street, Suite 300
Philadelphia, PA 19103
T: 215-222-3000
F: 215-222-3588

www.pennoni.com

Legal Description – Proposed Lot - 1
For Parcel APN: 40-00-31188-00-2 & 40-00-68020-00-7

All that certain parcel or tract of land situate in the Township of Lower Merion, Montgomery County, the Commonwealth of Pennsylvania, as shown on a plan entitled "MORRIS ROAD VACATE – LOT EXHIBIT PLAN", drawing number V0201, Project LOWM094039, prepared by Pennoni Associates Inc., dated April 24TH, 2026 and last revised June 11th, 2026.

Beginning at a point, labeled on said plan as "P.O.B.", located on the east side of Lancaster Ave (80' Wide Required Right-Of-Way), measured N 28°41'00" E, a distance of 40.00' from the intersection of the title line of Lancaster Ave and the title line of Morris Rd (50' Wide Right-Of-Way), labeled on said plan as "P.O.C."; thence, along said east side of Lancaster Ave,

1. N 61°19'00" W, a distance of 55.00' to a point of non-tangential curvature; thence, leaving said east side of Lancaster Ave,

2. Along an arc, curving to the left, with an arc length of 47.12', a radius of 30.00', a chord bearing of N 73°41'00" E, and a chord length of 42.43' to a point of tangency on the north side of said Morris Rd; thence, along said north side of Morris Rd,

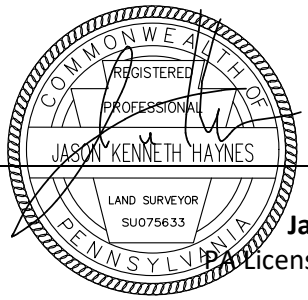
3. N 28°41'00" E, a distance of 130.16' to a point; thence, leaving said north side of Morris Rd,

4. S 61°19'00" E, a distance of 25.00' to a point on said title line of Morris Rd; thence, along said title line of Morris Rd,

5. S 28°41'00" W, a distance of 160.16' to said point and PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED tract of land containing within said metes and bounds 4,197 square feet, or 0.0963 acres of ground (more or less).

Signed by: _____



Jason Haynes, PLS
PA License No. SU075633

1900 Market Street, Suite 300
Philadelphia, PA 19103
T: 215-222-3000
F: 215-222-3588

www.pennoni.com

Legal Description – Proposed Lot - 2
For Parcel APN: 40-00-31192-00-7

All that certain parcel or tract of land situate in the Township of Lower Merion, Montgomery County, the Commonwealth of Pennsylvania, as shown on a plan entitled "MORRIS ROAD VACATE – LOT EXHIBIT PLAN", drawing number V0201, Project LOWM094039, prepared by Pennoni Associates Inc., dated April 24TH, 2026 and last revised June 11th, 2026.

Beginning at a point, labeled on said plan as "P.O.B.", located on the east side of Lancaster Ave (80' Wide Required Right-Of-Way), measured N 28°41'00" E, a distance of 40.00' from the intersection of the title line of Lancaster Ave and the title line of Morris Rd (50' Wide Right-Of-Way), labeled on said plan as "P.O.C."; thence, along said title line of Morris Rd,

1. N 28°41'00" E, a distance of 160.16' to a point; thence, leaving said title line of Morris Rd,

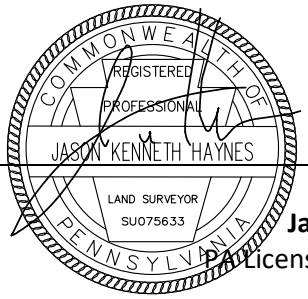
2. S 61°19'00" E, a distance of 25.00' to a point on the south side of said Morris Rd; thence, along said south side of Morris Rd,

3. S 28°41'00" W, a distance of 160.16' to a point on said east side of Lancaster Ave; thence, along said east side of Lancaster Ave,

4. N 61°19'00 W, a distance of 25.00' to said point and PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED tract of land containing within said metes and bounds 4,004 square feet, or 0.0920 acres of ground (more or less).

Signed by: _____



Jason Haynes, PLS
PA License No. SU075633

AN ORDINANCE

NO. _____

AN ORDINANCE To Amend The Official Map Of Streets Of The Township Of Lower Merion, Adopted Pursuant To The Provisions Of The Code Of The Township Of Lower Merion, Chapter 107, Entitled Official Map, To Vacate And Abandon A Portion Of A Certain Right-Of-Way, Being A Portion Of Morris Road, 50 Feet Wide, From Lancaster Avenue North The Distance Of Approximately 160 Feet In The Township Of Lower Merion.

