MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

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

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

June 24, 2026

Mr. E.J. Mentry, Township Manager
Lower Providence Township
100 Parklane Drive
Eagleville, Pennsylvania 19403

Re: MCPC #26-0144-001
Plan Name: Eastern PA Conference – The United Methodist Church
(1 lot comprising 2.32 acres)
Parcel ID: 43-000-789-9005
Situate: 980 Madison Avenue
Lower Providence Township

Dear Mr. Mentry:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 26, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Eastern PA Conference Center of the United Methodist Church, proposes to expand its one-story, 10,088 square foot facility with a one-story, 3,994 square foot addition on the south side. The proposed addition would have a double-door entrance facing the right-of-way (Monroe Boulevard) and a double-door entrance facing the parking lot. A concrete pedestrian walkway is proposed to connect the parking lot to the building entrances on the parking lot side.

These improvements would require demolishing a small accessory structure (a 413 square foot shed), relocating a communication feed (utility), and removing one tree. For stormwater management, the applicant proposes a rain garden for the north corner of the parcel.

Regarding parking, the site currently has 77 spaces—28 more than what is required for the proposed total square footage. The applicant proposes to remove two spaces to make room for the rain garden; 75 total parking spaces will remain upon completion of the project.

It should be noted that the area is served by SEPTA Route 99 (bus) with a stop located approximately 525 linear feet northwest of the parcel at Jefferson Avenue and Monroe Boulevard.

The site is within the IP–Industrial Park zoning district, where the proposed use (office) is permitted "by right." The applicant is requesting a waiver of the township's sidewalk requirement (§123-33) and the street tree requirement (§123-50.B.(1)).

COMPREHENSIVE PLAN CONSISTENCY

TOWNSHIP PLAN

The proposed use is consistent with the future land use element of the *Lower Providence Township Comprehensive Plan: A Path to the Future*, which places the subject parcel in the Office Industrial Area. Office and industrial uses are intended for the township's Office Industrial Areas. The township plan states, "the design of individual properties within Business Areas . . . can also work in combination with other properties to achieve other goals, like reducing impervious coverage, increasing tree cover, and improving walking and transit access in these areas" (p. 143).

The applicant, however, has requested a waiver of the township's sidewalk requirement. The township plan recognizes the importance of sidewalks in communities and prioritizes sidewalk improvements in gaps near "hubs of pedestrian activity" and "major pedestrian activity generators." Any small sidewalk gaps that could be closed (regardless of location) are also priorities for sidewalk improvements.

The applicant has also requested a waiver of the township's street tree requirement. The township plan sets goals for improving the township's tree canopy as a strategy to combat rising temperatures. The township plan shows that the subject parcel is in a heat island (one of a few areas in the township with the highest surface temperatures (91.6 ° F – 106.6 °F)). Goal 36g of the township plan is to "work with property owners to maintain and enhance the township's tree canopy [and] encourage tree planting in areas where heat island effects are pronounced" (p. 131).

COUNTY PLAN

The prosed use is consistent with the future land use element of the *Montco 2040: A Shared Vision*, which places the subject parcel in the Business Area. Business Areas are characterized by "concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks" (p. 83).

Regarding the applicant's requested waivers, *Montco 2040* is very clear on sidewalks and trees. The plan calls for sidewalks in "all growth areas," which includes all Business Areas (p. 18), and the plan recommends that trees be planted in "priority areas, including riparian corridors, stormwater control areas, parks, and streets" as a strategy to increase the county's tree canopy (59).

RECOMMENDATION AND COMMENTS

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 final plan approval. Our comments are as follows:

WAIVERS

A. Street Trees. Because both the township plan and county plan support expansion of the tree canopy, and because the proposal shows the removal of an existing tree, we recommend the township not waive the street tree requirement. The township plan makes a particularly strong case for denying the waiver

request, as the subject parcel is in an area that sees the highest temperatures in the township (Attachment C). Waiving the tree requirement would run counter to environmental goals in both comprehensive plans.

B. Sidewalks. A municipality's sidewalk requirement is its primary mechanism to expand its sidewalk network. This industrial neighborhood also has transit service (Attachment D), which is something to consider. We encourage the township to take this into account in its decision on the applicant's requested waiver.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. We believe that our suggested revisions will better achieve the planning objectives set forth in the township and county comprehensive plans.

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 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. Please print the assigned MCPC number (26-0144-001) on any plans submitted for final recording.

