

Haverford Township - Zoning Hearing Board

Meeting: Thursday, January 15, 2026

Time: 7:45 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Reorganization & Regular Meeting Minutes

The 2026 Reorganization Meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on January 15, 2026. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:00 P.M. Present were: members Robert Kane, William Rhodes, Edward Magargee, Jesse Pointon and Jessica Vitali. Also present: Jonathan Mount, the Township's Zoning Officer, and Kate Meehan, Esquire. The hearing was recorded by a court stenographer.

Zoning Officer Mount acted as Chairperson Pro Tempore and proceeded with the reorganization of the Board. Before calling the Reorganization Meeting, Zoning Officer Mount proceeded with the Pledge of Allegiance. Following the Pledge, Zoning Officer Mount proceeded with the Reorganization. The first order of business for Reorganization was to elect a Chairperson. Nominations were opened, and Robert Kane was nominated for Chairperson. With no additional nominations being made, nominations were closed, and upon a motion duly made and seconded, Robert Kane was unanimously elected Chairperson of the Board for 2026.

Next, newly elected Chairperson Kane moved to the election of a Vice-Chairperson. Nominations were opened, and William Rhodes was nominated for Vice-Chairperson. With no additional nominations being made, nominations were closed, and upon a motion duly made and seconded, William Rhodes was unanimously elected Vice-Chairperson of the Board for 2026.

Next, Chairperson Kane moved to the election of Secretary. Nominations were opened, and Jessica Vitali was nominated for Secretary. With no additional nominations being made, nominations were closed, and upon a motion duly made and seconded, Jessica Vitali was unanimously elected Secretary of the Board for 2026.

The next order of business was to appoint a solicitor to serve for the year 2026. Upon a motion duly made and seconded to appoint Ernest S. Angelos, Esquire, solicitor, Mr. Angelos was unanimously approved and appointed as solicitor of the Board for 2026.

Next, Chairperson Kane called for a motion to approve the Delaware County Times as the primary newspaper of record, and the News of Delaware County as the secondary newspaper for record for the year 2026. Upon such motion duly made and seconded, the motion was passed unanimously.

Next, Chairperson Kane next called for a motion to appoint the court stenographer for the year 2026. Upon a motion duly made and seconded to appoint Arlene M. LaRosa, RPR, stenographer, Ms. Larosa was unanimously approved and appointed.

Lastly, the Chairperson called for a motion to approve the Board's 2026 calendar of meetings. Upon motion duly made and seconded the following meeting dates were unanimously approved.

January 15th

February 5th and 19th

March 5th and 19th
April 2nd and 16th
May 7th and 21st
June 4th and 18th
July 16th
August 6th
September 3rd and 17th
October 1st and 15th
November 5th and 19th
December 3rd and 17th

Meetings shall be convened at 7:45 P.M.

With no further New or Old Business before the Board, the Reorganization Meeting was adjourned at 8:05 P.M.

A Regular Meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on January 28, 2026. The meeting was held in the Haverford Township Municipal Building, Haverford Township, Pennsylvania. The meeting commenced at approximately 8:05 P.M. Present were: Chairman Robert Kane, Vice Chairman William Rhodes, Member Edward Magargee, Member Jesse Pointon, and Member Jessica Vitali. Also present: Jonathan Mount, the Township's Zoning Officer, and Kate Meehan, Esquire, on behalf of the Board's solicitor. The hearing was recorded by a court stenographer.

Following the Board's Reorganization Meeting, Chairman Kane reconvened the meeting of the Regular Meeting of the Board.

The first order of business was a continuance request for Case Z25-42, being the application of Brandywine Senior Care of Haverford, LLC, owner of 731 Old Buck Lane in Bryn Mawr, Folio Nos. 22-05-00586-00 and 22-05-00683-00. The property is located in the Township's R-1A Low-Density Residential District. Applicant seeks to reface and alter the existing Monument Sign of (2) at 15.16' square feet each, as permitted by Z22-07 permitting the additional sign size over the permitted 15 sq. ft. each, and to permit the removal of the prior monument sign approved under Z22-07 for a new non-illuminated directional sign at 10 square feet with and overall height of a single pilar 8" x 22" in violation of the conditions of Z22-07.

Applicant, through its solicitor Leonard Altieri, Esquire, submitted a written request for a continuance to one of the Board's Regular Meeting in February 2026. The Board continued this case to its Regular Meeting on February 19, 2026.

