

MEMORANDUM

To: Residents of Lower Merion Township, Ward 3

From: Michael McKeon, Ward 3 Commissioner

Re: Lower Merion Township, Ward 3 Report #22

Date: March 23, 2019

CURRENT EVENTS

FLAT ROCK ROAD PARKING RESTRICTIONS (WARD 3)

On **March 20, 2019**, the Board of Commissioners unanimously approved a proposed ordinance for advertisement which would place permanent “No Parking” signs on the west side of the 1300 Block of Flat Rock Rd to restrict parking on weeknights and weekends. Video of the vote is available here: <https://lmtv.viebit.com/player.php?hash=sLkLB1ehSWgq> (15:28 mark)

The advertisement is part of a multi-step process, and the next action will be to vote to enact the actual ordinance to install the signs.

Since 2015 (and possibly earlier), there has been a significant parking issue in this area which has worsened due to increasing activity at Welsh Valley Middle School. Flat Rock Rd has been choked with cars which have caused small traffic jams and presented a safety problem. The police placed temporary “No Parking” signs in the area but the signs were often knocked down and/or ignored. The residents signed a petition seeking permanent signs. I think these permanent signs will provide relief and I am thankful that the Commissioners unanimously approved the advertisement of the proposed ordinance. **Welsh Valley Middle School has significant on-site parking, and I would encourage the School District to direct the users of the Welsh Valley campus to park on school grounds whenever possible.**

ZONING CODE UPDATE: On March 8, 2019, the Township released version “2.0” of the new zoning code: <https://app.sharebase.com/#/document/9492/share/166-XXhRc4s2dLzKQeCJ3CxxsfCZf0Q>. Version 2.0 contains technical edits/clean-ups from the prior draft. Substantive changes are generally limited to building height. Version “3.0” is projected to be released prior to June, 2019, and should be more focused on substantive edits. The projected completion date is **July 31, 2019**.

MARCH 25 REGIONAL CIVIC ASSOCIATION ZONING MEETING

Township staff will host a regional civic association meeting for **BELMONT HILLS, BALA CYNWYD, Merion, Merion Park and Narberth** on **March 25** from **7-9 p.m.** at the Township Building (75 E. Lancaster Ave) to discuss the new zoning code. The informal format is intended to provide a comfortable forum for the average resident to ask questions about what is happening in the community and how the zoning can impact their property. The meeting will begin with an overview of the process and timing by staff. Staff then takes questions from the audience. The questions can require detailed answers or a bit of back and forth.

This meeting is a great opportunity for residents to get zoning information about Belmont Hills, Bala Cynwyd and other areas. To maximize the value of this meeting, please try to plan your question(s) in advance. If you know of friends or neighbors who will be attending, try to coordinate your questions with them and avoid duplication. And if you have multiple questions, please ask your most important question first.

NEW PUBLIC MIDDLE SCHOOL

The Board of Commissioners voted to impose a **90-day delay** on the School District's request to demolish all buildings and structures on **1860 Montgomery Avenue** (the site of the new middle school). This delay is consistent with the Township's historic preservation designation protocol. I believe the consensus among the commissioners is that the School District is not doing enough to try to preserve a portion of this historic property (the former Clairemont Farm/Morris Clothier Estate). I think it is possible that the demolition request could be expedited if the School District were to show tangible plans to preserve some portions of the property.

The construction and installation of the new **McMORAN PARK PLAYGROUND** is projected to be completed in late April, based upon the weather. Bad weather could delay the construction work. The delivery and installation of most of the equipment should be quick. The groundwork is the more difficult and time-consuming part.



If you want to visit a Township park in the interim, please consider Rosemont's **Ashbridge Park** (1301 Montgomery Ave), which just unveiled a new story walk:

http://www.mainlinemedianews.com/mainlinetimes/lower-merion-unveils-storywalk-at-ashbridge-park-combines-reading-and/article_024705b2-44ed-11e9-869d-bfef862a8a88.html

THE MUNICIPAL PRIMARY ELECTION will occur on **May 21, 2019**. Lower Merion has 14 Township Ward Commissioners who serve 4-year terms. Every 2 years, either the even or odd-numbered Wards are up for election. This year, the 7 odd-numbered Wards are up for election. There are 9 School Board positions, and 5 spots are up for election this year. Lower Merion residents can vote for their Ward Commissioner and all available School Board spots (5). In Narberth, 3 of the 7 Narberth Borough Council positions are up for election. The General Election will be on **November 5, 2019**.

The **FRIENDS OF THE CYNWYD HERITAGE TRAIL** is looking for volunteers to clear out portions of Wards 3 and 9 along the Trail. This is a great ongoing project in a unique area of the Township. If you want to volunteer for the weekend of **April 6-7 (9:00 a.m.-noon)**, please email the Cynwyd Trail (info@cynwydtrail.org) and complete a [release](#).



BELMONT HILLS POOL REGISTRATION

Belmont Hills Pool Registration is **OPEN**. You can obtain a membership here: <http://www.lowermerionrec.com/info/activities/default.aspx?type=memberships>

NEW ROCK HILL ROAD ZONING

Under the new zoning, the Rock Hill Rd Overlay District (the former Rock Hill Rd classification) will be changed and Rock Hill Rd will become standalone special district **SD3 – Rock Hill Rd District (RHR)**. Height in the overlay was capped at 56 feet, with incentives permitting up to 70 feet. The new RHR zoning limits height to 5 stories. I believe the new RHR would benefit from updated standards, a further reduction in height (3 story residential max/4 story commercial max) and a maximum FAR ratio which is consistent with the City Ave District. I also support a separate use provision to limit (but not restrict) the potential number of medical marijuana dispensaries in the RHR. Rock Hill Rd is an important commercial district in the Township, and **we should support our commercial tenants on Rock Hill Rd.**