Sincerely,

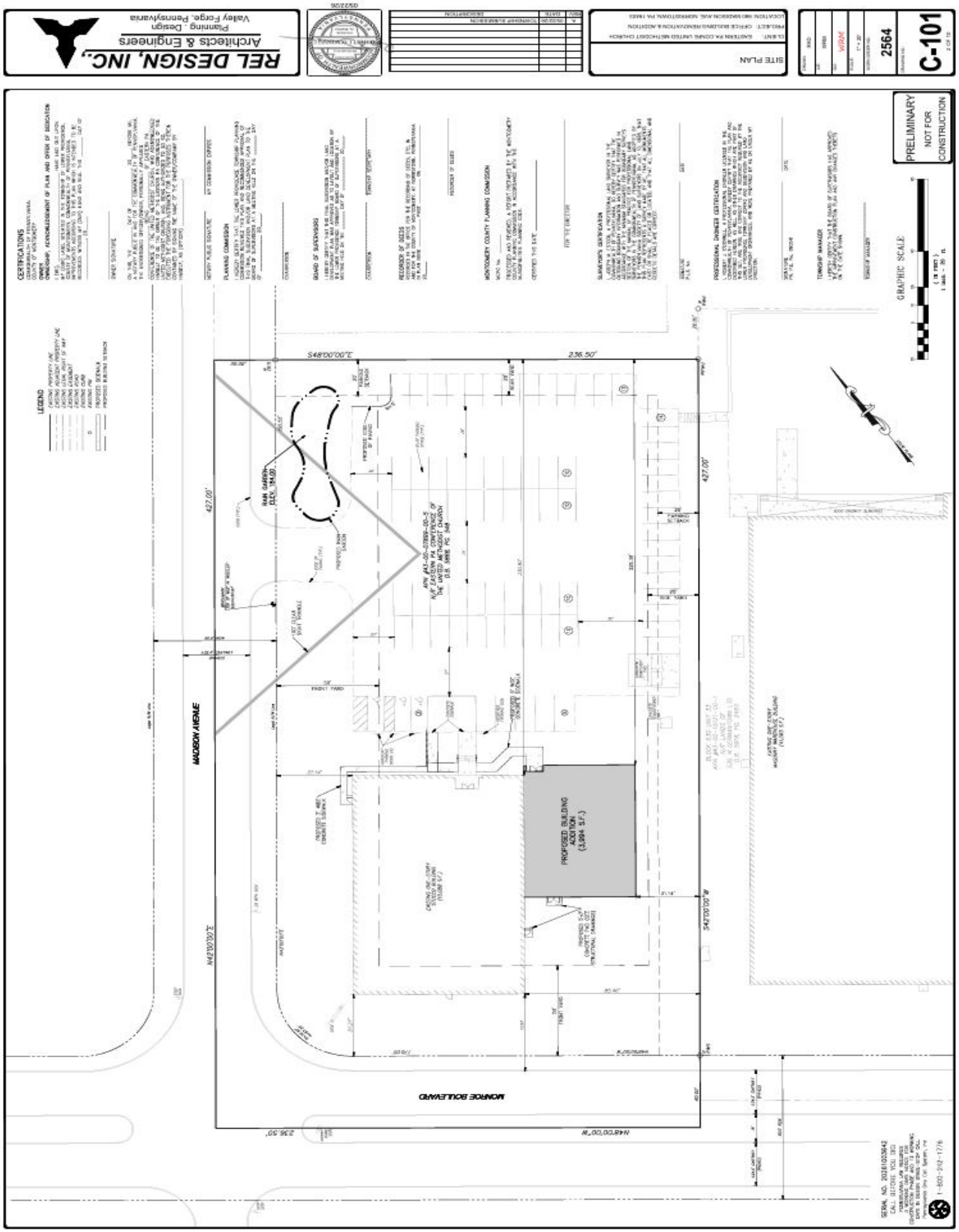
Austin Mosby

Austin Mosby, AICP
County Planner II
Montgomery County Planning Commission
(610) 278-3529

c: Eastern PA Conference – The United Methodist Church, Applicant
Mike Mrozinski, Township Community Development Director
Adam Supplee, Chair, Township Planning Commission
Michael P. Clarke, Township Solicitor
Timothy Woodrow, Township Engineer
Casey Moore, Township Traffic Consultant

Attachments:

A. Site Plan
B. Aerial View of Site
C. DVRPC Township Heat Island Map
D. SEPTA Route 99


REL DESIGN, INC.
Architects & Engineers
Planning - Design
Valley Forge, Pennsylvania
SITE PLAN
C-101
2564
PRELIMINARY
NOT FOR
CONSTRUCTION
GRAPHIC SCALE
CERTIFICATIONS
LEGEND
MADISON AVENUE
MONROE BOULEVARD
PROPOSED BUILDING ADDITION (3,994 S.F.)
236.50'
427.00'
N44°00'00"W
S46°00'00"W
N43°00'00"E
S43°00'00"E
236.50'
427.00'



