



Montgomery Township Zoning Hearing Board

Meeting Date: November 5, 2025 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. **Application #25100009 – Arduino / 208 Orchard Drive** – The applicants, Vincent and Deborah Arduino own and occupy the townhome within The Orchards Development. The 5,180 square foot property sits in the R-3A residential zoning district directly behind the Village Shopping Center. The applicant requests a variance from the provisions of Section 230-5, Definition of Buffer Area, of the Code of Montgomery Township in order to place an above ground pool in the 50-foot-wide buffer easement area of their rear yard where, as defined, no structures are permitted.
2. **Application #25100010 – Dreamland Adventure, LLC / 804 Bethlehem Pike – Montgomery Mall** - The applicant, Nailya Kantor (Dreamland Adventure, LLC) proposes to operate an indoor recreation facility within a 6,871 square foot inline former retail space at the Montgomery Mall (space# 1095). The use is described as *“the retail sale or promotion of children’s play area, birthday parties, indoor playground under parent supervision, kids’ events, children’s merchandise and retail sale of pre-packaged snacks and drinks”*. The applicant seeks a use variance from the provisions of Section 230-94A and Table 230-A of the Code of Montgomery Township to operate an indoor recreation facility within the RS – Regional Shopping Center District.
3. **Application #25100011 – 101 Commerce Drive Holding Co. / 101 Commerce Drive** – The applicant / owner proposes to expand the parking lot and provide additional parking in order to accommodate an existing tenant, Lymphacare, to expand their operations in the existing building. There are currently three tenant spaces. The existing A and B spaces will be combined into a 14,000 square foot space for Lymphacare and the remaining 6,000 square foot space (C) will remain occupied by Mastertech Auto Service. The proposed parking lot expansion will require subsequent Land Development approval. The applicant seeks relief from the following provisions of the Code of Montgomery Township:

Variance from Section 230-134 to permit parking space stalls measuring 9 ft. x 18 ft. instead of the required 10 ft. x 20 ft.

Variance from Section 230-117.A to permit parking in the front yard along Stump Rd and Commerce Dr.

Variance from Section 230-116.B(4) and (5) to permit 67.3% impervious coverage where a maximum of 65% and 32.7% green space where 35% is required.

Variance from Section 230-127.A(4) to the extent necessary to permit 2 free-standing signs: 1 at the driveway off Stump Road and 1 at the corner of Stump Road and Commerce Drive. This section of the code permits 1 free-standing sign "on each Property for each street frontage on a public right-of-way.

****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****