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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 28, 2025

Mr. David Conroy, Zoning Officer & Planning Coordinator
Upper Gwynedd Township
1 Parkside Place
North Wales, Pennsylvania 19454

Re: MCPC #25-0218-001
Plan Name: Merck B10B Parking Garage
(48,150 square feet Limited Industrial on approximately 1.15 acres)
Situate: South Broad Street (east)/south of Sumneytown Pike
Upper Gwynedd Township

Dear Mr. Conroy:

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 October 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Merck Sharp & Dohme LLC, has submitted a preliminary and final land development plan to construct a 48,150-square foot parking garage on the northwest quadrant of the Merck West Point site at 770 Sumneytown Pike. The new garage will add replacement parking along the South Broad Street corridor of the site with the intention of future elimination of most of the current Lot 3C parking lot, just south of the proposed garage location. The proposed location will feature a 4-story garage, capable of holding 560 vehicles, on a site currently used for parking. Four rain gardens are proposed along the east and west side of the garage to help mitigate storm water runoff. The site is within the Limited Industrial Zoning District and is served by public water and sewer. The applicant has requested eight waivers for SALDO requirements regarding: plan submission, utility information, performance or maintenance guarantee, allowance of 12- and 15-inch stormwater conveyance pipe, and O&M. The plan is dated October 10, 2025.

COMPREHENSIVE PLAN COMPLIANCE

The parcel is shown as Office Light Industrial in the Future Land Use Plan of the *Upper Gwynedd Township 2040 Comprehensive Plan*. Office Light Industrial areas are described as a mixture of office and warehouse or light industrial space, office parks, business centers, and self-storage facilities. The plan appears to be in line with the defined types of development within the Upper Gwynedd Future Land Use Map and will include a consolidation of parking from surface to garage, as well as additional plantings and stormwater management measures.

In addition, the property is identified as a Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks.

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 Upper Gwynedd Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

We acknowledge the improvement of stormwater management on the site due to the additional four landscaped rain gardens, but we encourage the applicant to consider a naturalized basin for the existing stormwater basin located on the property, including meadow mix or plugs to the basin itself. Additionally, we hope the applicant ensures the existing basin can handle the additional flows from the development.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Upper Gwynedd Township's planning objectives for limited industrial development.

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 (#25-0218-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Merck Sharp & Dohme LLC, Applicant
Sandra Brookley Zadell, Township Manager
Megan Weaver, Assistant Township Manager

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



Merck B10B Parking Garage
MCPC#250218001

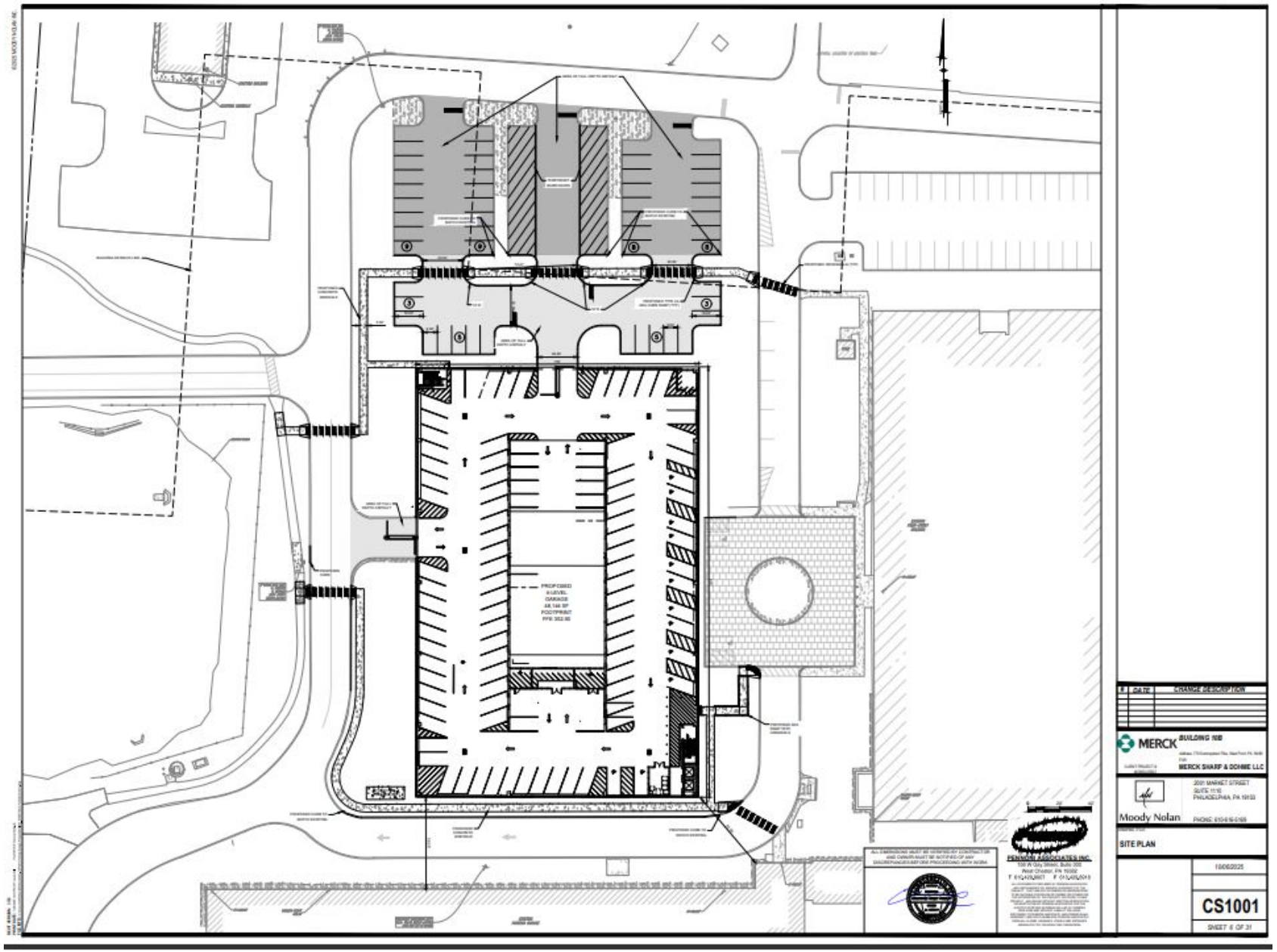
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap


PROPOSED
6 LEVEL
GARAGE
48,144 SF
FOOTPRINT
FFE 352.00
MERCK
BUILDING 100
MERCK SHARP & DOHME LLC
Moody Nolan
SITE PLAN
CS1001