Next, Chairman Kane proceeded with Case Z25-49, being the application of Kimberly Blahnik, owner of 18 Foster Avenue in Havertown, Parcel No. 22-02-00318-03. The property is located in the Township's R-4 Low- to Medium-Density Residential District. Applicant requested the following relief from the following provisions of the Township's Zoning Code:

1. A Special Exception from Section 182-202.B(3)(f) to permit a day-care for not more than six (6) children not related by blood or marriage to the residents of the dwelling at the subject address; and
2. Variances from Section 182-202.B(3)(f)(6), Section 182-707.A, and Section 182-718.A to permit the use without the required parking.

The hearing commenced, and applicant, representing herself, presented evidence and testimony

which were admitted into the record. Following the closing of applicant's case, and a period for public comment, the record was closed. This case was continued to the Board's Regular Meeting on February 5, 2026, for purposes of rendering a decision.

Next, Chairman Kane proceeded with Case Z25-47, the application of Scott Fuiman, owner of 728 Haverford Road in Haverford, Parcel No. 22-05-0038-00. The property is located in the Township's C-2 Neighborhood Commercial Zoning District. Applicant seeks the following relief from the following provisions of the Township's Zoning Code:

1. Section 182-403.B(1) to permit the Proposed Uses on the Property, Jewelry studio offices, and second floor rental apartment dwelling, or alternatively, with regard to the Proposed Apartment, a Variance from Section 182-403.B(2)(a)[2] to dispense with the requirement that the Proposed Apartment be occupied by a proprietor of the business establishment located on the property, or a "watchman";
2. To the extent necessary, a Variance from Section 182-707.B to permit the existing off-street parking spaces on the property to provide the required parking for the Proposed Uses;
3. To the extent necessary, a Variance from the parking screening of Section 182-718.B(1), where there are no site improvements proposed under the application; and
4. Any other relief deemed necessary to permit the Proposed Uses on the property.

The hearing commenced, and applicant, represented by George Broseman, Esquire, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment, the record was closed. This case was continued to the Board's Regular Meeting on February 5, 2026, for purposes of rendering a decision.

Next, Chairman Kane proceeded with Case Z25-46, the application of Spotless Carwash, owners of 510 West Chester Pike in Havertown, Parcel No. 22-09-02688-02. The property is located in the Township's C-3 General Commercial Zoning District. Applicant seeks to demolish the existing Car Repair facility and build a new automatic car wash. Applicant seeks Variances from the following provisions of the Township's Zoning Code:

1. Section 182-404.B, a Use Variance to allow a Car Wash where a car wash is not permitted;
2. Section 182-727.C(1) to allow fences, walls and retaining walls in the front yard relief is requested to permit a 0 ft setback where 20 ft is required;
3. Section 182-405.E(4), Car Wash minimum front yard setback of 0 ft. where 40 ft is required for retaining walls, greater than 30" in height, principal building and vacuum equipment in the front yard;
4. Section 182-405.E(5) to reduce the rear yard setback to 10 ft where 20ft is required;
5. Section 182-405.E(16) to allow 77% impervious surface where 65% is permitted;
6. Section 182-405.E(6) to permit the minimum distance between buildings including accessory uses and any residential district from 50 ft to 10ft;
7. Section 182-405.E(7) to reduce the minimum distance between any access driveway and any residential district from 50 ft. to 5 ft;
8. Section 182-405.E(8) to reduce the minimum distance between any access driveway and any adjoining property line from 10ft to 5 ft;
9. Section 182-405.E (12) to reduce the minimum distance between driveway and intersections from 300 ft to 180 ft;
10. Section 182-707 to reduce the minimum parking basis to a measured data (from other carwashes) method;
11. Section 182-718.B(2)(a) to reduce the residential screening requirement from 10 ft to 5 ft;
12. Section 182-405.E(3) to reduce the minimum lot depth from 200 ft to 112 ft;
13. Section 182-727.C(2) to allow a fence greater than 6 ft in height; and
14. Any other relief as may be required to allow the car wash and site per the submitted plans and application

The hearing commenced, and applicant, represented by Fintan McHugh, Esquire, presented evidence and testimony which were admitted into the record. Following the closing of applicant's case, and a period for public comment opened. Members of the public that received certified mail provided comment. Comments were concerning safety, environmental impacts, potential noise, traffic, and pollution. This case was continued to the Board's Regular Meeting on February 5, 2026, for purposes of rendering a decision. Due to time constraints, the record was not closed, and this case was continued to the Board's Regular Meeting on February 5, 2026.

Thereafter, Secretary Vitali made a motion to approve the minutes from the Board's Regular Meeting on December 4, 2025, with no comments received. The motion was approved by a vote of 5-0.

With no other old or new business before the Board, the meeting was adjourned at 11:53 P.M.