

AN ORDINANCE

NO. 4321

AN ORDINANCE To Amend The Code Of The Township Of Lower Merion, Chapter 155 Thereof, Entitled Zoning, To Rezone Properties At 1835 County Line Road And 1800 West Montgomery Avenue From LDR1 Lower Density Residential To IN Institutional Nature Preserve.

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

Section 1. The Zoning Map of the Township of Lower Merion, Chapter 155, is hereby amended to rezone the following identified parcels from LDRI Lower Density Residential to IN Institutional Nature Preserve:

- 1800 West Montgomery Avenue, Montgomery County Tax Parcel No. 40-00- 12872-00-3
- A portion, approximately 7.3 acres in size, of property known as 1835 County Line Road, Montgomery County Tax Parcel No. 40-00-12868-00-7, with the remaining approximately 3.3 acres to remain in the LDRI Lower Density Residential Zoning District

A map depicting the rezoning is attached hereto as “Appendix A.”

Section 2. 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 adoption of this amendment.

Section 3. 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 provisions had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this 19th day of November, 2025.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF LOWER MERION

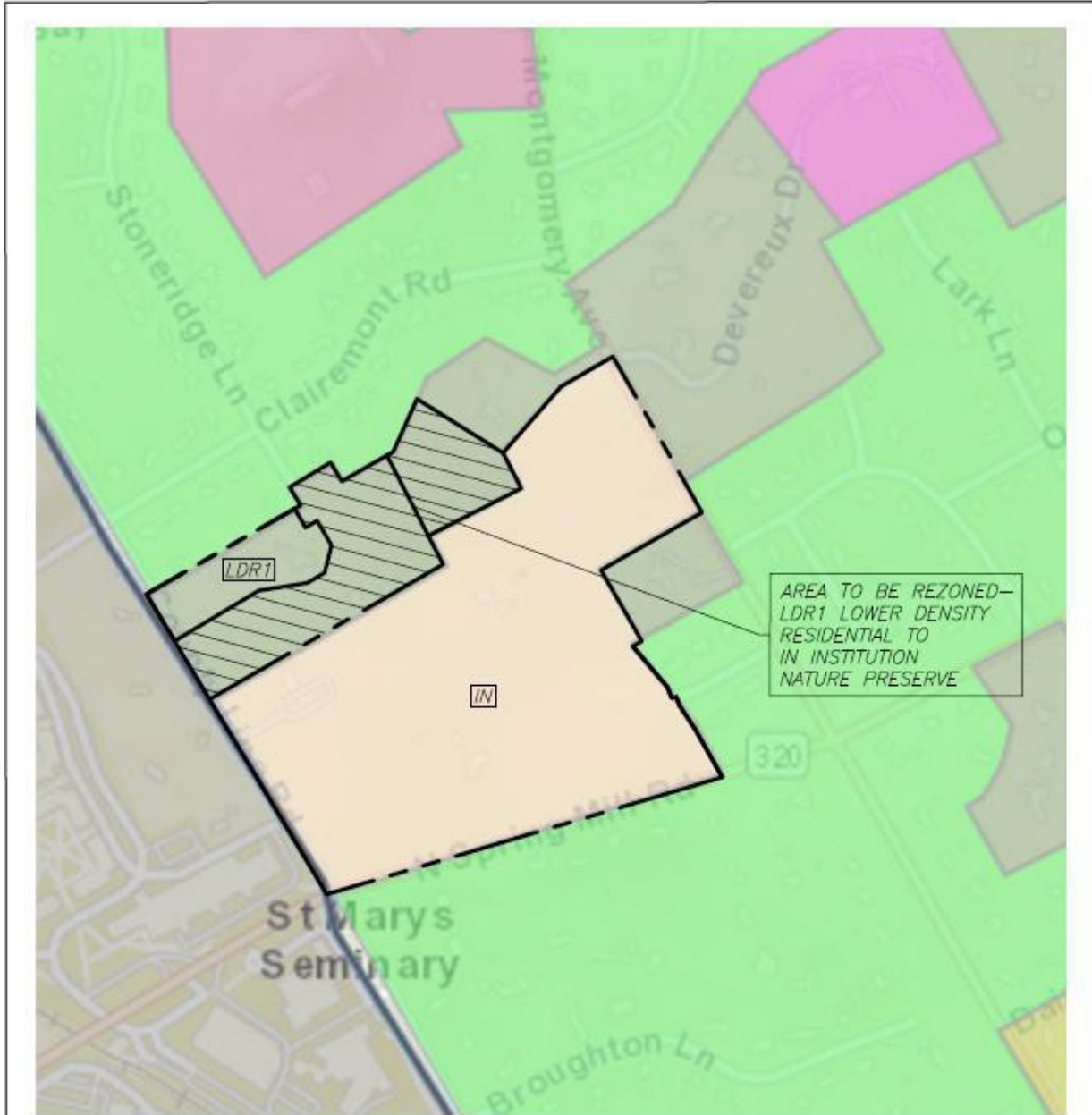
Todd M. Sinai, President

ATTEST:

Jody L. Kelley, Secretary

Exhibit "A"

Zoning Map Amendment To Rezone Properties At 1835 County Line Road And 1800 West Montgomery Avenue From LDR1 Lower Density Residential To IN Institutional Nature Preserve



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		NUM. DATE REVISION	DATE: AUGUST 26, 2025 1 SCALE 1" = 500'
		ZONING MAP AMENDMENT PLAN	