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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

September 28, 2026

Mr. Anthony Hamaday, Township Manager
Upper Merion Township
175 West Valley Forge Road
King of Prussia, Pennsylvania 19406

Re: MCPC #22-0176-002
Plan Name: 446, 456-588 Swedeland Road
(1 lot comprising 10.46 acres)
Situate: 446, 456 and 588 Swedeland Road
Upper Merion Township

Dear Mr. Hamaday:

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 September 15, 2026. We forward this letter as a report of our review.

BACKGROUND

We previously reviewed this proposal in a letter dated July 18, 2022. The applicant, Exeter Swedeland Land, LLC, has proposed to construct a 138,000-square foot warehouse on a 10.46-acre lot in the LI Limited Industrial District of Upper Merion Township. The development will contain associated access drives, parking, loading docks, utilities, landscaping, and stormwater management systems.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as 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. We believe that this plan is compliant with *Montco 2040*.

Upper Merion's 2005 Land Use Plan is broadly supportive of the redevelopment of business sites.

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. Our comments are as follows:

REVIEW COMMENTS

STORMWATER

1. We recommend naturalizing the stormwater basin by arranging plantings, such as native grasses and shrubs, within the basin. Plantings within the basin would help filter pollutants out of stormwater runoff and could help the basin better blend into the landscape.

WAIVERS

1. From §145-12 and §45-20.C. to waive sidewalk requirements.

    a. The applicant is requesting two waivers for relief from the requirement to provide sidewalks along the property frontage and Swedeland Road. However, we note that the submitted plans show a proposed sidewalk in this area. Regardless, we recommend a sidewalk be included in this area for better pedestrian safety and circulation.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however, we believe that our suggested revisions will better achieve the township's goals.

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 (#22-0176-002) on any plans submitted for final recording.

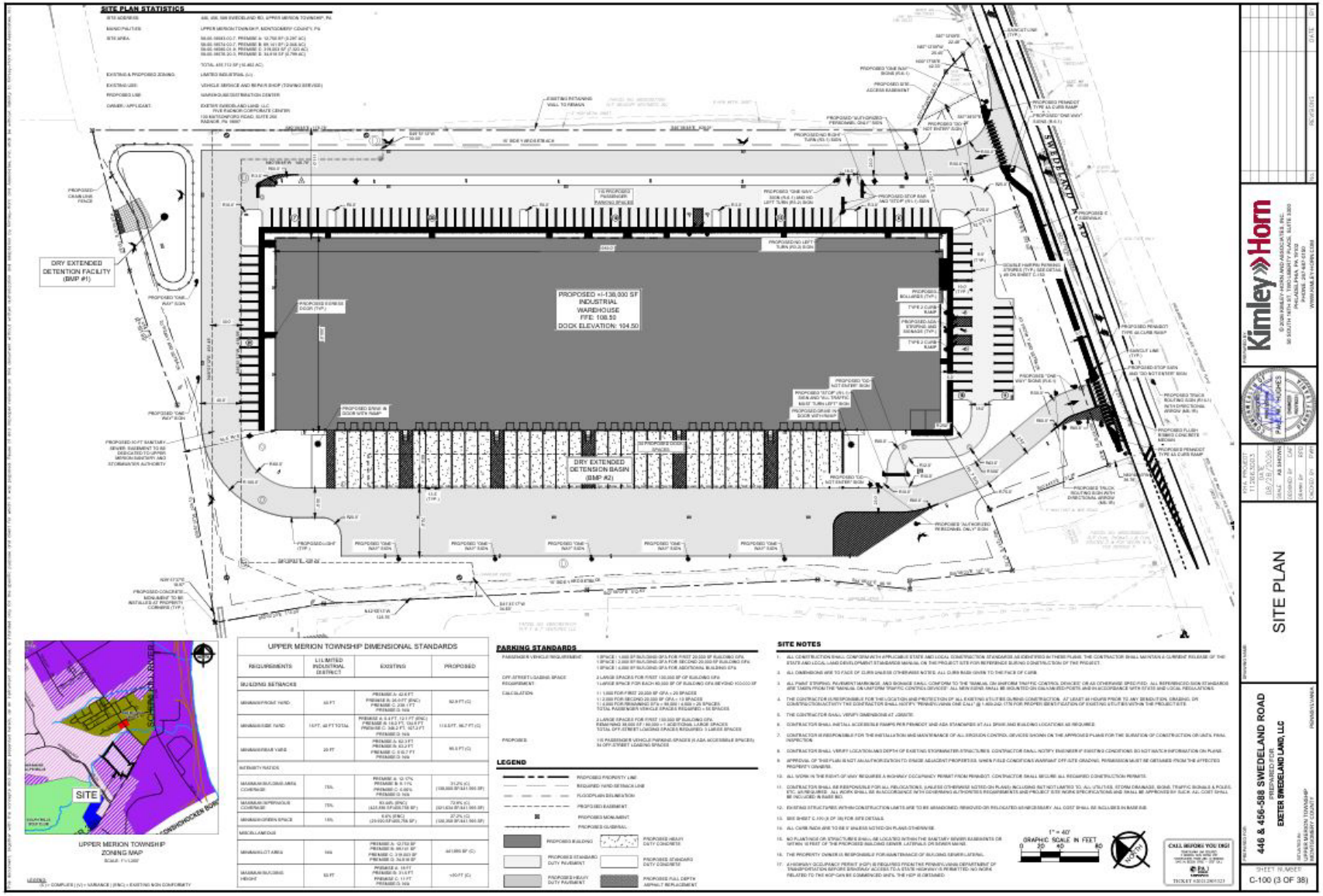
Sincerely,



Ryan Lamberti, Senior Environmental Planner
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Debra A. Shulski, Esquire, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Director of Township Planning
Geoff Hickman, Dir., Township Public Works
Al Vennettilli, Township Engineer
Mark Zadroga, Township Code Enforcement Officer

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


SITE PLAN STATISTICS
PROPOSED +/-138,000 SF INDUSTRIAL WAREHOUSE FFE: 108.50 DOCK ELEVATION: 104.50
DRY EXTENDED DETENTION BASIN (BMP #2)
DRY EXTENDED DETENTION FACILITY (BMP #1)
SWEDELAND
UPPER MERION TOWNSHIP DIMENSIONAL STANDARDS
PARKING STANDARDS
SITE NOTES
LEGEND
SITE
UPPER MERION TOWNSHIP ZONING MAP
1" = 40'
GRAPHIC SCALE IN FEET
NORTH
SITE PLAN
446 & 456-588 SWEDELAND ROAD
PREPARED FOR
EXETER SWEDELAND LAND, LLC
Kimley»Horn
SHEET NUMBER
C-100 (3 OF 38)



446, 456-588 Swedeland Road
MCPC#220176002

Montgomery County Planning Commission

0 100 200 400 Feet

N

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Aerial photography provided by Nearmap