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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 29, 2024

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

Re: MCPC #24-0054-001
Plan Name: 223 N. Highland Avenue - Kohelet Yeshiva High School
(2,976 sq. ft. institutional on approximately 6.94 acres)
Situate: Old Lancaster Road (W); north of N. Highland Avenue
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 13, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Kohelet Yeshiva School, proposes to construct a 2,976 square foot addition to the existing school building to be used for classrooms, learning labs, and student collaboration areas. The parking lot is proposed to be reconfigured to accommodate a total of 87 parking spaces. No changes to the existing vehicular access to the site from Old Lancaster Road and North Highland Avenue are proposed. Additional improvements shown at this time include landscaping and reconfigured internal pedestrian pathways. The property is located in the township's IE1 Institutional Education zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Institutional. In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Institutional

uses are considered a primary use in Suburban Residential Areas, where non-residential buildings should have a residential character and must be designed to limit potential impacts of traffic, noise, and light.

RECOMMENDATION

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

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

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

A. Parking Lot Greening and Landscaping Standards. Section 135-5.3.B. outlines situations where the interior landscape parking lot and buffer requirements in §13-5.3 of the township's subdivision and land development ordinance shall apply, including construction of new or expansion of existing vehicular use areas, as proposed in this application. Therefore, we feel that additional information is needed to determine compliance with the parking lot greening standards. For example, it appears that additional landscaping should be provided in the parking lot islands in the southern half of the parking lot closer to North Highland Avenue, as well as around the northernmost parking area near Melrose Avenue.

B. Species Diversity. According to the proposed planting schedule on Sheet 17, a total of 210 groundcover plantings of a single species are proposed. Section 135-5.8.A.(6) requires a minimum of 12 species when 100 or more plantings of any plant type is required.

C. Additional Plantings. Section 135-5.4.A.(3) requires that five deciduous or evergreen shrubs be planted for every 20 feet of proposed building façade facing a public street or parking lot, or portion thereof. It does not appear that any landscaping is proposed between the façade of the proposed building addition and the parking lot.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Lower Merion Township's planning objectives for institutional development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0054-001) on any plans submitted for final recording.

Sincerely,

Marley B Bice

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

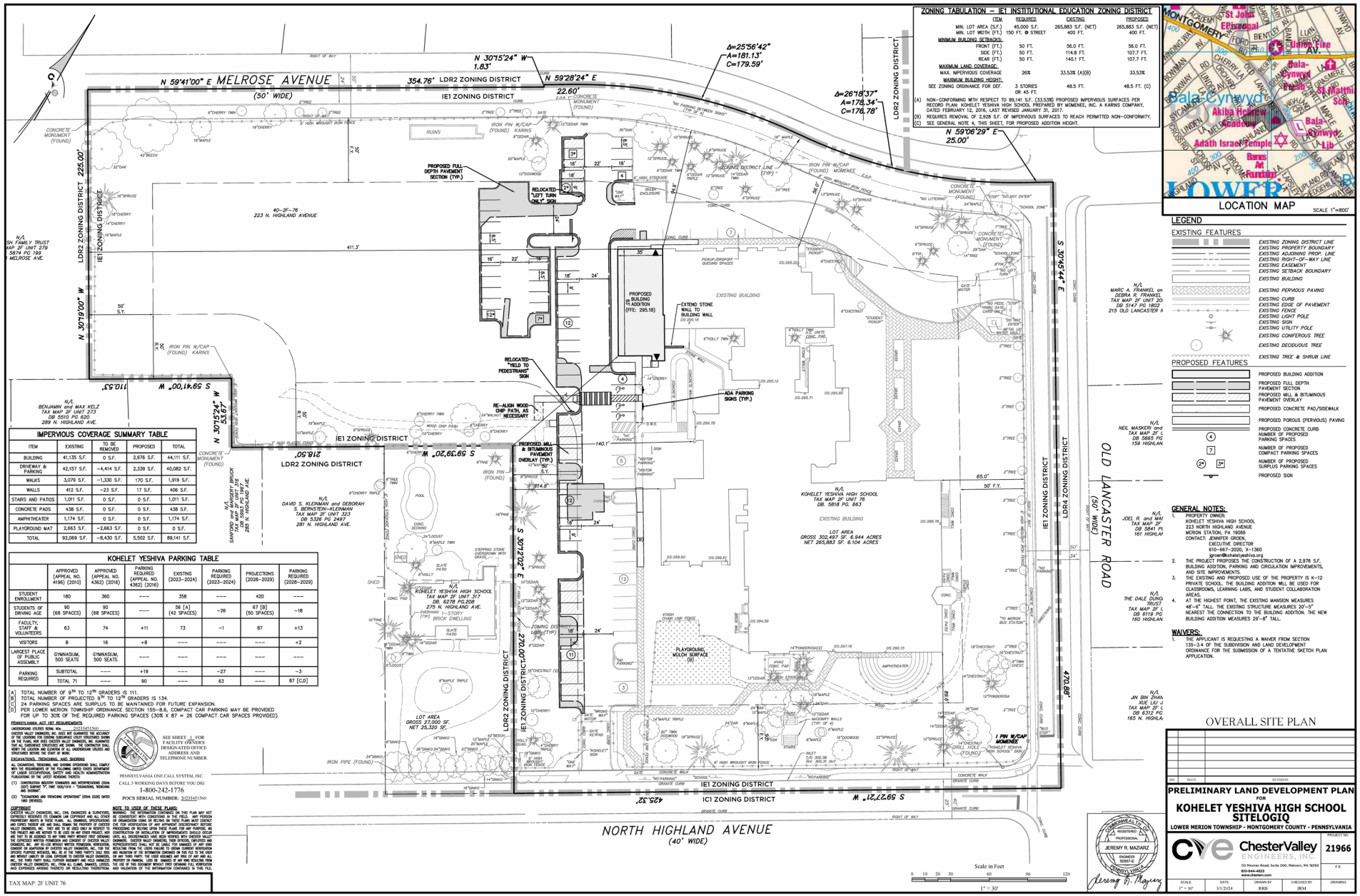
c: Jamie Jun, Esq., Applicant's Representative
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner

