MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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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

October 8, 2026

Ms. Marybeth Cody, Manager
Marlborough Township
6040 Upper Ridge Rd
Green Lane, PA 18054

Re: MCPC # 26-0241-001
Plan Name: 4095 Commerce Drive
1 lot comprising 0.19 acres
Parcel ID: 450001453068
Situate: Commerce Drive (N), west of Fifth Street
Marlborough Township

Dear Ms. Marybeth Cody,

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 21, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mr. Dave Bitner of Bitner Engineer, LLC, seeks to build an accessory storage structure, in excess of the accessory structure square footage allowance, for pool covers and pool equipment. The applicant was granted the special exception required for building an accessory structure in excess of the allowed square footage by the township's zoning code. The applicant plans to build a 3,000 square foot storage structure with two additional parking spaces, adjacent to the existing warehouse on the property.

COMPREHENSIVE PLAN COMPLIANCE

Upper Perkiomen Valley Regional Comprehensive Plan (2024).

The proposed development lies within the Commercial/Industrial Center future land use area in the Upper Perkiomen Valley region, which prioritizes uses such as light industrial operations. The storage structure aligns with the future land use designation as stated in the regional plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the *Upper Perkiomen Valley Regional Comprehensive Plan (2024).*

CONCLUSION

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 #26-0241-001 on any plans submitted for final recording.

Sincerely,



Abby Cover, Community Planner II
abby.cover@montgomerycountypa.gov - (610) 292-4530

c: Bitner Engineer, LLC, Applicant
Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

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



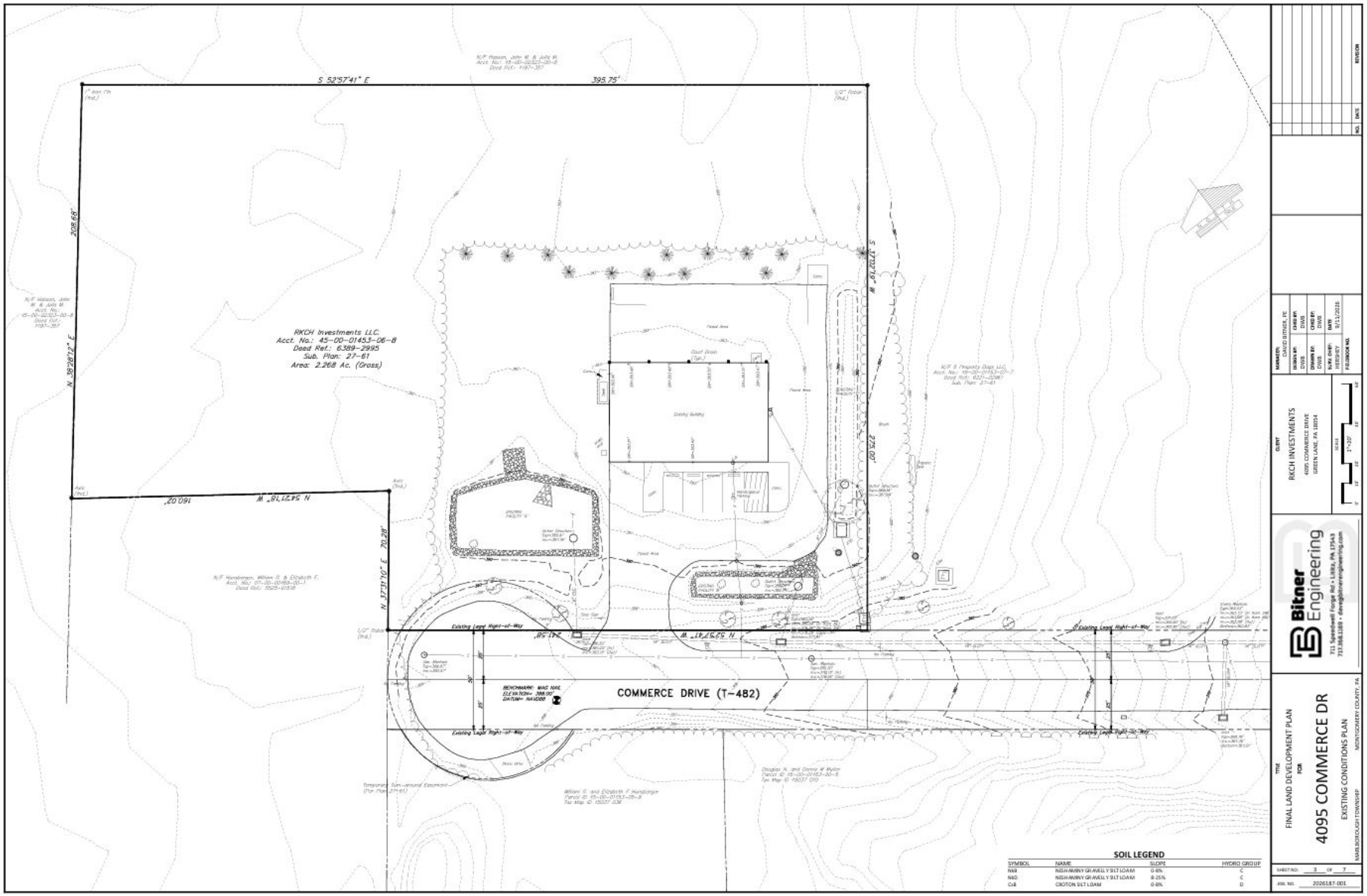
4095 Commerce Drive
MCPC#260241001

Montgomery
County
Planning
Commission

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

0 50 100 200 Feet

N


S 52°57'41" E
395.75'
N 39°28'12" E
208.68'
RKCH Investments LLC.
Acct. No.: 45-00-01453-06-8
Deed Ref.: 6389-2995
Sub. Plan: 27-61
Area: 2.268 Ac. (Gross)
N 54°21'16" W
160.02'
N 37°31'10" E
70.28'
S 37°07'19" W
275.00'
N 52°57'41" W
265.17'
Existing Legal Right-of-Way
COMMERCE DRIVE (T-482)
50'
Temporary Turn-around Easement
(Plan Book 27-61)
SOIL LEGEND
SYMBOL NAME SLOPE HYDRO GROUP
NAB NESHAMINY GRAVELLY SILT LOAM 0-8% C
NAD NESHAMINY GRAVELLY SILT LOAM 8-25% C
CoB CROTON SILT LOAM 0-8% D
CLIENT
RKCH INVESTMENTS
4095 COMMERCE DRIVE
GREEN LANE, PA 18054
Bitner Engineering
731 Speedwell Forge Rd • Lititz, PA 17543
717.560.1358 • dave@bitnerengineering.com
TITLE
FINAL LAND DEVELOPMENT PLAN
FOR
4095 COMMERCE DR
EXISTING CONDITIONS PLAN
MARLBOROUGH TOWNSHIP MONTGOMERY COUNTY, PA.
SHEET NO. 3 OF 7
JOB NO. 2026187-001