

EDGMONT TOWNSHIP ZONING HEARING BOARD AGENDA

APRIL 28, 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_WYS55JKvQ92RSYA_eslSfQ

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 March 24, 2026.
4. **Old Business**
 - a. **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 requested that the hearing be reopened to present additional testimony and evidence. The hearing was closed again in March after additional testimony was given. The Board is expected to announce their decision tonight.
5. **New Business**
 - a. **Spiro Gjorgjievski, 1015 Hatches Mill Drive** -In conjunction with the construction of an inground swimming pool and pool house, the applicant is requesting variances from 1) Section §365-153C (2)(b)[3] to allow the pool to be 20.4 feet from the side yard and 37 feet from the rear yard where 40 feet is required, 2)Section §365-15B(4)to allow 16.7% building coverage where 15% is permitted and any other relief identified. This property is in the R-1, Rural Residential/ Agricultural District. It was developed using the open space development option.
6. **Adjournment or Continuance**