

1. Legal Advertisiement

Documents:

[ZHB HEARING NOTICE NOS 930 AND 932.PDF](#)

2. Application And Plans

Zoning Hearing No. 930 - Application of Toll Mid-Atlantic LP Company, Inc. equitable owner, with reference to a property on Riverview Blvd., along the northerly banks of the Schuylkill River, east of the Route 422 bridge over the Schuylkill River (Parcel No. 63-00-08202-03-3), West Norriton Township, Montgomery County, Pennsylvania. The property is located in the BP-Business Professional Zoning District and the Floodplain Conservation District.

The Applicant requests the following variances from the following sections of the West Norriton Township Zoning Ordinance, related to a proposed 402-unit townhouse development on the property:

§27-710.1.J – To allow for the construction of 34% (136) of the townhouses on the property to be attached in groups of 8.

§27-710.1.K – To allow for a maximum building length of 160 feet.

§27-2214.1.A – To allow the construction of new structures within the Floodplain Conservation District.

§27-2214.1.B – To allow for the construction of new buildings and the placement of fill within the Floodplain Conservation District.

§27-2214.1.C – To allow for the encroachment and alteration of the Schuylkill River for the purposes of replacing and installing stormwater outfalls.

§27-2214.1.D – To allow for the clearing of existing vegetation for a land use not permitted under §27-2213.

§27-2214.1.F – To allow for the construction of roads and driveways within the Floodplain

Conservation District.

§27-2214.1.H – To allow for the construction of parking lots within the Floodplain Conservation District.

§27-2214.1.K - To allow for the construction of stormwater facilities within the Floodplain Conservation District.

§27-2226.1.E – To allow for the construction of new streets lower than one foot below the regulatory flood elevation.

§27-2292.2.1 – To allow for the installation and replacement of stormwater outfalls within the Riparian Corridor of the Schuylkill River.

Zoning Hearing No. 932 – Application of Harry and Seda Mirabile, owners, with reference to the property located at 2092 W. Main Street, (Parcel No. 63-00-07123-00-5), West Norriton Township, Montgomery County, PA. The property is located in the MSCD – Main Street Commercial District. The Applicant requests a special exception under §27-13C02.1.C(1) of the Zoning Ordinance to use a portion of the property for indoor recreation.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the West Norriton Township Zoning Hearing Board will conduct public hearings beginning at **7:00 p.m.** on **Wednesday, March 18, 2026**, to consider the following applications:

Zoning Hearing No. 930 - Application of Toll Mid-Atlantic LP Company, Inc. equitable owner, with reference to a property on Riverview Blvd., along the northerly banks of the Schuylkill River, east of the Route 422 bridge over the Schuylkill River (Parcel No. 63-00-08202-03-3), West Norriton Township, Montgomery County, Pennsylvania. The property is located in the BP-Business Professional Zoning District and the Floodplain Conservation District.

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§27-2214.1.C – To allow for the encroachment and alteration of the Schuylkill River for the purposes of replacing and installing stormwater outfalls.

§27-2214.1.D – To allow for the clearing of existing vegetation for a land use not permitted under §27-2213.

§27-2214.1.F – To allow for the construction of roads and driveways within the Floodplain Conservation District.

§27-2214.1.H – To allow for the construction of parking lots within the Floodplain Conservation District.

§27-2214.1.K - To allow for the construction of stormwater facilities within the Floodplain Conservation District.

§27-2226.1.E – To allow for the construction of new streets lower than one foot below the regulatory flood elevation.

§27-2292.2.1 – To allow for the installation and replacement of stormwater outfalls within the Riparian Corridor of the Schuylkill River.

Zoning Hearing No. 932 – Application of Harry and Seda Mirabile, owners, with reference to the property located at 2092 W. Main Street, (Parcel No. 63-00-07123-00-5), West Norriton Township, Montgomery County, PA. The property is located in the MSCD – Main Street Commercial District. The Applicant requests a special exception under §27-13C02.1.C(1) of the Zoning Ordinance to use a portion of the property for indoor recreation.

The hearings will be conducted at the West Norriton Township Municipal Building, 1630 West Marshall Street, Jeffersonville, Pennsylvania and all persons having interest are invited to attend and be heard.

The Ordinances, applications, plans, and any explanatory material will be available for examination at the West Norriton Township Building at 1630 West Marshall Street, Jeffersonville, PA 19403.

Persons with a disability who wish to participate in the public hearings and require an auxiliary aid, service or other accommodation to participate in the hearings should contact the ADA coordinator at least 24 hours in advance at telephone number (610) 631-0450.

Allan Booz, Zoning Officer

Michael E. Furey, Esquire, Zoning Hearing Board Solicitor