MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, 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

August 5, 2025

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike—Box 625
Spring House, Pennsylvania 19477

Re: MCPC #25-0140-001
Plan Name: J&J CEAS Lab Building
(1 lot comprising 6.46 acres)
Situate: 1400 McKean Road (cross street: Welsh Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, J&J Springhouse Campus, is proposing to build a new CEAS Lab Building which would be an extension of an existing building. The proposed building would be in the southeast area of the property that is closest to the intersection of Route 309 and McKean Road. In addition to the new building, the proposal includes associated driveways, subsurface utilities, utility pads, and walkways connecting the parking lot to the proposed CEAS Lab Building. Demolition of an existing building, a parking lot, portions of paved areas and other existing features, would be required. The total impervious coverage will be increased by approximately one-half of an acre. The property is located in the F-1 Limited Industrial Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area located in the "Business Area" future land use area. Business areas consist primarily of business-oriented land uses, such as offices, research facilities, and industrial parks. Secondary uses might include small-scale retail and service businesses, and day care centers. Development should be designed to accommodate automobile trips and make it easy for employees to walk to destinations and throughout the campus.

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 final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

The township requires additional buffering for properties within the F-1 Zoning District. The F-1 District requires that there be "a suitable and effective landscape barrier to separate the property from any adjacent public street," which is currently established by the existing campus (§ 1288-08(c)). The proposed planting schedule lists 79 trees. To meet the specific requirements, the applicant is proposing to plant 42 trees (one shade tree is required for every 1,000 square feet of gross floor area, as per SALDO § 1230-42(g)) in addition to 32 replacement trees, as required per § 1230-41(i).

A. Additional Landscaping. The proposal includes a series of 2.5-foot-high retaining walls located between the parking lot and the proposed lab building, which we envision as potentially having a terraced effect. We recommend that the applicant consider additional landscaping for this retaining wall area, including native grasses and shrubs, to add visual interest. The addition of grasses and shrubs would have the added benefit of reducing the need for mowing maintenance, which could be difficult on the top portions of the retaining walls.

STORMWATER MANAGEMENT

A. Maintenance. It appears that the additional impervious coverage will be handled by the existing stormwater management on the site. Based on the Post Construction Stormwater Management Plan (Sheet No. 13), there appears to be various areas of sump conditions around the inlets. These inlets could get clogged with plant matter and debris over time which could lead to flooding during heavy rain events. We recommend that there be a maintenance plan that requires regular inspection of the inlets to ensure that they remain clear of debris and drain properly.

CONCLUSION

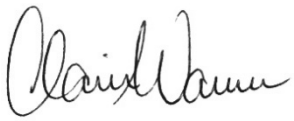
We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in the F-1 Limited Industrial District.

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 (MCPC # 25-0140-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: James Lilly, Applicant
Kevin Selger, Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chair, Planning Commission

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

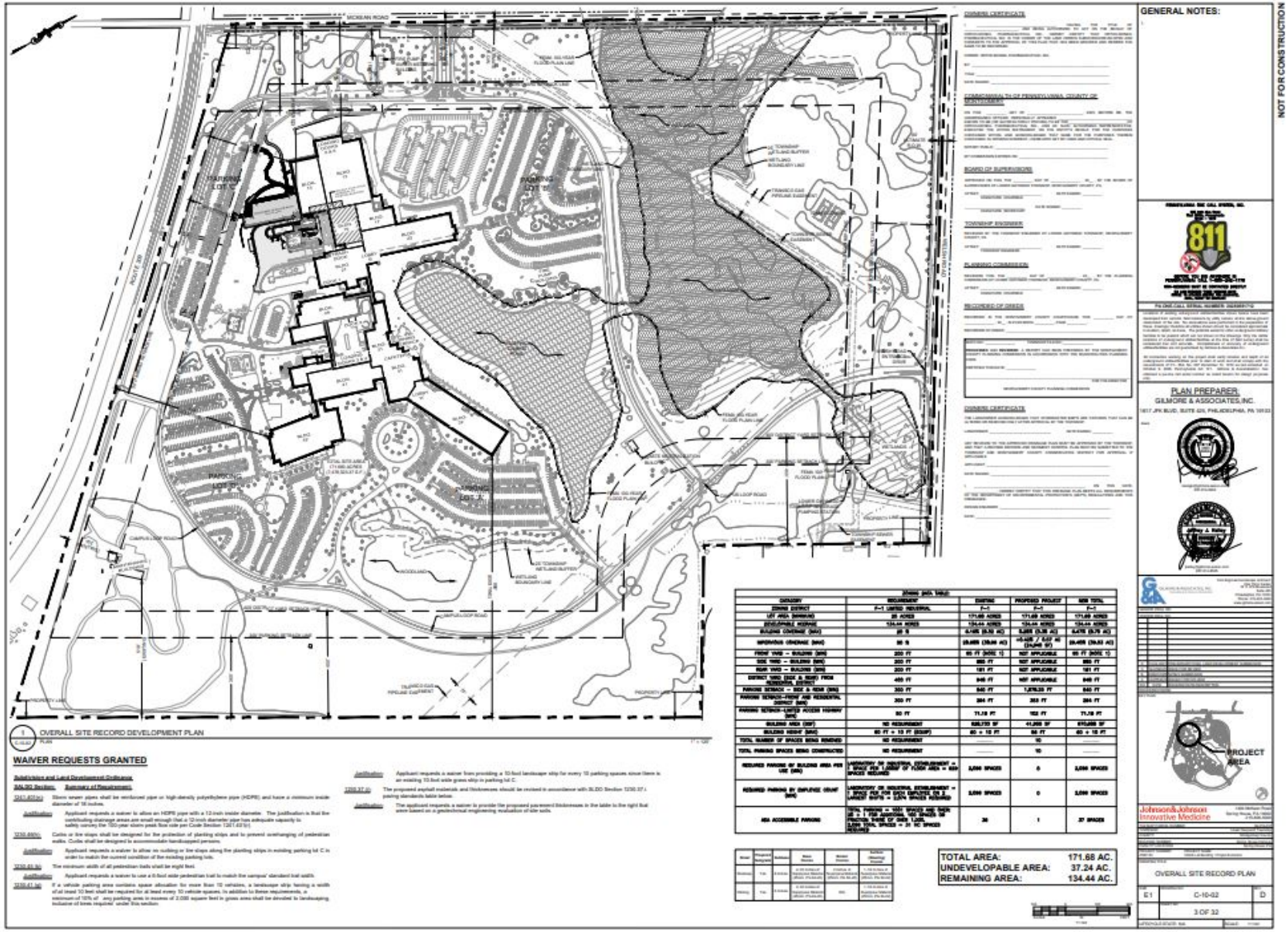


J&J CEAS Lab Building
MCPC#250140001

Montgomery County Planning Commission

0 400 800 1,600 Feet

N


GENERAL NOTES:
NOT FOR CONSTRUCTION
PLAN PREPARER:
GILMORE & ASSOCIATES, INC.
OVERALL SITE RECORD PLAN
PROJECT AREA
OVERALL SITE RECORD DEVELOPMENT PLAN
WAIVER REQUESTS GRANTED
TOTAL AREA: 171.68 AC.
UNDEVELOPABLE AREA: 37.24 AC.
REMAINING AREA: 134.44 AC.