

**EDGMONT TOWNSHIP ZONING HEARING BOARD  
REGULAR MEETING MINUTES  
SEPTEMBER 16, 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; Adam Matlawski, Esq., solicitor; Kenneth Kynett, Zoning Officer and Susan Sharp, recording secretary. There were three in person guests and one guest participating via Zoom.
  
2. **Public Comment:** There was no public comment.
  
3. **Meeting Minutes:** Mr. Steiner made a motion to approve the minutes from June 24, 2025. Mr. Acciavatti seconded the motion. The motion passed unanimously without further discussion.
  
4. **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 Zoning District. This application was submitted for the June hearing and was continued until July, August, and September. The applicant has asked for an additional continuance until October. Mr. Papa made a motion to approve the request for the continuance. Mr. Steiner seconded the motion, which passed unanimously.
  
5. **New Business:**
  - a. **Tara S. & Martin J. Holahan, 1650 Valley Road** - In conjunction with the replacement of a four foot high pre-existing non-conforming fence with a five foot high fence, the applicants are seeking a special exception under Section §365-154B(1)(a) to replace and expand a non-conforming structure. This property is in the R-1, Rural Residential/Agricultural District and the fence is in the Township's right-of-way for Valley Road. Mr. & Mrs. Holahan were present.

**Board Exhibits**

- B-1 The application form; a deed, dated June 15, 1994 between Dragoslav Stojkovic and Gordana Stojkovic, grantors and Martin J. Holahan & Tara S. Holahan, Grantees; a plan, labeled "Steep Slopes Plan for Borka S. Corson

and Gordana S. Stojkovic”, prepared by Brandywine Valley Engineers, dated August 23, 1990, labeled sheet 3 of 4.

B-2 Proof of Publication: the hearing was advertised in the Delaware County Daily Times on September 3 and September 9, 2025.

B-3 The Township has copies of the lookup list and returned green cards. All green cards were returned except for the applicant.

B-4 Affidavit of property posting signed by Kenneth Kynett, Zoning Officer.

T-1 Zoning Officer’s report

Mr. & Mrs. Hollahan explained that the fence was there when they bought the house and it is deteriorating. They would like to have a higher fence to block the view of the cars and to add some privacy.

Mr. Acciavatti made a motion to grant the requested relief. Mr. Steiner seconded the motion, which passed unanimously.

THE COMPLETE NOTES OF TESTIMONY AND DECISION CAN BE  
FOUND IN THE ZONING HEARING BOARD FILE FOR THIS PROPERTY

6. **Adjournment:** At 7:19 p.m., Mr. Acciavatti announced that the meeting was adjourned.

Susan Sharp  
Zoning Hearing Board Recording Secretary