

EDGMONT TOWNSHIP ZONING HEARING BOARD
REGULAR MEETING MINUTES
JANUARY 27, 2026

1. **Open Meeting:** Richard Acciavatti, Chairperson, called the Zoning Hearing Board meeting to order at 7:06 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 four in person guests and four guests participating via Zoom. The court reporter, Maria O'Neill, was present to transcribe the hearings.
2. **Public Comment:** There was no public comment.
3. **Reorganization:** Mr. Papa made a motion to reappoint Mr. Acciavatti as Chairperson. Mr. Steiner seconded the motion, which passed unanimously. Mr. Acciavatti made a motion to reappoint Mr. Papa as Vice Chairperson. Mr. Steiner seconded the motion, which passed unanimously.
4. **Meeting Minutes:** Mr. Steiner made a motion to approve the minutes from September 16, 2025. Mr. Acciavatti seconded the motion. The motion passed unanimously without further discussion.
5. **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, September, October, and November. The applicant has asked for an additional continuance until March 24, 2026. Mr. Steiner made a motion to approve the request for the continuance. Mr. Acciavatti seconded the motion, which passed unanimously.
 - b. **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 March 1, 2026. Mr. Steiner made a motion to approve the request for the continuance. Mr. Acciavatti seconded the motion, which passed unanimously.

- c. **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 March 1, 2026. Mr. Steiner made a motion to approve the request for the continuance. Mr. Acciavatti seconded the motion, which passed unanimously.

5. New Business:

- a. **Timothy & Jessica Harrold, 1119 Clover Lane** - In conjunction with the replacement and expansion of a non-conforming barn/garage, the applicants are seeking 1) a special exception under Section §365-154B(1)(a) to replace and expand a non-conforming structure; 2) a variance from §365-154B(1)(c) to allow the exacerbation of a non-conformity; and (3) a variance from §365-153C(2)(a)[4] to allow an accessory structure larger than 900 square feet or 25% of the gross first floor area of the principal permitted building, whichever is larger. The barn/garage is non-conforming as to size. The existing structure is 1232 square feet, and the proposed structure is 1386 square feet. This property is in the R-1, Rural Residential/Agricultural District. Mr. Harrold was present

Board Exhibits

- B-1 The application form; a deed, dated March 19, 2020, between Suzanne B. Tucker, by her agent Eric D. Tucker, appointed by General Durable Power of Attorney dated September 20, 2017, and about to be recorded, grantors and Jessica Leigh Harrold and Timothy J. Harrold, grantees; a plan, labeled "New Construction for Timothy Harrold", prepared by Black Horse Consulting & Design LLC, dated September 18, 2025 consisting of 3 sheets
- B-2 Proof of Publication: the hearing was advertised in the Delaware County Daily Times on January 12 and January 19, 2026.
- B-3 The Township has copies of the lookup list and returned green cards or USPS delivery confirmation for all mailings except Rachel Maher and Glenn Bisbing, 1104 Clover Lane.
- B-4 Affidavit of property posting signed by Kenneth Kynett, Zoning Officer.
- T-1 Zoning Officer's report

Mr. Harrold explained what the structure will be used for and why he needs to replace the existing structure. He has no plans to run a business out of the building. The structure will be built to look like it belongs with the historic house. A neighbor spoke in favor of the application.

Mr. Acciavatti made a motion to grant the requested relief. Mr. Papa 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 7:25 p.m., Mr. Acciavatti announced that the meeting was adjourned.

Susan Sharp
Zoning Hearing Board Recording Secretary