WHEREAS, the Board of Commissioners of the Township of Lower Merion, following a hearing, and the filing of a Road Report, there being no objection thereto, deems it in the public interest that a portion of Morris Road is no longer needed for the purpose it was originally dedicated and deems it to be necessary for the public convenience to vacate a portion of Morris Road, 50 feet wide, from Lancaster Avenue the distance of approximately One Hundred Sixty (160) feet in the Township Of Lower Merion.

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

Section 1. In consideration of the vacation of a portion of Morris Road, 50 feet wide from Lancaster Avenue north the distance of approximately 160 feet as described in Exhibit "A" attached hereto, the Board of Commissioners on July 8, 2026, held a public hearing after ten (10) days written notice to the property owners adjacent to such street and affected by such vacation, following which the Board voted in favor of exercising its power to vacate. Having made written report thereof and having recorded the same with the Recorder of Deeds of Montgomery County, and no exceptions thereto having been filed within 30 days thereafter, the Board now desires to vacate a portion of the said street as described above.

Section 2. Morris Road, 50 feet wide from Lancaster Avenue north the distance of approximately 160 feet as described in Exhibit "A" attached hereto, is hereby vacated and abandoned for public use according to the First Class Township Code and the General Road Laws of the Commonwealth of Pennsylvania. The portion of the said road thus vacated and abandoned shall be deleted from the Township Plan of Streets.

Section 3. Nothing in this Ordinance shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing prior to the adoption of this 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

DRAFT

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 , 2026.

BOARD OF COMMISSIONERS
TOWNSHIP OF LOWER MERION

BY: _____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

DRAFT

EXHIBIT “A”

MORRIS ROAD
DESCRIPTION OF VACATED PORTION

DRAFT

1900 Market Street, Suite 300
Philadelphia, PA 19103
T: 215-222-3000
F: 215-222-3588

www.pennoni.com

Legal Description – Proposed Lot - 1
For Parcel APN: 40-00-31188-00-2 & 40-00-68020-00-7

All that certain parcel or tract of land situate in the Township of Lower Merion, Montgomery County, the Commonwealth of Pennsylvania, as shown on a plan entitled "MORRIS ROAD VACATE – LOT EXHIBIT PLAN", drawing number V0201, Project LOWM094039, prepared by Pennoni Associates Inc., dated April 24TH, 2026 and last revised June 11th, 2026.

Beginning at a point, labeled on said plan as "P.O.B.", located on the east side of Lancaster Ave (80' Wide Required Right-Of-Way), measured N 28°41'00" E, a distance of 40.00' from the intersection of the title line of Lancaster Ave and the title line of Morris Rd (50' Wide Right-Of-Way), labeled on said plan as "P.O.C."; thence, along said east side of Lancaster Ave,

1. N 61°19'00" W, a distance of 55.00' to a point of non-tangential curvature; thence, leaving said east side of Lancaster Ave,

2. Along an arc, curving to the left, with an arc length of 47.12', a radius of 30.00', a chord bearing of N 73°41'00" E, and a chord length of 42.43' to a point of tangency on the north side of said Morris Rd; thence, along said north side of Morris Rd,

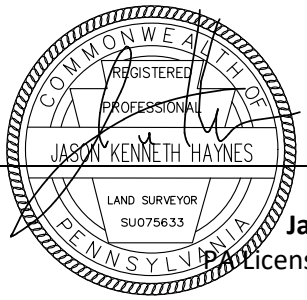
3. N 28°41'00" E, a distance of 130.16' to a point; thence, leaving said north side of Morris Rd,

4. S 61°19'00" E, a distance of 25.00' to a point on said title line of Morris Rd; thence, along said title line of Morris Rd,

5. S 28°41'00" W, a distance of 160.16' to said point and PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED tract of land containing within said metes and bounds 4,197 square feet, or 0.0963 acres of ground (more or less).