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

Mr. Christopher Leswing
Director of Building & Planning

- Attachment A -

March 29, 2024



ZONING TABULATION – IE1 INSTITUTIONAL EDUCATION ZONING DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (S.F.)	45,000 S.F.	265,883 S.F. (NET)	265,883 S.F. (NET)
MIN. LOT WIDTH (FT.)	150 FT. @ STREET	400 FT.	400 FT.
MINIMUM BUILDING SETBACKS:			
FRONT (FT.)	50 FT.	56.0 FT.	56.0 FT.
SIDE (FT.)	50 FT.	114.8 FT.	107.7 FT.
REAR (FT.)	50 FT.	140.1 FT.	107.7 FT.
MAXIMUM LAND COVERAGE:			
MAX. IMPERVIOUS COVERAGE	26%	33.53% (A)(B)	33.53%
MAXIMUM BUILDING HEIGHT:			
SEE ZONING ORDINANCE FOR DEF.	3 STORIES OR 45 FT.	48.5 FT.	48.5 FT. (C)

(A) NON-CONFORMING WITH RESPECT TO 89,141 S.F. (33.53%) PROPOSED IMPERVIOUS SURFACES PER RECORD PLAN: KOHELET YESHIVA HIGH SCHOOL PREPARED BY MOMENEE, INC. A KARNS COMPANY, DATED FEBRUARY 12, 2016, LAST REVISED JANUARY 31, 2017.
(B) REQUIRES REMOVAL OF 2,928 S.F. OF IMPERVIOUS SURFACES TO REACH PERMITTED NON-CONFORMITY.
(C) SEE GENERAL NOTE 4, THIS SHEET, FOR PROPOSED ADDITION HEIGHT.

IMPERVIOUS COVERAGE SUMMARY TABLE

ITEM	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
BUILDING	41,135 S.F.	0 S.F.	2,976 S.F.	44,111 S.F.
DRIVEWAY & PARKING	42,157 S.F.	-4,414 S.F.	2,339 S.F.	40,082 S.F.
WALKS	3,079 S.F.	-1,330 S.F.	170 S.F.	1,919 S.F.
WALLS	412 S.F.	-23 S.F.	17 S.F.	406 S.F.
STAIRS AND PATIOS	1,011 S.F.	0 S.F.	0 S.F.	1,011 S.F.
CONCRETE PADS	438 S.F.	0 S.F.	0 S.F.	438 S.F.
AMPHITHEATER	1,174 S.F.	0 S.F.	0 S.F.	1,174 S.F.
PLAYGROUND MAT	2,663 S.F.	-2,663 S.F.	0 S.F.	0 S.F.
TOTAL	92,069 S.F.	-8,430 S.F.	5,502 S.F.	89,141 S.F.