Eastern PA Conference of the
United Methodist Church
MCPC#260144001

Montgomery County Planning Commission

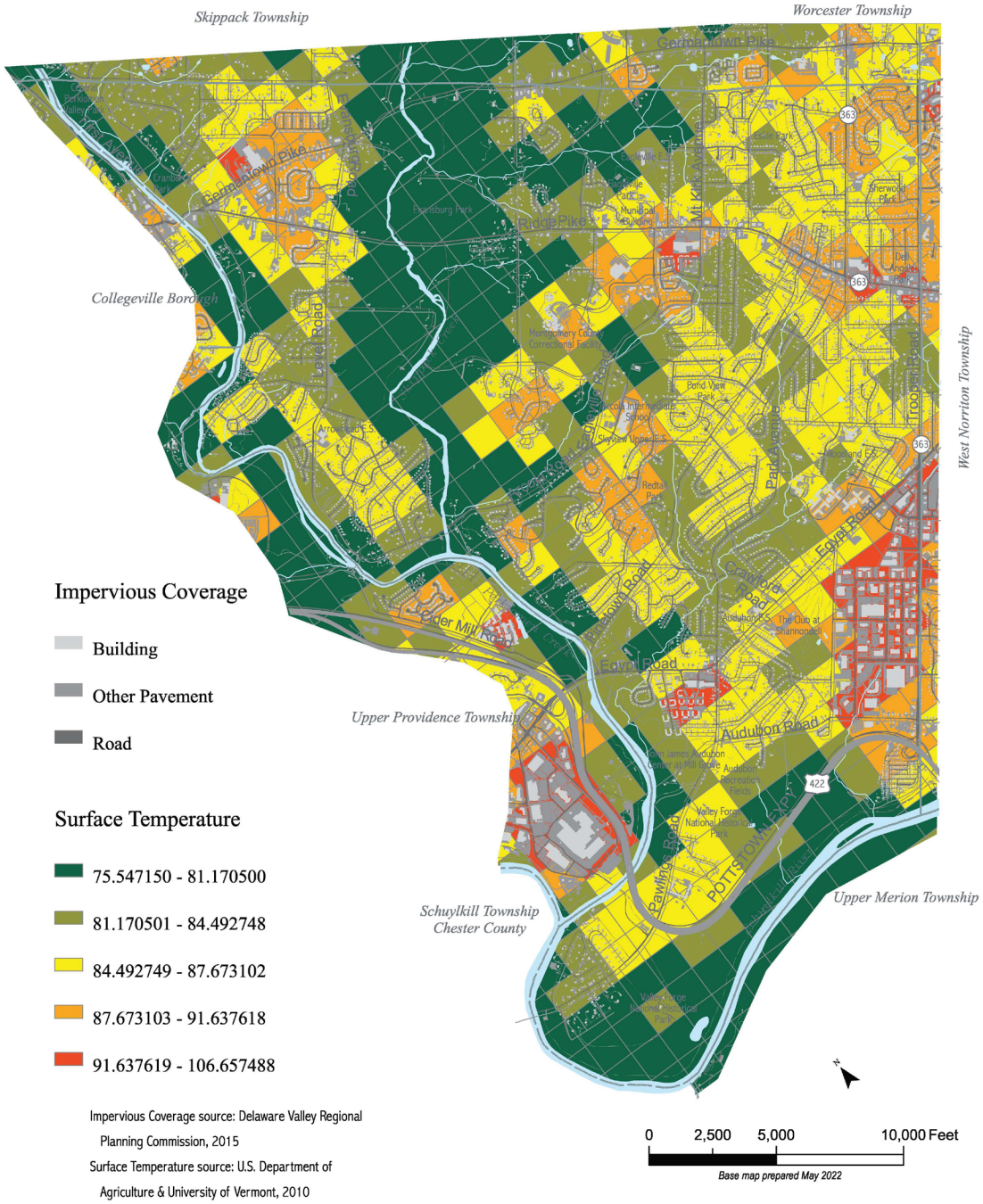
0 50 100 200 Feet

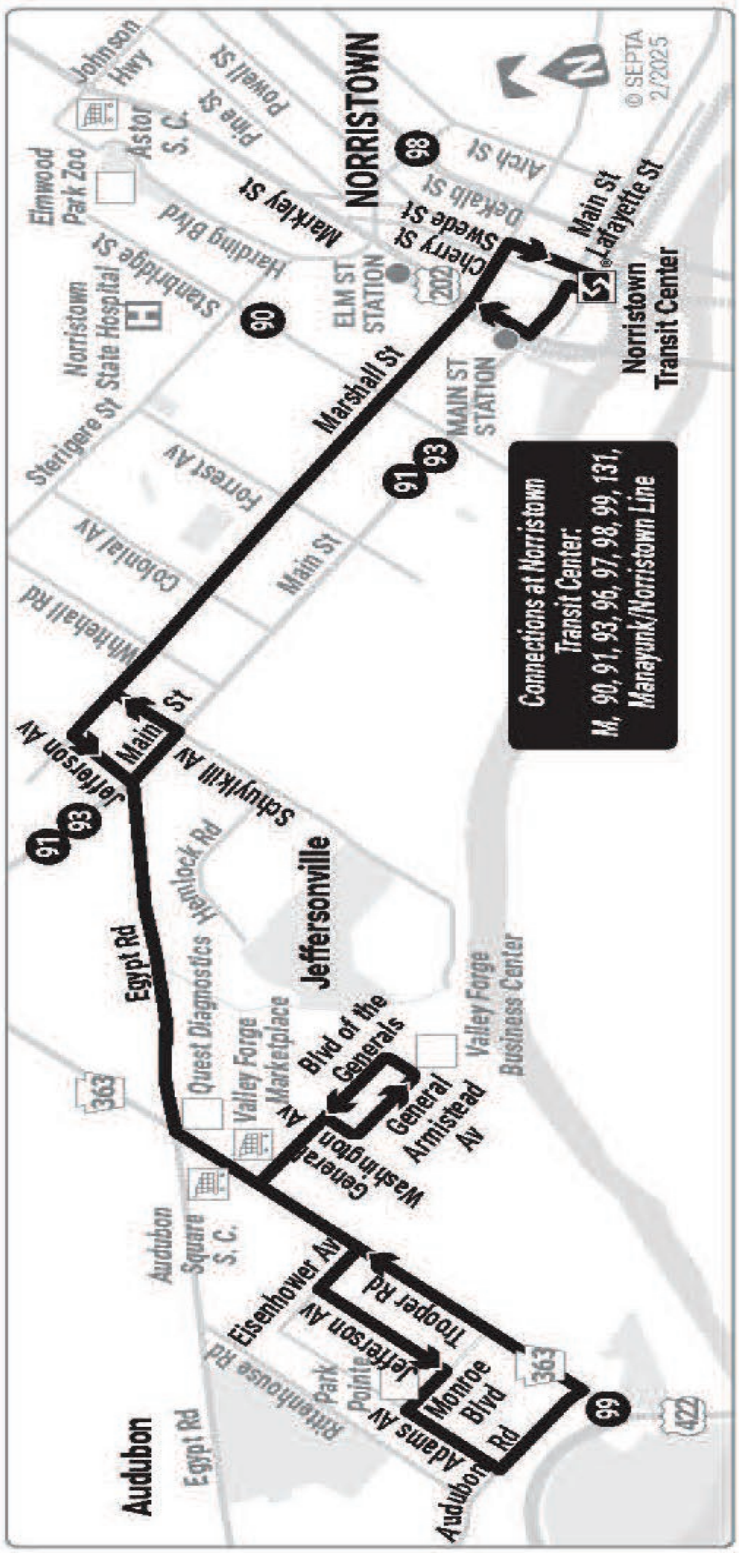
N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap

FIGURE 7.6 – HEAT ISLAND MAP




NORRISTOWN
Johnson Hwy
Astor S. C.
Elmwood Park Zoo
Pine St
Powell St
Markley St
Harding Blvd
Sanbridge St
Norristown State Hospital
Sterigere St
Forrest Av
Colonial Av
Whitehall Rd
Main St
Marshall St
Cherry St
Swede St
DeKalb St
Arch St
Main St
Lafayette St
Norristown Transit Center
ELM ST STATION
MAIN ST STATION
202
90
91
93
98
99
Connections at Norristown Transit Center:
M, 90, 91, 93, 96, 97, 98, 99, 131, Manayunk/Norristown Line
© SEPTA 2/2025
Jeffersonville
Jefferson Av
Main St
Schuylkill Av
Egypt Rd
Hemlock Rd
Quest Diagnostics
Valley Forge Marketplace
Valley Forge Business Center
Blvd of the Generals
General Armistead Av
General Washington Av
363
Audubon Square S. C.
Eisenhower Av
Trooper Rd
Jefferson Av
Monroe Blvd
Adams Av
Audubon Rd
Audubon
Egypt Rd
Rittenhouse Rd
Park Pointe
422