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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 30, 2025

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

Re: MCPC #25-0188-001
Plan Name: Stoneleigh and Oakwell Subdivision
(2 lots on approximately 53.3 acres)
Situate: Spring Mill Road (north)/east of County Line Road
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 18, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Natural Lands Trust, Inc., proposes to subdivide off an approximately 7.1-acre portion of the property at 1835 County Line Road and then consolidate that portion, along with the entire property at 1800 West Montgomery Avenue, with the existing Stoneleigh property. An existing dwelling on Proposed Lot 2 is proposed to remain. No additional improvements are shown as part of the subdivision application. The property is located partially in the LDR1 Low-Density Residential and IN Institutional Nature Preserve zoning districts; however, it is our understanding that the applicant has also submitted a request to consider rezoning the lands proposed to be consolidated as IN Institutional Nature Preserve.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies these properties as Low & Medium Density Residential (1835 County Line Road and 1800 West Montgomery Avenue) and Other Private Open Space (Stoneleigh) in the Future Land Use Map. The proposed subdivision will facilitate the transfer of additional land to be incorporated into Stoneleigh as a public nature preserve, thereby maintaining its current residential character, while ensuring the maintenance of natural and historic

features on the site. In addition, this property is identified as Suburban Residential Area (1835 County Line Road and 1800 West Montgomery Avenue) and Open Space (Stoneleigh) in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Institutional uses are considered primary uses in Suburban Residential Areas, which are also characterized by extensive landscaping on individual properties.

RECOMMENDATION

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

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

We have identified the following comments related to the township's zoning ordinance:

A. Estate Preservation Lot. Table 5.3 requires a conservation easement be approved and recorded for the estate preservation lot to qualify for certain environmental (nature preserve) uses in the IN Institutional Nature Preserve zoning district. It is unclear from the information provided if the conservation easement that currently applies to the Stoneleigh property would be expanded to include the adjacent lands that are proposed to be rezoned and consolidated with the existing Stoneleigh property.

B. Accessory Structure Setback. Table 4.1.1 states that the minimum side yard setback for accessory structures in the LDR1 Low-Density Residential zoning district is 10 feet. An existing pool on Proposed Lot 2 appears to be located within the required accessory structure setback area, therefore plan revisions or a zoning variance may be needed.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Section 135-4.4.B.(1) of the township's subdivision and land development ordinance states that, "a lot may not be created whose depth is greater than 2.5 times it width." In addition, §135-4.4.B.(2) states that, "a lot may not be created which is excessively irregular […] An excessively irregular lot is one which is not four-sided or which has a boundary line the length of which is more than 2.5 times the length of the opposite or adjacent boundary line." Proposed Lot 2 will be irregular both because of its proposed ratio of lot depth to lot width and because it will have more than four sides (nine sides are proposed).

UTILITY EASEMENTS

Sheet 2 of 7 shows the locations of existing utilities, some of which will cross across the proposed new property lines. For example, it appears that an existing water line from Stone Ridge Road to the existing dwelling proposed to remain on Proposed Lot 2 will now cross through Proposed Lot 1. In addition, it appears that an existing water line from the existing dwelling on Proposed Lot 2 will now cross into Proposed Lot 1 to connect to an existing pool house. Future plan submissions should provide additional information on which utility connections are proposed to remain and any additional utility easements, as necessary.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed subdivision; however, we believe that our suggested revisions will better achieve the township's planning objectives for residential and 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 (#25-0188-001) on any plans submitted for final recording.

