

**PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF INTENT TO ADOPT ORDINANCE**  
**LOWER GWYNEDD TOWNSHIP**

**NOTICE IS HEREBY GIVEN** that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, December 9, 2025, at 7:00 PM, will conduct a public hearing to consider the adoption of the following proposed Ordinance, which is summarized below:

**AN ORDINANCE OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THAT (I) AMENDS THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE “LOWER PIKE OVERLAY DISTRICT” BOUNDARIES TO TAX MAP PARCELS (1) 39-00-00265-00-2 (1100 N. BETHLEHEM PIKE); (2) 39-00-00268-00-8 (1104 N. BETHLEHEM PIKE); (3) 39-00-03097-00-5 (1108 N. BETHLEHEM PIKE); (4) 39-00-00271-00-5 (1130 N. BETHLEHEM PIKE); (5) 39-00-00655-00-8 (1201 CEDAR HILL ROAD); (6) 39-00-00277-00-8 (1208 N. BETHLEHEM PIKE); (7) 39-00-00280-00-5 (1224 N. BETHLEHEM PIKE); (8) 39-00-00664-00-8 (1217 CEDAR HILL ROAD); (9) 39-00-00661-00-2 (1213 CEDAR HILL ROAD); (10) 39-00-00658-00-5 (1209 CEDAR HILL ROAD); AND (11) 39-00-00655-00-8 (1201 CEDAR HILL ROAD); (II) AMENDS THE LOWER GWYNEDD TOWNSHIP ZONING CODE BY INCLUDING OVERFLOW PARKING REQUIREMENTS RELATED TO TOWNHOUSE DEVELOPMENTS AND CLARIFYING THE CALCULATION OF REQUIRED PARKING IN THE “LOWER PIKE OVERLAY DISTRICT”; AND (III) REPEALS ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDES A SEVERABILITY CLAUSE; AND SPECIFIES AN EFFECTIVE DATE.**

This Ordinance contains provisions that (i) amend the Lower Gwynedd Township Zoning Map by extending the “Lower Pike Overlay District” boundaries to tax map parcels (1) 39-00-00265-00-2 (1100 N. Bethlehem Pike); (2) 39-00-00268-00-8 (1104 N. Bethlehem Pike); (3) 39-00-03097-00-5 (1108 N. Bethlehem Pike); (4) 39-00-00271-00-5 (1130 N. Bethlehem Pike); (5) 39-00-00655-00-8 (1201 Cedar Hill Road); (6) 39-00-00277-00-8 (1208 N. Bethlehem Pike); (7) 39-00-00280-00-5 (1224 N. Bethlehem Pike); (8) 39-00-00664-00-8 (1217 Cedar Hill Road); (9) 39-00-00661-00-2 (1213 Cedar Hill Road); (10) 39-00-00658-00-5 (1209 Cedar hill road); and (11) 39-00-00655-00-8 (1201 cedar hill road); (ii) amend the Lower Gwynedd Township Zoning Code to include overflow parking requirements related to townhouse developments and which clarify the calculation of required parking in the “Lower Pike Overlay District”; (iii) repeal all inconsistent ordinances or parts thereof; and provide a severability clause and an effective date.

The Board of Supervisors will consider adopting the proposed ordinance at the meeting that will follow the public hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform, as follows:

<https://us02web.zoom.us/j/81603606658?pwd=o1CEBv0oRD0L3aRtIXGb90jfu2sweh.1>

Meeting ID: 816 0360 6658

Passcode: 516209

Call In #:1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter, 307 Derstine Avenue, Lansdale, PA. The proposed ordinance, together with the Township zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays). All interested persons and parties are invited to attend the public hearing and the meeting, to offer any public comment, prior to the Board of Supervisors taking official action on the adoption of the proposed ordinance.

Neil Andrew Stein, Esquire,  
Township Solicitor, Lower Gwynedd Township

Publish: Two Times in The Reporter- Tuesday, November 25<sup>th</sup> and Tuesday, December 2<sup>nd</sup>, 2025

Proof of Publication Required