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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 23, 2025

Mr. Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #25-0247-001
Plan Name: Second Monument Sign
(1 lot comprising 14.22 acres)
Situate: Forty Foot Road/Newbury Way
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Philadelphia Suburban Development Corporation, is applying for a conditional use to erect a second 126-square-foot, double-sided, internally lit monument sign along Forty Foot Road across from Newbury Way, at the Shops at Town Square. This site is part of the larger redevelopment of Towamencin Village Shopping Center at Allentown Road and Forty Foot Road in the Entertainment Lifestyle Overlay (ELO) District. The existing monument sign on the property at Forty Foot Road is about 556 feet north of the proposed sign.

Section 153.808.C(3)(b) allows two monument signs on the property along the same road, so long as the property has road frontage of at least 1,000 feet, and the signs are no closer to each other than at least one-third the length of the street frontage. Depending on the measurement, the second monument sign's distance is less than one-third of the total street frontage.

COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with *Montco 2040: A Shared Vision,* the Comprehensive Plan for Montgomery County. The area proposed for development is designated on the County's Future Land Use as Community Mixed-Use, which allows shopping centers and retail uses in concentrated nodes. The current draft of Towamencin's Future Land Use Map designates the property as Commercial.

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 township may wish to consider prior to adopting this ordinance. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

The township should confirm that the applicant requires a conditional use application for installing the second monument sign. Section 153.808.C(3)(b) allows for properties with at least 1,000 feet of frontage on a single road to have two monument signs on that road, provided they are no closer than one-third the length of the overall frontage. The proposed sign will be 556.8 feet from the existing monument sign along Forty Foot Road. The property has 1,825.44 feet of frontage along Forty Foot Road if measured from Allentown Road to Tomlinson Road, and 1,487.9 feet if measured from the Wendy's lot to Tomlinson Road. However, the ordinance is unclear where the measurements must be taken. If frontage is based on the Wendy's lot to Tomlinson Road, the distance between the two signs is less than the required one-third; if based on Allentown Road to Tomlinson Road, the distance is more than one-third and therefore shouldn't require a conditional use.

In addition, the existing and proposed signs are on different parcels; it is unclear if the requirement only applies to signs on the same parcel or not. The township should clarify these questions to ensure the applicant is following the necessary processes for the sign proposal.

CONCLUSION

We wish to reiterate that MCPC generally supports this proposal, but we believe that our suggested revisions will better accomplish Towamencin Township's planning objectives.

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 adopt this proposal, Section 502 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
610-278-3741 – david.greenberg@montgomerycountypa.gov

c: Edward J. Hughes, Esq., Applicant's Representative
David Kraynik, Township Manager
Robert Iannozzi, Township Solicitor
Mary Stover, Township Engineer
Brett MacKay, Chair, Township Planning Commission

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



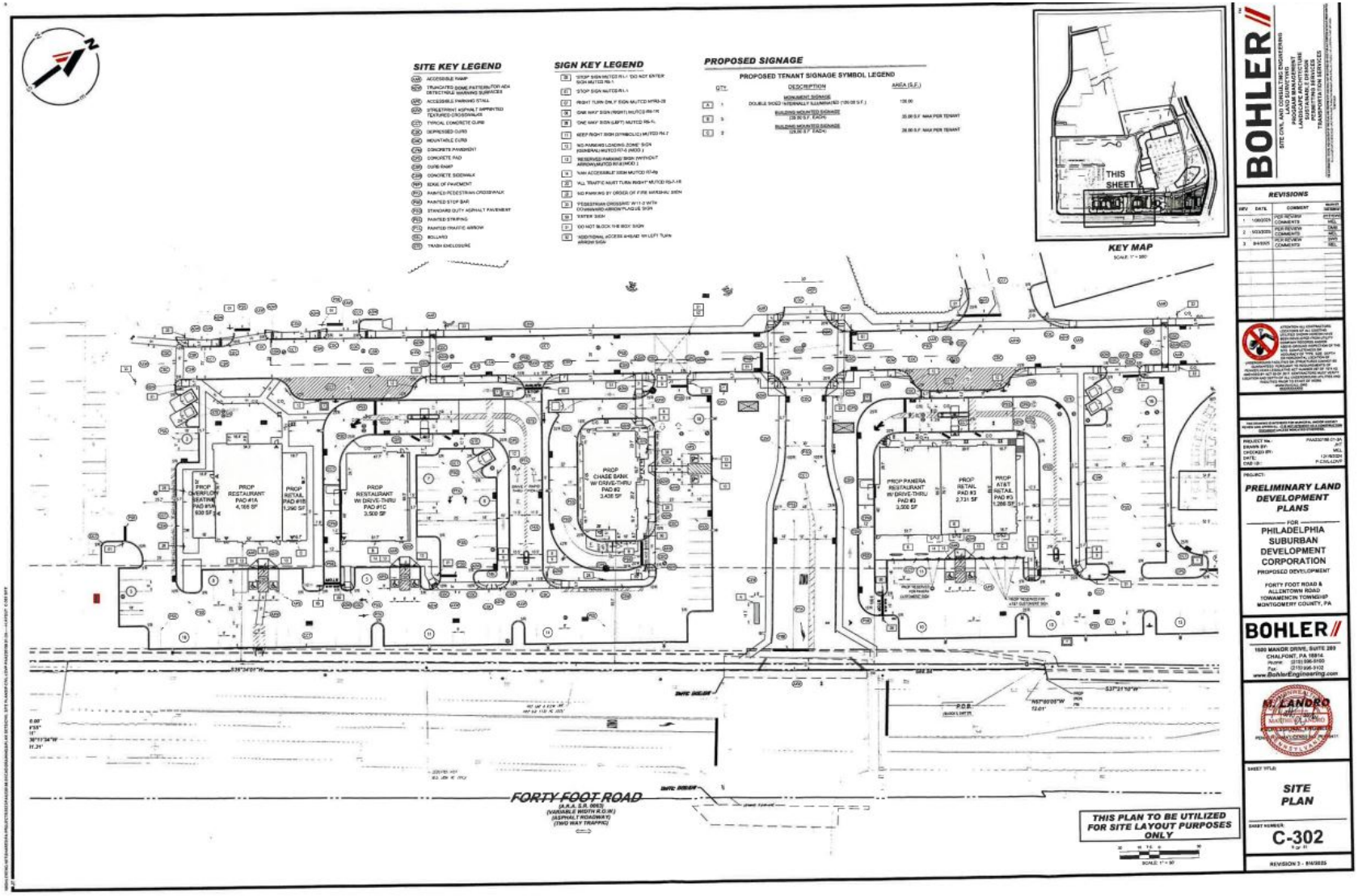
Second Monument Sign
MCPC#250247001

Montgomery County Planning Commission

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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SITE KEY LEGEND
SIGN KEY LEGEND
PROPOSED SIGNAGE
PROPOSED TENANT SIGNAGE SYMBOL LEGEND
KEY MAP
THIS SHEET
PRELIMINARY LAND DEVELOPMENT PLANS
PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
PROPOSED DEVELOPMENT
FORTY FOOT ROAD & ALLENTOWN ROAD
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PA
FORTY FOOT ROAD
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
SITE PLAN
C-302
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