CRIME & POLICE ACTIVITY REPORT Below is a summary of recent police activity in Ward 3:

Date	Type	Location	Comments
2/27/19	DUI	Belmont & Jefferson	DUI- Alcohol
2/27/19	Vehicle Accident	Belmont & I-76	
2/28/19	Family Disturbance	100 Block Cornell Rd	Domestic
3/5/19	Vehicle Accident	Conshohocken St Rd & Righters	
3/6/19	Vehicle Accident	Rock Hill Rd & Consh St Rd	
3/6/19	Crime of Violence	100 Block Jones Street	Simple Assault
3/8/19	Vehicle Accident	Belmont & Rock Hill Rd	
3/9/19	Theft	1400 Block Centennial Rd	Under \$50
3/9/19	Disorderly Conduct	400 Block Hidden River Rd	State Law Violation
3/11/19	Theft	260 Rock Hill Rd (CVS)	Over \$200
3/12/19	DUI Incident	Belmont Ave	DUI - Drugs
3/14/19	Vehicle Accident	Belmont & Old Belmont	
3/16/19	Vehicle Accident	193 Belmont Ave (Wawa)	
3/16/19	Alcohol Offense	Jefferson Street	Public Drunkenness

- **PLEASE LOCK YOUR CAR DOORS!** Theft from unlocked vehicles is a significant issue throughout the Township.
- An **armed bank robbery** occurred at the Firsttrust Bank located at 725 W. Lancaster Avenue (Ward 4). The suspect, believed to be 32-year-old Justin O'Brien, entered the bank armed with a gun and demanded money. He fled after the teller complied, and an arrest warrant was issued. More information here: <https://www.tapinto.net/towns/lower-merion-and-narberth/articles/armed-bank-robbery-in-bryn-mawr-police-looking-for-this-man>
- This past fall I reported on a Main Line serial bank robber who robbed a number of banks, including locations in Bryn Mawr and Haverford. The police recently arrested and indicted 32-year old Philadelphia resident David Charles Hayes for 9 bank robberies, including the Bryn Mawr and Haverford robberies.

Upcoming events at the BELMONT HILLS LIBRARY include:	
April 1 7:00 p.m.	Belmont Hills Civic Meeting – Join Mike, Lisa, Steph and the gang and support your local civic!
April 2 6:30 p.m.	Breathing Workshop – Reduce anxiety and stress and find inner peace
April 6 11:00 a.m.	Drag Queen Story Time – Learn about diversity and inclusiveness with Balena Canto. For all ages, but registration is required
April 9 6-8 p.m.	Techless Tuesday – Ages 12+ Leave your phone at home and play games, puzzles etc.
April 13 3 p.m.	Adulting 101 for Teens- If your teenagers are like my kids, they may think they are already adults and know everything. But they can still use this course to learn important financial skills (check-writing etc.)
April 16 10:30 a.m.	Riverbend's Terrific Turtles Geared to toddlers and preschoolers but all are welcome
April 16, 23, 30 7:00 p.m.	Chair Yoga- Ages 16+ An occupational therapist will run a 5-week introductory course for stretching and poses
Follow the Belmont Hills Library on FACEBOOK here: https://www.facebook.com/belmonthillslibrary/	

UPCOMING COMMUNITY EVENTS

Mar. 24 10:00am-1:00pm	Lower Merion BuildOn Pop-Up Work Day , Riverfront Clean-Up
March 25 6:30 p.m.	Police & Minority Relations Committee , Ardmore Library Center
March 25 7-9 p.m.	Regional Civic Assoc. Meeting re: New Zoning Code (including Belmont Hills and Bala Cynwyd) , 75 E Lancaster Ave
March 27 6:00 p.m.	LM Building & Planning (MDR/Commercial Zoning Code Update)
March 28 7:15 p.m.	Zoning Hearing Board , Variance request for 13 ft by 15 ft rear sunroom addition, 145 School St, Bala Cynwyd
March 28 7:15 p.m.	Bala Walks Pedestrian/Bike Safety Meeting , Bala Cynwyd Library
April 1 7:00 p.m.	Belmont Hills Civic Assoc. Meeting , Belmont Hills Library
April 3 6:00 p.m.	LM Monthly Committee Meetings
April 6-7 9 a.m.-noon	Barmouth Trail Clean-Up info@cynwydtrail.org Volunteers should meet at the Barmouth Trail Head
April 9 7:30 p.m.	Neighborhood Club of Bala Cynwyd Meeting Academy Building, 506 Bryn Mawr Ave https://balacynwyd.org/
April 10 6:00 p.m.	Building & Planning Committee Meeting
April 11 7:00 p.m.	Town Hall for New Public Middle School Hosted by Commissioner Andy Gavrín , Harriton High School
April 13 Noon	Belmont Hills Easter Egg Hunt , McMoran Park
Apr. 13-14 9 a.m.-4p.m.	Koegel Public Works Complex Cleanup Weekend #1
April 17 7:30 p.m.	Board of Commissioners Meeting
April 20	Cynwyd Heritage Trail “3 Bridges Walk”
April 26 10:00 a.m.	Coffee with a Cop , GSB Building, 1 Belmont Ave
April 27 4:30 p.m.	Penn Valley Civic Assoc. Community Tree Planting , PVES
Apr. 27-28 9 a.m.-4p.m.	Koegel Public Works Complex Cleanup Weekend #2

I maintain a **Facebook** page. To receive updates in your Facebook feed, like/follow my page: <https://www.facebook.com/LowerMerionWard3Commissioner/>

To subscribe or unsubscribe from this list, email commissioner.mike.mckeeon.ward3@gmail.com