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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 7, 2026

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

MCPC #26-0245-001
Plan Name: Merck B61 Manufacturing Facility
(1 lot comprising 3.0 acres)
Parcel ID: 560008536003
Situate: South Broad St
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 September 22, 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. This site is adjacent to South Broad St and located in the Limited Industrial District. The proposal is to construct a new warehouse with a footprint of 132,204 SF and associated site improvements on an existing parking site, including a proposed bioretention basin. There are 60 parking spaces proposed on the site. The site is served by public water and sewer. The plan is dated September 8, 2026.

The applicant has requested 10 waivers pertaining to: preliminary and final plan submission, utility lines, performance or maintenance guarantees, stormwater conveyance pipes, poured-in-place concrete and open space near curbed area.

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 appears consistent with the established Light Industrial district.

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

GENERAL COMMENTS

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

B. 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 (#26-0245-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

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

c: Greg Landis, 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

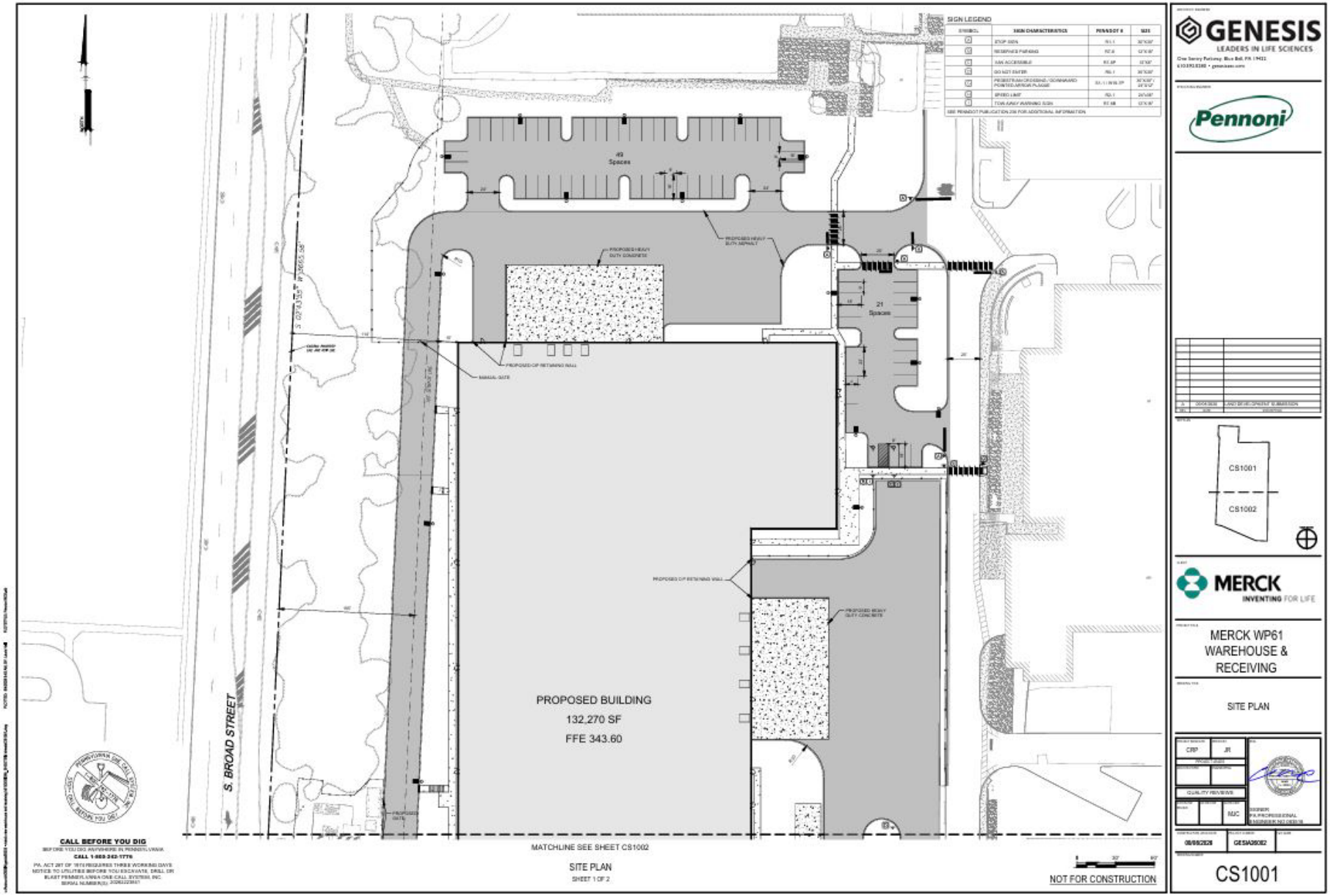


Merck B61 Warehouse Facility
MCPC#260245001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning
Aerial photography provided by Nearmap

0 400 800 1,600 Feet

N


SIGN LEGEND
49 Spaces
21 Spaces
PROPOSED BUILDING
132,270 SF
FFE 343.60
S. BROAD STREET
MATCHLINE SEE SHEET CS1002
SITE PLAN
SHEET 1 OF 2
NOT FOR CONSTRUCTION
CALL BEFORE YOU DIG
GENESIS
LEADERS IN LIFE SCIENCES
Pennoni
CS1001
CS1002
MERCK
INVENTING FOR LIFE
MERCK WP61
WAREHOUSE &
RECEIVING
SITE PLAN
QUALITY REVIEWS
CS1001