



Montgomery Township Zoning Hearing Board

Meeting Date: September 3, 2025 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. Application # 250080007 – 92 County Line Road / 92 County Line Road Associates, LLC – The applicant, 92 County Line Road Associates, LLC, is the owner of the 11.52-acre property located at 92 County Line Road. The Property is currently improved with a 75,950 square-foot industrial building and associated improvements. Approximately 22,192 square feet of the building is leased to an indoor batting cage facility. The applicant intends to lease the remaining 53,758 square feet of the building and southeast parking lot to Rivian LLC. Rivian intends to operate an electric vehicle sales and service center that will include test driving by appointment; assistance with online ordering; vehicle pick-up by customers; automotive repair and service; and related activities.

The Applicant requests the following relief from the Code of Montgomery Township:

1. Variances from the provisions of Sections 230-103.A and 230-111 of the to permit a Sales and Service Center for Electric Vehicles use within the LI Limited Industrial Zoning District, and to permit the use to be conducted, in part, outside of the Building in the southeast parking lot, and without enclosure by buildings.
2. Variances from the provisions of Sections 230-112.A and 230-112.B to permit the outdoor storage of electric vehicles, up to 14.76 feet from the side property line, where no outdoor storage is permitted within twenty-five (25) feet of the side property line, and without the outdoor storage of electric vehicles being enclosed by fencing.

****Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request****