

EDGMONT TOWNSHIP ZONING HEARING BOARD AGENDA

FEBRUARY 24, 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_9DoSbuTKRAi-arNWCvDQyw

- 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. Meeting Minutes** – Approval of minutes from January 27, 2026.

4. Old Business

- a. **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 April 1, 2026.
- b. **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 April 1, 2026.

5. New Business

- a. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 3 Knights Way (Runnymede Farm lot 65)** - In conjunction with the construction of a driveway on the property to support the houses at 5 Knights Way and 7 Knights Way, the applicants are requesting variances from: (1) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and(2) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. The applicants are also requesting a variance to construct the accessory use driveway and stormwater management facility on a lot intended for a

single-family dwelling. This property located in the PRD-1 – Planned Residential Development District.

- b. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 5 Knights Way (Runnymede Farm lot 66) - In** conjunction with the construction of a house and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. This property located in the PRD-1 – Planned Residential Development District.

- c. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 7 Knights Way (Runnymede Farm lot 67) - In** conjunction with the construction of a house and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. This property located in the PRD-1 – Planned Residential Development District.

6. Adjournment or Continuance