

**EDGMONT TOWNSHIP ZONING HEARING BOARD AGENDA
MARCH 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_YUVAYumDTbKLn1g5KRxRA

- 1. Open Meeting** - Tonight’s meeting will either adjourn or continue by 10:00 p.m.
- 2. Public Comment**
- 3. Meeting Minutes** – Approval of minutes from February 24, 2026.
- 4. Old Business**

The applications for Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, 1223 Middletown Road and Brickwood Commons, LLC, title owner, Ryan Heenan and Gregory Monastra, managing members, and Founders Academy, lessee, 1223 Middletown Road have been withdrawn.

- 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, November, and March. The applicant has asked for an additional continuance until May 26, 2026.
- b. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 3 Knights Way (Runnymede Farm lot 65) - 3 Knights Way (Runnymede Farm lot 65), 5 Knights Way (Runnymede Farm lot 66) and 7 Knights Way (Runnymede Farm lot 67)** - In conjunction with the construction of houses and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of new single-family dwellings and associated improvements as the principal use in areas of very steep slopes(5 and 7 Knights Way only); (2) §365-133A(3)(a) to permit

cut and fill in such areas of very steep slopes in connection with construction; (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. The applicants are also requesting a variance to construct an accessory use driveway and stormwater management facility on a lot intended for a single-family dwelling (3 Knights Way only). These properties are in the PRD-1 – Planned Residential Development District. These applications were before the Zoning Hearing Board in February. The three applications were combined for the purpose of testimony. The hearing was closed, but the applicants have requested that the hearing be reopened to present additional testimony and evidence.

5. Adjournment or Continuance