MONTGOMERY COUNTY
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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

July 16, 2026

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

Re: MCPC #26-0184-001
Plan Name: 1850 & 1950 Spring Mill Road Lot Line Change
(2 lots comprising 35 acres)
Parcel ID: 40-00-56676-25-4 and 40-00-56664-50-9
Situate: 1850 & 1950 Spring Mill Road/Sentry Lane
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced preliminary lot line change plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested. We forward this letter as a report of our review.

BACKGROUND

William and Lorraine Williams, owners of the property at 1850 Spring Mill Road, propose a lot line change with Riverbend Environmental Education Center, Inc., owner of the adjoining property at 1950 Spring Mill Road. The submitted narrative states that the proposed adjustment would exchange two equal areas of undeveloped land, each measuring 17,702 square feet; Riverbend would receive land surrounding Sawmill Run, while the Williams would receive an equivalently sized wooded area. The applicant indicates that no relief from Lower Merion Township ordinances is anticipated or requested in connection with the lot line change plan.

COMPREHENSIVE PLAN COMPLIANCE

The Montgomery County Planning Commission supports the applicant's proposal without comment.

CONCLUSION

Please note that the recommendations contained in this report are advisory to the municipality, and final disposition for 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; and the assigned MCPC number #26-0184-001 should be printed on any plans submitted for final recording.

Sincerely,

Timothy DeSchepper

Timothy DeSchepper, Sr. Environmental Planner
tim.deschepper@montgomercountypa.gov – 610-278-3733

c: William and Lorraine Williams, Applicants
Andrew Malmstrom, SITE Engineering Concepts, LLC , Applicants' Representative
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Gilbert P. High Jr., Twp. Solicitor
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Angela Forney, Twp. Planning Technician

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan



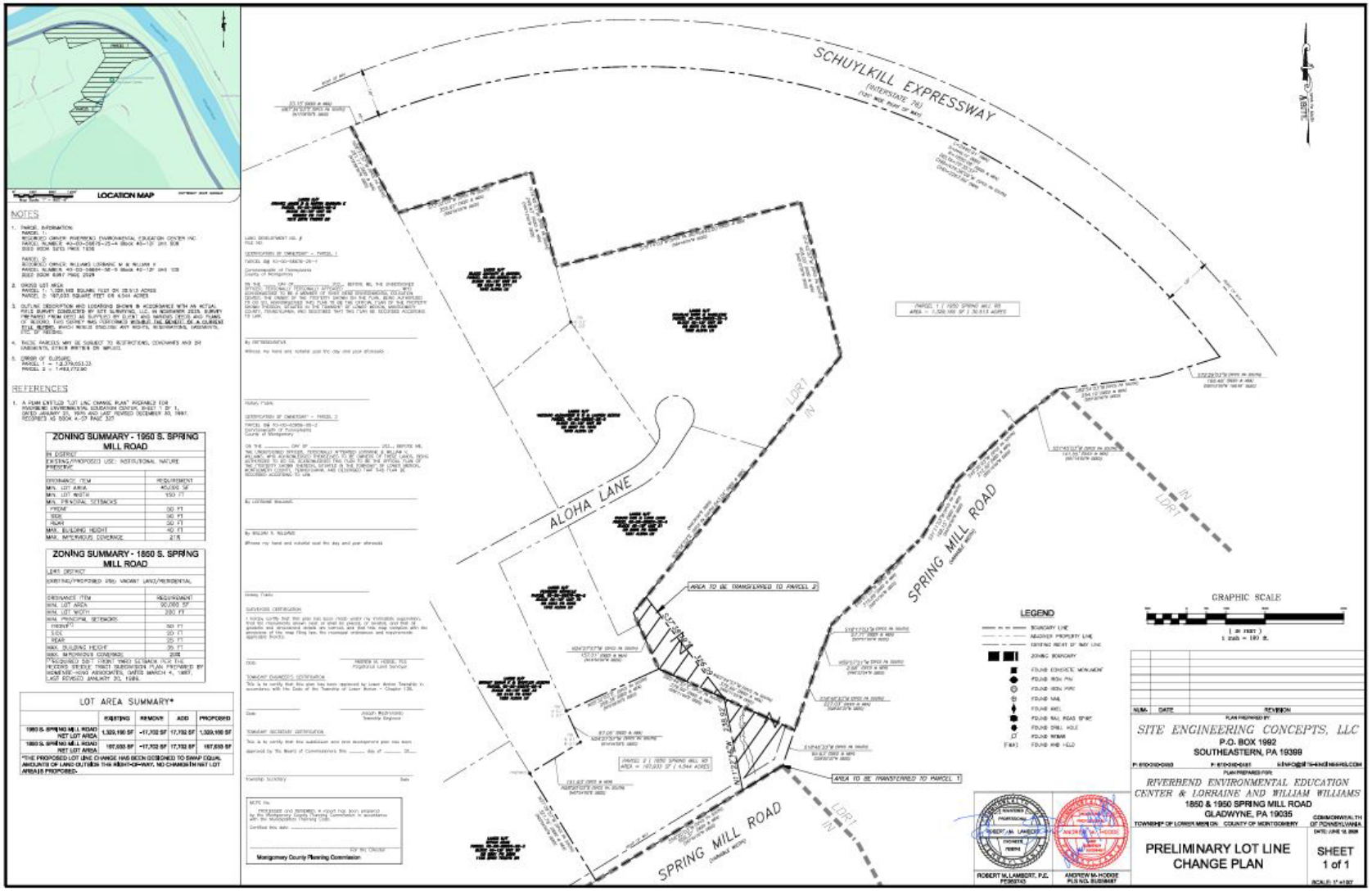
1850 & 1950 Spring Mill Road
MCPC#260184001

Montgomery County Planning Commission

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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


LOCATION MAP
NOTES
REFERENCES
ZONING SUMMARY - 1950 S. SPRING MILL ROAD
ZONING SUMMARY - 1850 S. SPRING MILL ROAD
LOT AREA SUMMARY*
SCHUYLKILL EXPRESSWAY
(INTERSTATE 76)
ALOHA LANE
SPRING MILL ROAD
AREA TO BE TRANSFERRED TO PARCEL 2
AREA TO BE TRANSFERRED TO PARCEL 1
LEGEND
GRAPHIC SCALE
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
RIVERBEND ENVIRONMENTAL EDUCATION CENTER & LORRAINE AND WILLIAM WILLIAMS
1850 & 1950 SPRING MILL ROAD
GLADWYNE, PA 19035
TOWNSHIP OF LOWER MERION COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA
PRELIMINARY LOT LINE CHANGE PLAN
SHEET 1 of 1