Revised 8/13/2026

Montgomery Township Zoning Hearing Board

Meeting Date: September 2, 2026 – 6:30 pm

The agenda for the scheduled hearing is as follows:

Application # 26080019 – Synergy Dental Technology, LLC / 578 Bethlehem Pike

Amish Shah is the applicant and equitable owner of the subject property. The property is a 3.07-acre parcel located in the BP Business Office & Professional Zoning District. The current use of the property is a vacant 22,000 s.f. retail furniture store. The applicant proposes establishing a 12,000 s.f dental lab/production center to create crowns, bridges, and dentures. Also included is a 4,000 s.f. meeting space/ education center for local dentists and dental professionals.

The applicant requests the following relief:

> A zoning use variance from the provisions of Section 230-80 of the Montgomery Township Zoning Ordinance to permit a limited industrial use which is not permitted at the subject property.

Application # 26080020 – Ben & Karly Vitelli / 101 Wordsworth Lane

Ben & Karly Vitelli are the applicants and owners of the subject property. The property is a 17,234 s.f. parcel located in the R2 Cluster Residential Zoning District. The current use of the property is a single-family dwelling. The applicants are proposing to install a patio and pergola in the rear yard.

The applicant requests the following relief:

> A dimensional variance from the provisions of Section 230-149. B.1.a of the Montgomery Township Zoning Ordinance to permit a patio and pergola to be located 13 feet from the rear property line when the minimum required setback is 15 feet.

Application # 26080021 – Anthony & Anh Moawad / 102 Potters Way

Anthony & Anh Moawad are the applicants and owners of the subject property. The property is a 25,817 s.f. parcel located in the R1 Residential Zoning District. The current use of the property is a single-family dwelling. The applicants are currently installing an inground swimming pool under permit no. 26040870. The applicants have decided to relocate the inground spa and pool equipment which will cause encroachments into the required 15-foot setback.

The applicant requests the following relief:

> A dimensional variance from the provisions of Section 230-149. B.1.b of the Montgomery Township Zoning Ordinance to permit an inground spa to be located 12 feet from the side property and pool equipment to be located 9 feet from the side property line when the minimum required setback is 15 feet.

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