KOHELET YESHIVA PARKING TABLE

	APPROVED (APPEAL NO. 4196) (2010)	APPROVED (APPEAL NO. 4362) (2016)	PARKING REQUIRED (APPEAL NO. 4362) (2016)	EXISTING (2023-2024)	PARKING REQUIRED (2023-2024)	PROJECTIONS (2028-2029)	PARKING REQUIRED (2028-2029)
STUDENT ENROLLMENT	180	360	---	358	---	420	---
STUDENTS OF DRIVING AGE	90 (68 SPACES)	90 (68 SPACES)	---	56 [A] (42 SPACES)	-26	67 [B] (50 SPACES)	-18
FACULTY, STAFF & VOLUNTEERS	63	74	+11	73	-1	87	+13
VISITORS	8	18	+8	---	---	---	+2
LARGEST PLACE OF PUBLIC ASSEMBLY	GYMNASIUM, 500 SEATS	GYMNASIUM, 500 SEATS	---	---	---	---	---
PARKING REQUIRED	SUBTOTAL	---	+19	---	-27	---	-3
	TOTAL 71	---	90	---	63	---	87 [C,D]

[A] TOTAL NUMBER OF 9TH TO 12TH GRADERS IS 111.
[B] TOTAL NUMBER OF PROJECTED 9TH TO 12TH GRADERS IS 134.
[C] 24 PARKING SPACES ARE SURPLUS TO BE MAINTAINED FOR FUTURE EXPANSION.
[D] PER LOWER MERION TOWNSHIP ORDINANCE SECTION 155-8.6, COMPACT CAR PARKING MAY BE PROVIDED FOR UP TO 30% OF THE REQUIRED PARKING SPACES (30% X 87 = 26 COMPACT CAR SPACES PROVIDED).

PENNSYLVANIA ACT 187 REQUIREMENTS

UNDERGROUND UTILITIES SERIAL NOs. _____ 20233451560

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST REVISED EDITIONS OF THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/651/b – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER

PENNSYLVANIA ONE CALL SYSTEM, INC
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20233451560

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TAX MAP: 2F UNIT 76

LOCATION MAP
SCALE 1"=800'

LEGEND

EXISTING FEATURES
PROPOSED FEATURES

GENERAL NOTES:
1. PROPERTY OWNER:
KOHELET YESHIVA HIGH SCHOOL
223 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066
CONTACT: JENNIFER GROEN,
EXECUTIVE DIRECTOR
610-667-2020, X-1360
jgroen@kohelet yeshiva.org
2. THE PROJECT PROPOSES THE CONSTRUCTION OF A 2,976 S.F. BUILDING ADDITION, PARKING AND CIRCULATION IMPROVEMENTS, AND SITE IMPROVEMENTS.
3. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS K-12 PRIVATE SCHOOL. THE BUILDING ADDITION WILL BE USED FOR CLASSROOMS, LEARNING LABS, AND STUDENT COLLABORATION AREAS.
4. AT THE HIGHEST POINT, THE EXISTING MANSION MEASURES 48'-6" TALL. THE EXISTING STRUCTURE MEASURES 20'-5" NEAREST THE CONNECTION TO THE BUILDING ADDITION. THE NEW BUILDING ADDITION MEASURES 29'-8" TALL.

WAIVERS:
1. THE APPLICANT IS REQUESTING A WAIVER FROM SECTION 135-3.4 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE SUBMISSION OF A TENTATIVE SKETCH PLAN APPLICATION.

OVERALL SITE PLAN

NO.	DATE	REVISION

PRELIMINARY LAND DEVELOPMENT PLAN
FOR
KOHELET YESHIVA HIGH SCHOOL
SITELOGIQ
LOWER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEREMY R. MAZIARZ ENGINEER 50567-E COMMONWEALTH OF PENNSYLVANIA

ChesterValley ENGINEERS, INC.
112 Mooreo Road, Suite 200, Malvern, PA 19355
610-644-4623
www.chestervalley.com

PROJECT NO.	
21966	
SCALE	1" = 30'
DATE	3/1/2024
DRAWN BY	RRB
CHECKED BY	JRM
DRAWING	F.S.

SHEET 2 OF 4 FOR RECORDING

SHEET 4 OF 18



223 North Highland Avenue
Kohelet Yeshiva High School
MCPC#240054001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap