

**EDGMONT TOWNSHIP ZONING HEARING BOARD**  
**REGULAR MEETING MINUTES**  
**JUNE 24, 2025**

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1. **Open Meeting:** Richard Acciavatti, Chairperson, called the Zoning Hearing Board meeting to order at 7:00 p.m. This meeting was held in person with participation available via Zoom webinar. In attendance were Steve Papa, member; Bob Steiner, member; John McBlaine, Esq., solicitor; and Susan Sharp, recording secretary. Richard Acciavatti, Chairperson, attended via Zoom There were 2 in person guests and one guest participating via Zoom.
2. **Public Comment:** There was no public comment.
3. **Meeting Minutes:** Mr. Acciavatti made a motion to approve the minutes from May 27, 2025. Mr. Steiner seconded the motion. The motion passed unanimously without further discussion.
4. **Old Business:** **Save Edgmont, Diana Lembo, Dale L. Davis, Bruce Goebel, Anthony J. Valente, Edward F. Guinan, James M. Jackson, Michael McGinty, David Nolan, Debora Resinger, and Michael Risser, appellants, for the properties at 1501 and 1515 Middletown Road** - In response to the Zoning Officer's letter of July 18, 2022, regarding the Rose Tree Media School District Zoning Amendment Application for 1501 and 1515 Middletown Road, the Appellants are requesting that the Zoning Hearing Board issue the zoning determination requested of the Zoning Officer in Philip S. Rosenzweig's letter of June 30, 2022, or, alternatively, request that the Zoning Hearing Board compel the Zoning Officer to issue a substantive determination relative to those requests. This hearing was originally scheduled to be heard on September 27, 2022, and was continued at the request of the appellants until November 22, 2022, January 24, 2023, February 28, 2023, April 25, 2023, October 24, 2023, January 22, 2024, July 23, 2024, January 28, 2025, and July 22, 2025. Mr. McBlaine announced that the appellants have withdrawn the application.
5. **New 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 Zoning District. The applicants have asked to continue the hearing until September 16, 2025. Mr. Steiner made a motion to approve the request for continuance. Mr. Acciavatti seconded the motion, which passed unanimously.

- 6. Adjournment:** At 7:02 p.m., Mr. Acciavatti announced that the meeting was adjourned.

Susan Sharp  
Zoning Hearing Board Recording Secretary