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

July 10, 2026

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

MCPC #26-0160-001
Plan Name: Merck B71 Manufacturing Facility
(1 lot comprising 2.3 acres)
Parcel ID: 560008536003
Situate: Sullivan Drive
Upper Gwynedd Township

Dear Mr. Conroy:

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 June 9, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Merck Sharp & Dohm LLC. is proposing a land development at 770 Sumneytown Pike West Point in Upper Gwynedd Township. The proposal is to construct a new two-story manufacturing facility (B71) within the southwest quadrant of the West Point Site adjacent to the B95 Parking. The proposed square footage of the building is 74,920. Runoff will be collected via a new rain garden and drain into an existing detention basin. The site is served by public water and sewer. The plan is dated June 3, 2026.

The applicant has requested nine waivers pertaining to: allowing preliminary and final plan review, utility/man-made features within 100 feet of property line, performance and maintenance guarantee, stormwater conveyance pipes, operations and maintenance agreements, parking lot open space.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

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 details that as redevelopment occurs, additional amenities and improvements related to green parking and pedestrian circulation will be integrated, where appropriate.

COUNTY PLAN

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Parking.

1. §168-12. E. Land Development Plans.
    a. This above section requires the total number of parking spaces to be detailed on the plan. It appears there are 16 spots proposed, although a calculation is not included, other than an entire campus parking summary.

B. Preliminary Plans.

1. §168-10. B.1. Landscape Plan.
    a. This section requires a landscape conservation plan to designate each tree, tree mass, or woodland as “to remain” or “to be removed”.

GENERAL COMMENTS

A. General Notes, Page 2, #3. Underneath the Municipal Zoning Information section, the plan states that the site is located within the Limited Industrial District, as well as the Commercial District. While the entire Merck West Point Campus has a section within the Commercial District, this specific site is only located in the Limited Industrial District. It is uncertain whether the master plan process reduces the need for this clarification.

B. Operations and Maintenance. This plan references a West Point Master Plan. It is uncertain whether the waivers pertaining to the operations and maintenance guarantee are not necessary due to the master planning process. We hope to ensure that the plantings are maintained based on the approved plan.

C. Pervious Surface. If the applicant has flexibility, we encourage them to increase the pervious surface on the site.

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 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 (#26-0160-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Senior Community Planner
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Todd Mills, Merck Sharp & Dohme, LLC
Sandra Brookley Zadell, Township Manager
Megan Hurst, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Reduced Copy of Site Plan



Merck B71 Manufacturing Facility
MCPC#260160001

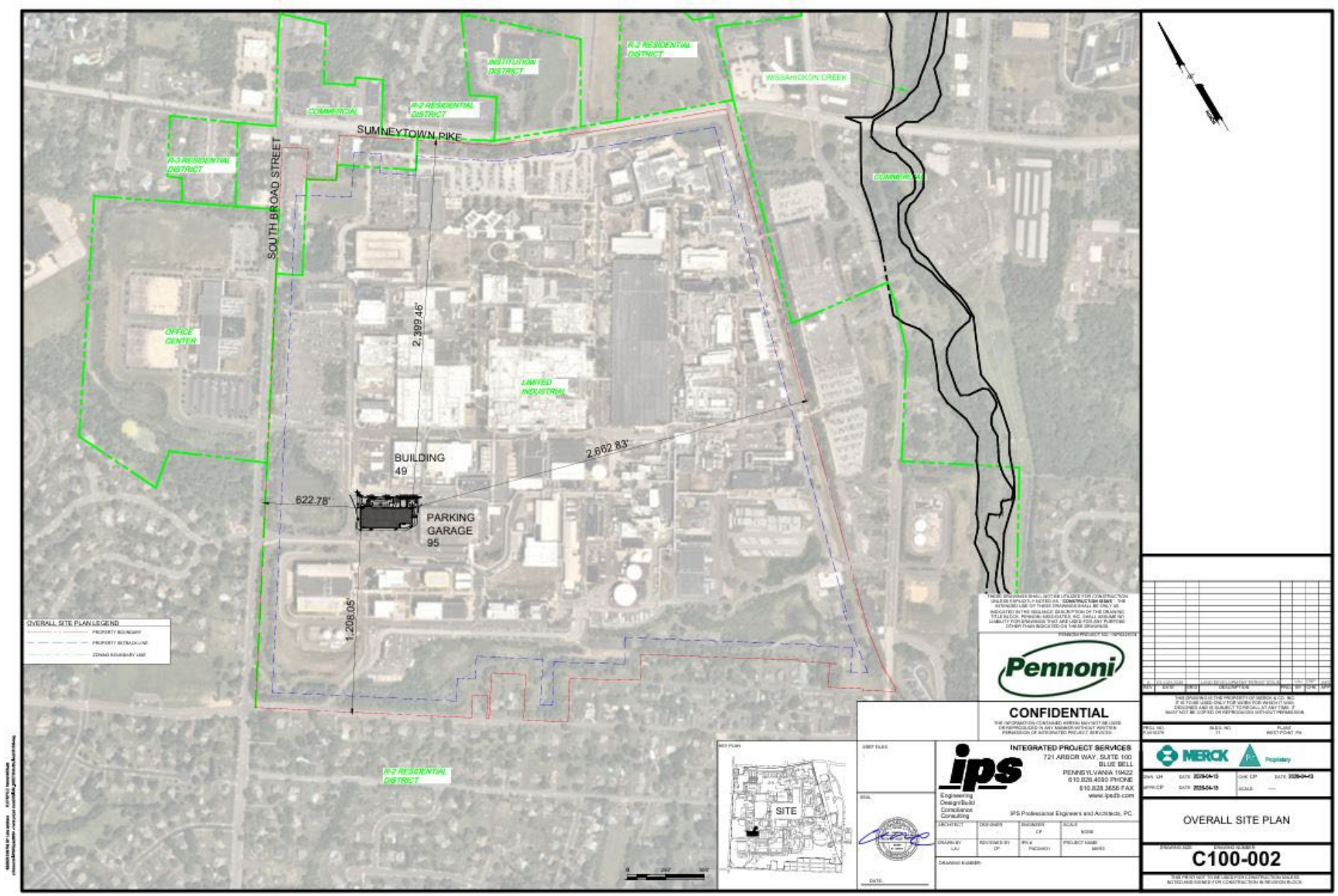
Montgomery County Planning Commission

0 400 800 1,600 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


SUMNEYTOWN PIKE
SOUTH BROAD STREET
WISSAHICKON CREEK
INSTITUTION DISTRICT
R-2 RESIDENTIAL DISTRICT
COMMERCIAL
IA-3 RESIDENTIAL DISTRICT
OFFICE CENTER
LIMITED INDUSTRIAL
BUILDING 49
PARKING GARAGE 95
2,399.45'
2,662.83'
622.78'
1,206.05'
OVERALL SITE PLAN LEGEND
PROPERTY BOUNDARY
PROPERTY SETBACK LINE
ZONING BOUNDARY LINE
SITE
CONFIDENTIAL
Pennoni
INTEGRATED PROJECT SERVICES
721 ARBOR WAY, SUITE 100
BLUE BELL
PENNSYLVANIA 19422
610.828.4080 PHONE
610.828.3656 FAX
www.ipsdb.com
IPS Professional Engineers and Architects, PC
MERCK
Proprietary
OVERALL SITE PLAN
C100-002