Signed by: _____



Jason Haynes, PLS
PA License No. SU075633

1900 Market Street, Suite 300
Philadelphia, PA 19103
T: 215-222-3000
F: 215-222-3588

www.pennoni.com

Legal Description – Proposed Lot - 2
For Parcel APN: 40-00-31192-00-7

All that certain parcel or tract of land situate in the Township of Lower Merion, Montgomery County, the Commonwealth of Pennsylvania, as shown on a plan entitled "MORRIS ROAD VACATE – LOT EXHIBIT PLAN", drawing number V0201, Project LOWM094039, prepared by Pennoni Associates Inc., dated April 24TH, 2026 and last revised June 11th, 2026.

Beginning at a point, labeled on said plan as "P.O.B.", located on the east side of Lancaster Ave (80' Wide Required Right-Of-Way), measured N 28°41'00" E, a distance of 40.00' from the intersection of the title line of Lancaster Ave and the title line of Morris Rd (50' Wide Right-Of-Way), labeled on said plan as "P.O.C."; thence, along said title line of Morris Rd,

1. N 28°41'00" E, a distance of 160.16' to a point; thence, leaving said title line of Morris Rd,

2. S 61°19'00" E, a distance of 25.00' to a point on the south side of said Morris Rd; thence, along said south side of Morris Rd,

3. S 28°41'00" W, a distance of 160.16' to a point on said east side of Lancaster Ave; thence, along said east side of Lancaster Ave,

4. N 61°19'00 W, a distance of 25.00' to said point and PLACE OF BEGINNING.

SAID ABOVE-DESCRIBED tract of land containing within said metes and bounds 4,004 square feet, or 0.0920 acres of ground (more or less).

Signed by: _____

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JASON KENNETH HAYNES
LAND SURVEYOR
SU075633

Jason Haynes, PLS
PA License No. SU075633

Township of Lower Merion
A FIRST CLASS TOWNSHIP

AGENDA ITEM INFORMATION

COMMITTEE: Police

ITEM: **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - MORRIS AVENUE PARKING RESTRICTIONS**

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles And Traffic, Article XV, Schedules, §145-115, Schedule XV: "Parking Prohibited At All Times" by rescinding the no parking zone on the west side of Morris Avenue located 390 feet south of New Gulph Road and extending for 125 feet, and by the addition of a no parking zone on the west side of Morris Avenue starting 347 feet southwest of New Gulph Road and extending southwest for 217 feet.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held June 17, 2026 and duly advertised in the July 5, 2026 edition of the Main Line Times & Suburban.

ATTACHMENT(S):
Proposed Ordinance - No parking Morris Ave TBA 07-15-2026.pdf

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, §145-115, Schedule XV: "Parking Prohibited At All Times" By Rescinding The No Parking Zone On The West Side Of Morris Avenue Located 390 Feet South Of New Gulph Road And Extending For 125 Feet, And By The Addition Of A No Parking Zone On The West Side Of Morris Avenue Starting 347 Feet Southwest Of New Gulph Road And Extending Southwest For 217 Feet.

Section 1. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, §145-115, Schedule XV: Parking Prohibited at All Times, is hereby amended by repealing the following regulation:

§145-115. Schedule XV: Parking Prohibited at All Times.

Name of Highway	Side	Limit	Location
Morris Avenue	West	All Times	390 feet south of New Gulph Road South for 125 feet.

Section 2. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, Section 145-115, Schedule XV: Parking Prohibited at All Times, is hereby amended by the addition of the following regulation:

§145-115. Schedule XV: Parking Prohibited at All Times.

Name of Highway	Side	Limit	Location
Morris Avenue	West	All Times	347 feet southwest of New Gulph Road Extending southwest For 217 feet.

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

PROPOSED

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 , 2026.

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: Police

ITEM: **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - SABINE AVENUE AND SABINE CIRCLE PARKING RESTRICTIONS**

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles And Traffic, Article XV, Schedules, §145-118, Schedule XVIII: Parking Time Limited, by removing a 2-hour parking limitation between the hours of 8:00 a.m. to 6:00 p.m. except Saturday and Sunday on both sides of Sabine Avenue from Penn Road east for a distance of 182 feet; by prohibiting parking at all times on the west side of Sabine Avenue between Penn Road and North Wynnewood Road and on the northeast side of Sabine Circle from Sabine Avenue To the end of the cul-de-sac; by enacting a 2-hour parking limitation between the hours of 7:30 a.m. to 4:00 p.m.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held June 17, 2026 and duly advertised in the July 5, 2026 edition of the Main Line Times & Suburban.

