

**EDGMONT TOWNSHIP ZONING HEARING BOARD  
REGULAR MEETING MINUTES  
JANUARY 26, 2010**

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1. **Open Meeting:** Thomas Donatucci called the meeting of the Zoning Hearing Board to order at 7:20 p.m. In attendance were Thomas Donatucci, acting chairperson; Neil Wasserstein, member; J. Adam Matlawski, solicitor; Samantha Reiner, Township Manager/Zoning Officer; Susan Sharp, Recording Secretary; and 1 guest.
2. **Public Comment:** There was no public comment.
3. **Re-organization:** Mr. Donatucci and Mr. Wasserstein chose to postpone reorganization until Mr. Lawrie was present.
4. **Meeting Minutes:** Mr. Donatucci made a motion to approve the minutes from February 27, 2009 and April 20, 2009. Mr. Wasserstein seconded the motion. The motion carried unanimously without further discussion.
5. **Old Business**
  - a. **Halcyon Construction – 1058 Middletown Road** – on January 5, 2006, the applicant received a special exception to allow construction and installation of a common driveway and utilities in flood hazard areas and a special exception to allow construction and installation of a roadway and utilities in flood prone areas. On December 19, 2006, January 5, 2008, and October 28, 2008 they requested and received an extension of time to apply for a building permit. The applicant is requesting an additional extension. Joseph Barakat, of Halcyon Construction, was present. In response to questions from the Board, Mr. Barakat confirmed that the house on the property is being rented, he is actively marketing the property, and the property is being maintained. He expressed a desire to develop the property as it was approved by the Township. Mr. Barakat stated that he has an agreement in place with the Southwest Delaware County Municipal Authority to provide sewers to the property. Mr. Wasserstein made a motion to approve the extension of time to apply for a building permit for an additional year. Mr. Donatucci seconded the motion. The motion carried unanimously without further discussion. The applicant now has until January 5, 2011 to apply for a building permit.
  - b. **Eagle National Bank – 5000 West Chester Pike** – on March 26, 2007, the applicant received a special exception from section 1913.B.1 to allow the alteration and enlargement of a non-conforming structure and variances from section 1913.B.1, which requires compliance with zoning for expansions; section 1003A.E to allow 44.5 foot front yard and 25.9 foot rear yard setbacks where 60 foot setbacks are required;

and section 1705.G to allow an off-street loading area in the front of the lot. They requested and received an extension of the decision on March 25, 2008 and February 24, 2009. They are requesting an extension for another year. The applicant was not present. The Board tabled this request until a future meeting to allow the applicant to provide information on the progress of the project.

6. **Adjournment:** At 7:30 p.m., Mr. Donatucci made a motion to adjourn and Mr. Wasserstein seconded the motion. There was no further discussion and the motion was carried unanimously.

Susan Sharp  
Zoning Hearing Board Secretary