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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 11, 2026

Mr. Henry Sekawungu, Director of Planning,
Zoning and Code Enforcement
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #22-0097-003
Plan Name: Shops at Town Square
(1 lot comprising 7.76 acres)
ID 530000204004, 530008496027
Situate: Allentown Road and Forty Foot Road
Towamencin Township

Dear Mr. Sekawungu:

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 July 16, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, The Robert Nicoletti Family Trust, has submitted a preliminary plan to build approximately 21,000 square feet of commercial space on 7.76 acres on Forty Foot Road, adjacent to the Towamencin Shopping Village. The plan proposes fast food and sit-down restaurants, a bank, and several small retail stores. The proposal is part of a larger plan to redevelop the village, which includes the adjacent shopping center.

The property is within the Entertainment Lifestyle Overlay District which permits B2 Office, C7 Eating Place—Drive Through and Fast Food, C-9 Financial Establishment, C-16 Retail Trade and Trade Services, C-18 Shopping Center, and C-22 Health Club as conditional uses.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Community Mixed-Use and

Services future land use designation, which permits shopping center, retail, and office uses, along with entertainment as a secondary use. The property also falls within the Commercial and Undeveloped future land use categories of Towamencin's newly adopted 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 the following issues that the applicant and Township may wish to consider prior to adopting this ordinance. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

The rain garden/bioretention basin behind the pad sites should be a naturalized basin with tree and shrub plantings to help manage runoff and improve water filtration. For more information, the applicant should consult the County's Land Preservation District Model Ordinance. The plan also shows a 20-foot-wide emergency spillway into the rain garden. The applicant should ensure that the spillway can adequately handle runoff from heavy storms, especially considering the impervious surface area on the site.

LANDSCAPING

The landscape plan shows the proposed driveway between Pads 2 and 3 containing significant tree coverage on the south side, but very little coverage on the north side. To create a more naturalized look on both sides of the drive, the County recommends planting additional trees on the north side such as American Lindens, White Spruces, and other species proposed on the site.

TRANSPORTATION

The site is located on the southeast corner of two state roads: Forty Foot Road (SR 63) and Allentown Road (SR 1001). The applicant should consult with PennDOT on the potential need for a Highway Occupancy Permit for the proposed driveway on Forty Foot Road. Due to the site's proximity to Grist Mill Park and residential neighborhoods, the County also recommends coordinating with PennDOT on possible pedestrian improvements that connect the development site to these areas.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's 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 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 *22-0097-003* on any plans submitted for final recording.

Sincerely,

David Greenberg

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

c: Mark Nicoletti, Applicant
Matt McHugh, Applicant's Representative
David Kraynik, Township Manager
Mark Hosterman, Township Solicitor
Mary Stover, Township Engineer
Brett MacKay, Chair, Township Planning Commission

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



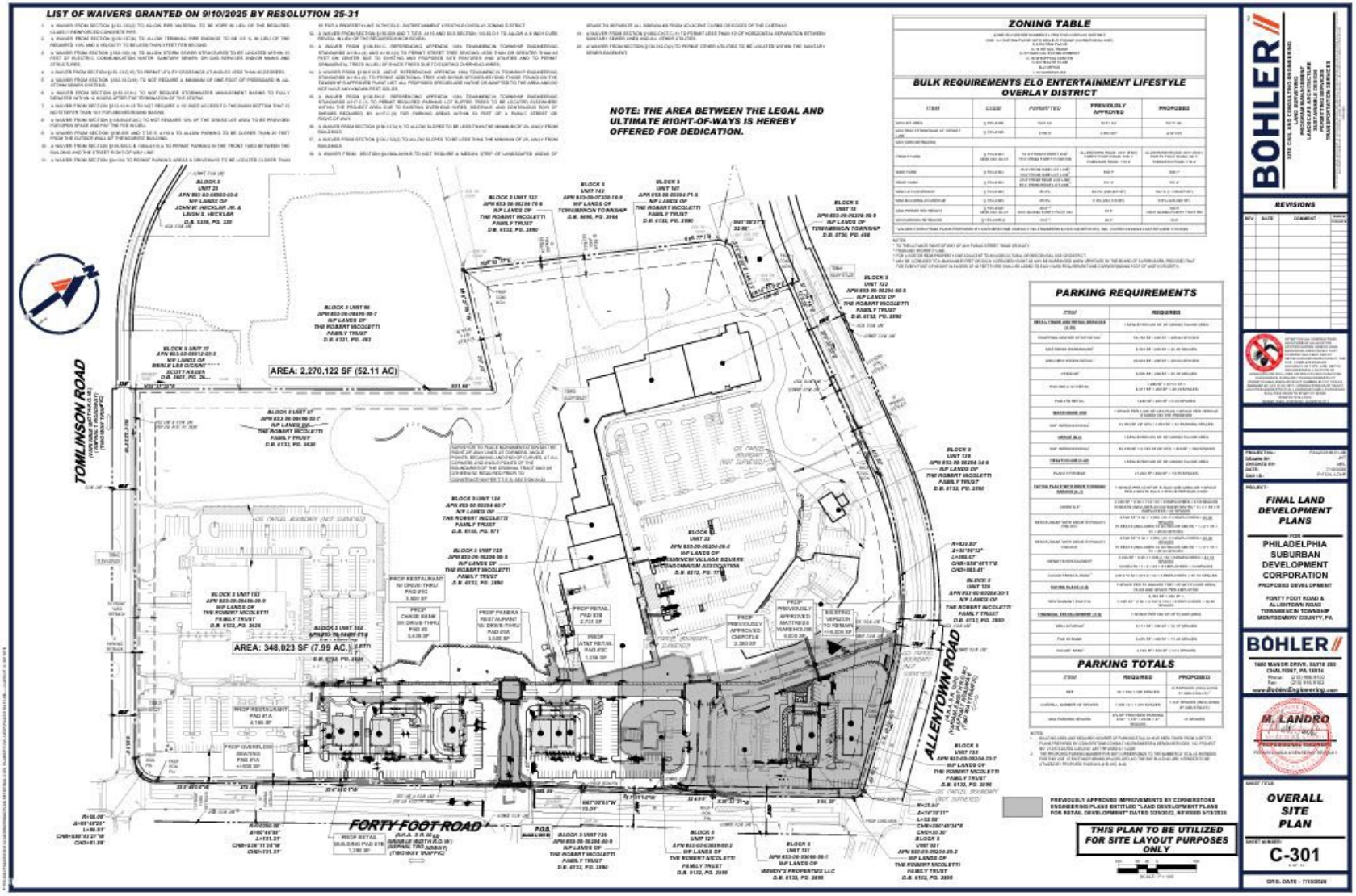
Shops at Town Square
MCPC#220097003

Montgomery County Planning Commission

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


LIST OF WAIVERS GRANTED ON 9/10/2025 BY RESOLUTION 25-31
NOTE: THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAYS IS HEREBY OFFERED FOR DEDICATION.
ZONING TABLE
BULK REQUIREMENTS ELO ENTERTAINMENT LIFESTYLE OVERLAY DISTRICT
PARKING REQUIREMENTS
PARKING TOTALS
AREA: 2,270,122 SF (52.11 AC)
AREA: 348,023 SF (7.99 AC.)
TOMLINSON ROAD
ALLENTOWN ROAD
FORTY FOOT ROAD
P.O.B.
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
FINAL LAND DEVELOPMENT PLANS
PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
PROPOSED DEVELOPMENT
FORTY FOOT ROAD & ALLENTOWN ROAD
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PA.
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA. 18914
M. LANDRO
OVERALL SITE PLAN
C-301