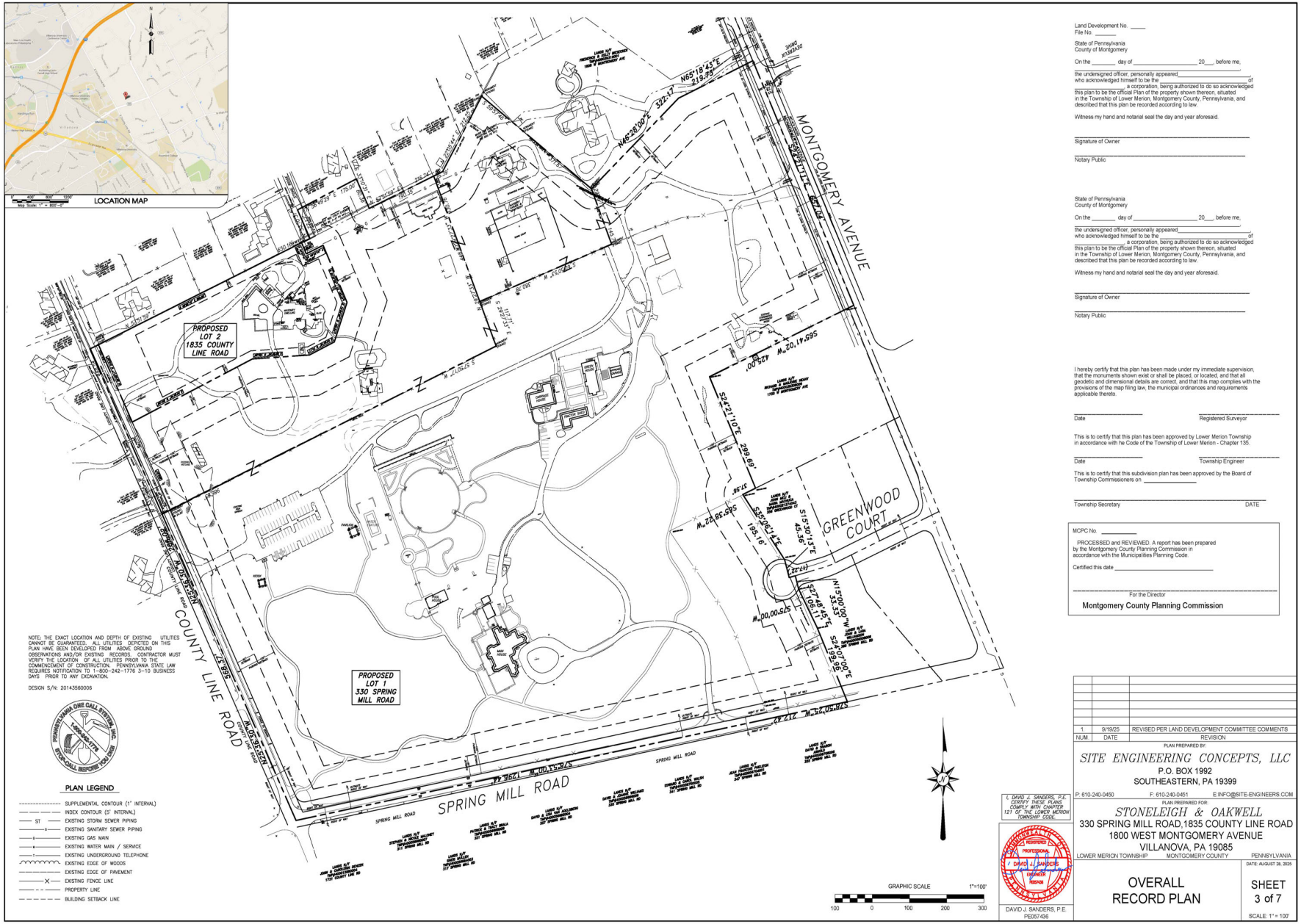
Sincerely,

Marley B Bice

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

c: Denise Yanoff, Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Hist. Preserv. Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Angela Forney, Twp. Planning Technician

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



Land Development No. _____
File No. _____

State of Pennsylvania
County of Montgomery

On the _____ day of _____ 20___, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of _____, a corporation, being authorized to do so acknowledged this plan to be the official Plan of the property shown thereon, situated in the Township of Lower Merion, Montgomery County, Pennsylvania, and described that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

_____
Signature of Owner

_____
Notary Public

State of Pennsylvania
County of Montgomery

On the _____ day of _____ 20___, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of _____, a corporation, being authorized to do so acknowledged this plan to be the official Plan of the property shown thereon, situated in the Township of Lower Merion, Montgomery County, Pennsylvania, and described that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

_____
Signature of Owner

_____
Notary Public

I hereby certify that this plan has been made under my immediate supervision, that the monuments shown exist or shall be placed, or located, and that all geodetic and dimensional details are correct, and that this map complies with the provisions of the map filing law, the municipal ordinances and requirements applicable thereto.

_____ _____
Date Registered Surveyor

This is to certify that this plan has been approved by Lower Merion Township in accordance with he Code of the Township of Lower Merion - Chapter 135.

_____ _____
Date Township Engineer

This is to certify that this subdivision plan has been approved by the Board of Township Commissioners on _____

_____
Township Secretary DATE

MCPC No. _____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

I, DAVID J. SANDERS, P.E. CERTIFY THESE PLANS COMPLY WITH CHAPTER 121 OF THE LOWER MERION TOWNSHIP CODE.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID J. SANDERS ENGINEER

DAVID J. SANDERS, P.E.
PE057436

NUM.	DATE	REVISION
1.	9/19/25	REVISED PER LAND DEVELOPMENT COMMITTEE COMMENTS

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

STONELEIGH & OAKWELL
330 SPRING MILL ROAD,1835 COUNTY LINE ROAD
1800 WEST MONTGOMERY AVENUE
VILLANOVA, PA 19085
LOWER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

OVERALL RECORD PLAN

DATE: AUGUST 28, 2025

SHEET 3 of 7

SCALE: 1" = 100'



Stoneleigh and Oakwell Subdivision
MCPC#250188001

Montgomery County Planning Commission