

# EDGMONT TOWNSHIP ZONING HEARING BOARD AGENDA

## JANUARY 27, 2026

### 7:00 P.M.

---

**This meeting will be held live with participation available via Zoom Webinar. Participants wishing to avail themselves of this option must register in advance of the meeting utilizing the following link:**

[https://us02web.zoom.us/webinar/register/WN\\_WnIwNeJ3S1m4wXvLTbIX1g](https://us02web.zoom.us/webinar/register/WN_WnIwNeJ3S1m4wXvLTbIX1g)

1. **Open Meeting** - Tonight's meeting will either adjourn or continue by 10:00 p.m.
2. **Public Comment** -in the Zoom platform, please use the Q&A function to ask your question
3. **Reorganization**
4. **Meeting Minutes** – Approval of minutes from September 16, 2025
5. **Old Business**
  - a. **Edgmont Lot B-1, L.P. d/b/a National Realty Corporation, owner and White Horse Spa, Inc., tenant, Parcel B-1, lot 2, Marville Shopping Center, 4901-4919 West Chester Pike** – In conjunction with the proposed construction of a car wash, the applicants are requesting variances from Edgmont Township Code sections 1) §365-89A to permit a car wash as a principal use, where a car wash is only allowed as an accessory use to a convenience store; 2) §365-91A(1) to permit two principal uses on a 2.64 acre lot, where a minimum lot area of two acres is required for every principal use; 3) §365-98F(3) and (4) and §365-140F(4) to not provide a loading area, where a loading area of not less than 12 feet by 50 feet by 14 feet high is required; and 4) any other relief identified. This property is in the C-3 Planned Commercial/Light Industrial District. The original application was submitted for the June, 2025 meeting, and it has been continued in July, August, September, October, and November. The applicant has asked for an additional continuance until March 24, 2026.
  - b. **Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, 1223 Middletown Road** -The Appellants are appealing the Zoning Officer's determination of September 3, 2025, regarding the Appellants' request to qualify a non-profit youth baseball academy as a cultural use and confirm that the use will continue the property's existing cultural or religious designation, requiring no new special exception or rezoning. Alternatively, if the requested relief is denied, the Appellants are challenging the substantive validity of the R-1 Zoning District. The appellants have asked for an extension/waiver of time to hold a public hearing before the Zoning Hearing Board until March 1, 2026.
  - c. **Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, and Founders Academy, lessee, 1223**

**Middletown Road** - The Appellants are appealing the Zoning Officer's determination of September 3, 2025, regarding the Appellants' request to qualify a non-profit youth baseball academy as a cultural use. Alternatively, if the requested relief is denied, the Appellants are challenging the substantive validity of the R-1 Zoning District. The appellants have asked for an extension/waiver of time to hold a public hearing before the Zoning Hearing Board until March 1, 2026.

## **6. New Business**

- a. **Timothy & Jessica Harrold, 1119 Clover Lane** - In conjunction with the replacement and expansion of a non-conforming barn/garage, the applicants are seeking 1) a special exception under Section §365-154B(1)(a) to replace and expand a non-conforming structure; 2) a variance from §365-154B(1)(c) to allow the exacerbation of a non-conformity; and (3) a variance from §365-153C(2)(a)[4] to allow an accessory structure larger than 900 square feet or 25% of the gross first floor area of the principal permitted building, whichever is larger. The barn/garage is non-conforming as to size. The existing structure is 1232 square feet, and the proposed structure is 1386 square feet. This property is in the R-1, Rural Residential/Agricultural District.

## **7. Adjournment or Continuance**