

**EDGMONT TOWNSHIP ZONING HEARING BOARD
REGULAR MEETING MINUTES
FEBRUARY 24, 2026**

1. **Open Meeting:** Richard Acciavatti, Chairperson, called the Zoning Hearing Board meeting to order at 7:01 p.m. This meeting was held in person with participation available via Zoom webinar. In attendance were Steve Papa, member; Bob Steiner, member; Michael J. Hawley, Esq., solicitor; Kenneth Kynett, Zoning Officer and Susan Sharp, recording secretary. There were nine in-person guests and two 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. **Meeting Minutes:** Mr. Steiner made a motion to approve the minutes from January 27, 2026. Mr. Acciavatti seconded the motion. The motion passed unanimously without further discussion.

4. **Old Business:**
 - a. **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 April 1, 2026. Mr. Acciavatti made a motion to approve the request with the stipulation that no further extensions will be granted. Mr. Steiner seconded the motion, which passed unanimously.

 - b. **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 April 1, 2026. Mr. Acciavatti made a motion to approve the request with the stipulation that no further extensions will be granted. Mr. Steiner seconded the motion, which passed unanimously.

5. **New Business:**

- a. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 3 Knights Way (Runnymede Farm lot 65)** - In conjunction with the construction of a driveway on the property to support the houses at 5 Knights Way and 7 Knights Way, the applicants are requesting variances from: (1) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and(2) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. The applicants are also requesting a variance to construct the accessory use driveway and stormwater management facility on a lot intended for a single-family dwelling. This property located in the PRD-1 – Planned Residential Development District.

- b. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 5 Knights Way (Runnymede Farm lot 66)** - In conjunction with the construction of a house and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. This property located in the PRD-1 – Planned Residential Development District.

- c. **Richard Rosenberg & Andrew Ricco, Representatives of R&R Group Development, LLC, 7 Knights Way (Runnymede Farm lot 67)** - In conjunction with the construction of a house and associated improvements, the applicants are requesting variances from: (1) §365-133A(1) to permit construction of a new single-family dwelling and associated improvements as the principal use in areas of very steep slopes; (2) §365-133A(3)(a) to permit cut and fill in such areas of very steep slopes in connection with the construction; and (3) §365-133A(3)(c) to remove topsoil in areas of very steep slopes. This property located in the PRD-1 – Planned Residential Development District.

John Cahill of R&R Group Development, LLC was present, as well as his engineer, Joseph Marvasi, PE, of Master Plan Engineering and Consulting. Theodore Speedy, Esq., was present at the request of the Board of Supervisors.

Prior to the start of the hearing, Mr. Acciavatti announced that the three applications would be combined for the purpose of testimony and transcripts.

Board Exhibits

- B-1 Three application forms – one for each of 3 (B-1A), 5 (B1-B) and 7 (B1-C) Knights Way; a deed for 3, 5, & 7 Knights Way between Neerland & Daughters Building CO LLC, Grantors, and R & R Group Development LLC, grantees; a plan, labeled General Site Development Plan for 3, 5, and 7 Knights Way, prepared by Master Plan Engineering & Consulting, dated January 6, 2026, and consisting of 14 pages.

B-2 Proof of Publication: the hearing was advertised in the Delaware County Daily Times on February 9 and February 16, 2026.

B-3 The Township has copies of the lookup list and returned green cards or USPS delivery confirmation for all mailings except Hailey Tutton and Shane Hickey, 9 Knights Way. All the neighbors that notices were sent to were informed of all three applications.

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

T-1 Zoning Officer's report

T-2 Yerkes Associates review dated February 20, 2026

Mr. Marvasi and Mr. Cahill explained the proposed plan, with houses to be constructed on 5 and 7 Knights Way, with part of the shared driveway and the stormwater management system for both lots on 3 Knights Way.

David Zhu, 1 Knight Way, spoke in opposition to the proposed plan. He presented a written statement as well.

Shane Hickey, 9 Knights Way, also spoke in opposition to the proposed plan. Mr. Hickey asked for and was granted party status for the applications.

After a recess, Mr. Acciavatti announced that the Board was going to take the testimony into consideration and that they would review the record. He asked Mr. Marvasi and Mr. Cahill to consider changes they may want to make to the plan.

Mr. Acciavatti announced that the hearing was closed.

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

6. **Adjournment:** At 9:16 p.m., Mr. Acciavatti announced that the meeting was adjourned.

Susan Sharp
Zoning Hearing Board Recording Secretary