

LEGAL ADVERTISEMENT
CONDITIONAL USE HEARING NOTICE

Notice is hereby given on Tuesday, October 27, 2026, at 7:00 p.m., the Lower Gwynedd Township Board of Supervisors (the “**Board**”) will hold a public hearing (“**Hearing**”) to consider the conditional use application (“**Application**”) of BT309, LLC (“**Applicant**”), owner of property (“**Property**”) known as 321 Norristown Road (Parcel #39-00-02956-00-2), consisting of approximately 25 acres and located within the MF-3, Multi-Family Residential District (“**MF-3 District**”). The Applicant proposes a mixed use development consisting of a four-story apartment building with 264 dwelling units, including 27 workforce housing units, retail and commercial buildings of 30,000 square feet, 12,000 square feet, and 4,000 square feet, a 3-story office building of approximately 70,000 square feet and related improvements such as parking and landscaping (collectively, the “**Proposed Use**”). The MF-3 District permits mixed-use development through conditional use approval as set forth in §1276.02 and §1276.09 of the Zoning Code. The Application must also meet the objective requirements of Section §1298.07 of the Zoning Code. The Board may vote on the Application at the conclusion of the Hearing.

At the Hearing, the Board will consider testimony and evidence from the Applicant and the Applicant’s witnesses in support of the Application, evidence from anyone granted party status (if any), and public comment. A copy of the Application and accompanying plans and reports, may be viewed at the Lower Gwynedd Township Building during normal business hours. Please contact the Township at (215) 646-5302 or mfarzetta@lowergwynedd.org, to schedule an appointment.

The public may participate in the meeting in person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA 19477; online; <https://us02web.zoom.us/j/83858583386?pwd=ly1mbd2lQRiPfx7Slgq0ySZ3AajVQa.1> or by calling 1-646-876-9923 and entering the meeting ID number 838 5858 3386 when prompted.

At the Hearing, members of the public may request party status. Only those granted party status may question witnesses, present testimony, and appeal the Board’s decision to the Court of Common Pleas. Party status is not required to provide comments only, and comments may be presented in writing, or verbally at the conclusion of the Hearing. Party status may be requested at the commencement of the Hearing. However, anyone requesting party status or who wishes to submit written comments in advance of the Hearing, are encouraged, but not required, to email the Township Solicitor, Neil Andrew Stein, Esquire, at nstein@kaplaw.com, with your name, address, e-mail address, telephone number and your request for party status and/or comments.

Neil Andrew Stein, Esquire
Lower Gwynedd Township Solicitor

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