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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

September 14, 2026

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

Re: MCPC #26-0213-001
Plan Name: Chase Bank
(2 lots comprising of .73 acres)
Situate: 18 East Lancaster Avenue and 637 East Wynnewood 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 August 19, 2026. We forward this letter as a report of our review.

BACKGROUND

This project consists of two parcels that will be consolidated into a single property for the redevelopment of a 0.73-acre commercial site. The applicant is JP Morgan Chase Bank, N.A., and the owner of both properties is Mahoney Land Partnership. The sites currently contain existing structures, including a NOVA bank and an abandoned gas station that has been vacant for more than 10 years. The properties are located near the intersection of East Lancaster Avenue and East Wynnewood Road in Wynnewood, Lower Merion Township. In addition, Morris Road serves as a service road along the rear of the properties, providing access and on-street parking for the adjacent apartment complex. Upon completion of the project, the municipal street will be vacated, converted to open space, and transferred to the property owner and the adjacent apartment complex.

The proposed gross building area will be approximately 4,996 square feet with two stories. A variance was granted for the frontage occupation and from the front setback regulations in the TC2 (Town Center) Zoning District. The proposed improvements to the site will also include a parking lot, bicycle parking, several benches, concrete sidewalks, and a 2,695-foot public plaza

on East Wynnewood Road. Twenty-one parking spaces are proposed to accommodate the new building and the public plaza. The applicant is proposing to install an ADS underground infiltration basin beneath the parking lot for managing stormwater runoff. The development will be served by public sewer and water services. The site is served by two vehicle access points, one from East Lancaster Avenue and one from East Wynnewood Road, both of which are state-maintained highways. An entrance permit is being requested for East Lancaster Avenue, but not for East Wynnewood Road.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY

Montgomery County advocates for appropriate land use and development practices in collaboration with local municipalities and developers. *Montco 2040: A Shared Vision* emphasizes that as the County continues to grow and urbanize, opportunities for infill development and redevelopment will become increasingly important. Such development should respect and complement the character of surrounding neighborhoods. We find the redevelopment and infill proposed by this project to be generally consistent with the Montgomery County Comprehensive Plan, provided that all applicable municipal requirements are satisfied and that full consideration for mixed-use opportunities are taken.

MUNICIPAL

The zoning classification of these parcels are Town Center (TC2) – Mixed Use. In an effort to flex the mixed use to fulfill the purpose of the Lower Merion Land Use section of its Comprehensive Plan, the location does meet the commercial and redevelopment criteria uses, as shown in the L1 Preservation, Infill, Land Redevelopment Map and L2 Future Land Use Map of the 2016 Lower Merion Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, in the course of our review we have identified a number of key items that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CIRCULATION

A. Morris Road Right-of-Way Vacation and Access

1. Right-of-Way Disposition:

    a. Prior to start of construction, the applicant should work with the municipality and all affected parties to formulate a recorded agreement to ensure that the vacation,

transfer, ownership, and maintenance responsibilities of Morris Road are secure with the necessary approvals.

b. The geometry of the service road is not in perfect alignment with the right-of-way with the dissection of the property. Ensure that the property is a clean separation for property maintenance and ownership prior starting construction.

c. Once the project is complete and the grading is final, consider a landscape hedgerow or fenceline to help delineate the property for ownership purposes.

d. After completing ROW vacation, consider sending edits to major mapping providers.

2. On-Street Parking Impact. The plans indicate that existing on-street parking along Morris Road will be eliminated as a result of the proposed right-of-way vacation. The loss of these spaces may create constraints for adjacent properties and residents who currently rely on this public parking. The proposed parking lot at Chase Financial Services presents an opportunity to provide replacement parking to help offset these impacts. Coordination with the municipality should be considered to establish maintenance responsibilities and appropriate signage for any shared parking arrangement.

3. Pedestrian Circulation. The entrance onto East Wynnewood should undergo revisions on the site plan to ensure the pavement markings and the pedestrian facilities align properly with the intersection. Particular attention should focus on the relationship between the connecting link from the plaza along East Wynnewood Road to the intersection where the sidewalk does not seem to have a full connection to the sidewalk at the intersection. Also, a modernized pedestrian crossing at the entrance is recommended to improve clarity and safety of circulation.

ENVIRONMENTAL CONSIDERATIONS

A. Existing Site Conditions – Environmental Due Dilligence: The project involves redeveloping two existing commercial properties which will include demolition and site disturbance. Before final approval, the township should ensure the applicant has identified and addressed any environmental issues related to past site uses, such as contaminated soils, underground storage tanks, or other hazardous materials specifically for Parcel ID# 400031188002. If contamination is discovered, the applicant should work with the appropriate agencies and complete any required cleanup as necessary. The township may also consider requiring a letter from the applicant's environmental consultant confirming that all environmental investigations and remediation have been completed or will be completed prior to the issuance of building or occupancy permits.