ATTACHMENT(S):
Proposed Ordinance - Sabine Parking Regulation TBA 07-15-2026s.pdf

AN ORDINANCE

NO _____

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 145 Thereof, Entitled Vehicles And Traffic, Article XV, Schedules, §145-118, Schedule XVIII: Parking Time Limited, By Removing A 2-Hour Parking Limitation Between The Hours Of 8:00 A.M. To 6:00 P.M. Except Saturday And Sunday On Both Sides Of Sabine Avenue From Penn Road East For A Distance Of 182 Feet; By Prohibiting Parking At All Times On The West Side Of Sabine Avenue Between Penn Road And North Wynnewood Road And On The Northeast Side Of Sabine Circle From Sabine Avenue To The End Of The Cul-De-Sac; By Enacting A 2-Hour Parking Limitation Between The Hours Of 7:30 A.M. To 4:00 P.M. Except Saturday And Sunday On The East Side Of Sabine Avenue Between Penn Road And North Wynnewood Road; And By Enacting A 4-Hour Parking Limitation Between The Hours Of 8:00 A.M. To 3:00 P.M. Except Saturday And Sunday On The Southwest Side Of Sabine Circle From Sabine Avenue To The End Of The Cul-De-Sac.

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

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

§145-118. Schedule XVIII: Parking Time Limited

Name of Highway	Side	Time Limit/Hours	Location
Sabine Avenue	Both	2 hrs./8:00 a.m. to 6:00 p.m. except Sat. and Sun	From Penn Road east for a distance of 182 feet

Section 2. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, §145-115, Schedule XV: Parking Prohibited at All Times, is hereby amended by the addition of the following regulations:

§145-115. Schedule XV: Parking Prohibited at All Times

Name of Highway	Side	Location
Sabine Avenue	West	Between Penn Road and North Wynnewood Road
Sabine Circle	Northeast	From Sabine Avenue to the end of the cul-de-sac.

PROPOSED

Section 3. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Article XV, Schedules, §145-118, Schedule XVIII: Parking Time Limited, is hereby amended by the addition of the following regulations:

§145-118. Schedule XVIII: Parking Time Limited

Name of Highway	Side	Time Limit/Hours	Location
Sabine Avenue	East	2 hrs./7:30 a.m. to 4:00 p.m. except Sat. and Sun	Between Penn Road And North Wynnewood Road
Sabine Circle	Southwest	4 hrs./8:00 a.m. to 3:00 p.m. except Sat. and Sun.	From Sabine Avenue to the end of the cul-de-sac.

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 , 2026.

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: Police

ITEM: **ADOPTION OF ORDINANCE - CHAPTER 145, VEHICLES AND TRAFFIC - MORRIS AVENUE AND HARRITON ROAD STOP REGULATIONS**

An Ordinance to amend the Code of the Township of Lower Merion, Chapter 145 thereof, entitled Vehicles and Traffic, Article XV, Schedules, § 145-108, Schedule VIII: Stop Intersections, by rescinding the two-way stop regulation and establishing a four-way stop regulation at Harriton Road and Morris Avenue.

This Ordinance was authorized for advertisement at a stated meeting of the Board of Commissioners held June 17, 2026 and duly advertised in the July 5, 2026 edition of the Main Line Times & Suburban.

ATTACHMENT(S):
Proposed Ordinance - All way Stop Harriton & Morris TBA 07-15-2026.pdf

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, Section 145-108, Schedule VIII: Stop Intersections, By Rescinding The Two-Way Stop Regulation And Establishing A Four-Way Stop Regulation At Harriton Road And Morris Avenue.

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

Section 1. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Section 145-108, Schedule VIII: Stop Intersections, is hereby amended by rescinding the following regulation:

§145-108. Schedule VIII: Stop Intersections.

Intersection	Stop Sign On
Harriton Road and Morris Avenue	Harriton Road

Section 2. The Code of the Township of Lower Merion, Chapter 145, entitled Vehicles and Traffic, Section 145-108, Schedule VIII: Stop Intersections, is hereby amended by adding thereto the following regulation:

§145-108. Schedule VIII: Stop Intersections.

Intersection	Stop Sign On
*Morris Avenue and Harriton Road	Morris Avenue and Harriton Road

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

PROPOSED

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 , 2026.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

_____
Todd M. Sinai, President

ATTEST:

_____
Jody L. Kelley, Secretary

PROPOSED