Haverford Township - Zoning Hearing Board

Meeting: Thursday, February 5, 2026

Time: 7:45 p.m.

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

Regular Meeting Minutes

A Regular Meeting of the Haverford Township Zoning Hearing Board (the "Board") was held on February 5, 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: 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, Ernest Spiros Angelos, Esquire, on behalf of the Board's solicitor. The hearing was recorded by a court stenographer.

After Chairman Kane called the meeting to order, the first order of business were continuance requests for two cases. The first continuance request was for Case Z25-46, the application of Spotless Carwash, owner of 510 West Chester Pike in Havertown, DC Parcel 22-09-02688-02. This matter was continued to the Board's Regular Meeting scheduled for February 19, 2026, for purposes of readvertising due to two new additional requests for relief. The applicant agreed to waive all applicable time constraints under the MPC and the Township Zoning Code. The second continuance request was for Case Z26-01, the application of FBGM Holdings, LLC, equitable owner of 101 N. Eagle Road in Haverford, DC Parcel 22-01-00309-00. Applicant, through its counsel Lee A. Stivale, Esquire, submitted a written request for a continuance to one of the Board's Regular Meeting in April 2026. This matter was continued to the Board's Regular Meeting scheduled for April 16, 2026. The applicant agreed to waive all applicable time constraints under the MPC and the Township Zoning Code.

Following the two continuance requests, Vice-Chairman Rhodes led the Pledge of Allegiance. Following the pledge, Chairman Kane proceed with the first of two cases that were continued for the purpose of rendering a decision.

The first decision was for Case Z25-49, 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.

Upon a motion duly made and seconded, the board voted 5-0 to approve the relief requested, subject to all the following reasonable conditions:

1. No structural modification may be made that are of a non-residential nature;
2. The daycare may have a maximum of six (6) children;
3. Applicant must maintain all required state licenses and comply with all state laws;
4. Applicant must provide for at least three (3) off street parking spaces;

5. No signage on the property for the daycare is permissible; and

6. The project must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on January 15, 2026.

The next and final decision was for 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.

Upon a motion duly made and seconded, the board voted 5-0 to approve the relief requested, subject to all the following reasonable conditions:

1. The property must not be used as a retail jewelry store and must be by appointment only;

2. The parking spaces must be striped per notes of testimony;

3. The garage may be used by the prior owner for storage until the prior owner vacates, then the garage may not be leased to a third tenant;

4. Applicant must comply with all Township codes and requirements;

5. There may be no more than one (1) employee at the property;

6. The project must be completed within one (1) year from the date of this decision and must be completed in accordance with the testimony, plans, and exhibits presented to the Board during the hearing held on January 15, 2026.

Thereafter, Secretary Vitali made a motion to approve the minutes from the Board's Regular Meeting, and Reorganization Meeting, on January 15, 2026. The motion was approved by a vote of 5-0.

With no other old or new business before the Board, Vice-Chairman Rhodes made a motion to adjourn the meeting, and the meeting was subsequently adjourned at 8:07 P.M.