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 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: Robert Yoos, JP Morgan Chase Bank, N.A., Applicant
Mahoney Land Partnership (C/O Paul O'Connor, Apt Management), Property Owner
Lindsey Breylinger, Bohler, LLC, Applicant's Engineer
Robert Careless, Cozen O'Connor, Applicant's Representative
Ernie 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
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner

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



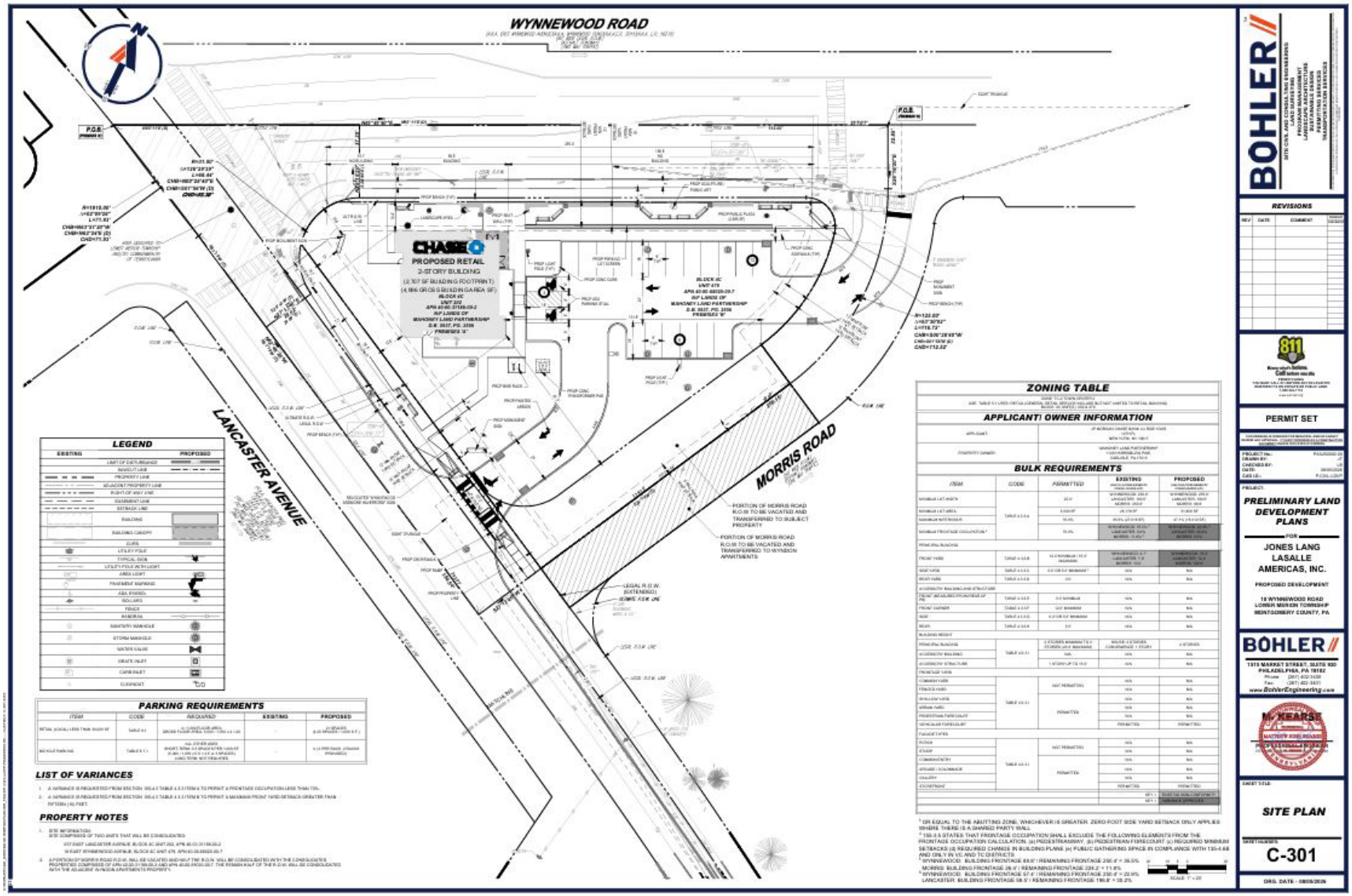
Chase Bank
MCPC#260213001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap


WYNNEWOOD ROAD
LANCASTER AVENUE
MORRIS ROAD
CHASE
PROPOSED RETAIL
2-STORY BUILDING
(2,107 SF BUILDING FOOTPRINT)
(4,186 GROSS BUILDING AREA SF)
LEGEND
EXISTING
PROPOSED
PARKING REQUIREMENTS
LIST OF VARIANCES
PROPERTY NOTES
ZONING TABLE
APPLICANT/ OWNER INFORMATION
BULK REQUIREMENTS
PORTION OF MORRIS ROAD R.O.W. TO BE VACATED AND TRANSFERRED TO SUBJECT PROPERTY
PORTION OF MORRIS ROAD R.O.W. TO BE VACATED AND TRANSFERRED TO WYNDON APARTMENTS
LEGAL R.O.W. (EXTENDED)
BOHLER
REVISIONS
PERMIT SET
PRELIMINARY LAND DEVELOPMENT PLANS
JONES LANG LASALLE AMERICAS, INC.
PROPOSED DEVELOPMENT
18 WYNNEWOOD ROAD
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY, PA
SITE PLAN
C-301