DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of February 17, 2026

The DRC meeting was held via Zoom

Members Present

- ✓ Larry McEwen, Co-chair
- ✓ John Landis, Co-chair
- ✓ Greg Lattanzi, LUPZC
- ✓ Chris Linn, LUPZC
- ✓ James Rice, HDAC
- ✓ Courtney O'Neill, Business Association
- ✓ Matt Rutt, Parking Foundation
- , Streetscape Committee
- ✓ Matt Rutt, VP Physical ??
- Laura Lucas, President CHCA (ex-officio)

Others Attending

8003 Navajo

Vern Anastasio, attorney for the project

100-2 E Mermaid Project team

Kevin Trapper, Executive VP, the Goldenberg Group
Jason Tucker, Goldenberg Group
David Mercuris, Goldenberg Group
Eric Krawczyk, Goldenberg Group
Robert Freedman, Goldenberg Group
Meredith Trego, attorney Ballard Spahr
Andrew Calderon, landscape architect
Alan Summers, landscape architect
Alex Tweedie, Civil Engineer
Stephen Bonitatibus, Architect

100-2 E Mermaid Neighbors

Elizabeth Maldonado
Camille Peluso LUZPC and near neighbor 100 E Mermaid
Doug Martenson
Ann Williams
Kevin Kunz
Mark Badstubner
Ellen Deacon
Stephan McGargee
Haviva Goldman
Samuel Boysen

Antoinene Fullard, Eighth District City Council
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:06 pm. 8226 Germantown will not be presented this evening.

8003 Navajo

•Presentation: Vern Anastasio presented for the owner, Michael Orzelic.The owner wishes to operate a home-based business on the property, which is zoned RSD3. He wants to operate a personal training business in the basement. Clients will be one on one. There will be no group activities. It will operate between 6 am and noon with 4-6 clients per day. There is an existing 190 sq ft training room, which already exists. It has an exterior entrance off the driveway. The owner has only one car.

•Committee & Neighbors Comments/Questions: Jim Rice, who lives across the street, noted that the property has adequate parking. Matt Rutt also lives nearby and noted that this property shares a driveway with 80002. There should be a conversation with this neighbor. There will be no music; it will be a quiet business. Courtney O'Neill asked if clients would be staggered. They will, with breaks in between. There will be no signs and no alterations to the building. The owner is currently a personal trainer and wishes to go out on his own. He will be a sole practitioner. Celester Hardester noted that that Mr. Anastasio had offered they would be open to a proviso that the variance sunset after 3 or 5 years. The RCO letters have not yet been sent.

•Committee Action: There is no meeting needed by the LUPZC, HDAC or CHBA. The ZBA hearing is scheduled for May 23.

100-2 E Mermaid

•Committee Action: (It was noted that Matt Rutt's firm is involved with this project, so he will recuse himself.) Kevin Trapper, VP of Development for the Goldenberg Group presented the project. Various Goldenburg projects were shown. These projects often involve old sites with new uses. He introduced the team members. A basic philosophy of the GG is to succeed economically to support the company's philanthropy. Steve Bonitatibus, the project architect, has a small firm. For the project, they have used the neighborhood context. S Bonitatibus noted that he grew up in this neighborhood, which includes the R7 (Chestnut Hill East line), mixed staples and neighbors. The site is 4-½ acres. It has always been industrial, as a quarry, and non-profits, and paved parking. The old Friends Meeting House was built in the 1940s. The new houses will include twins and singles in varied styles providing 27 residences. Existing entrances will be retained as will any salvageable trees. The meeting house will be restored as a single family residence. All residences will be accessed from the internal streets. Parking will be accommodated in the garages and driveways All residences will have some private yards; the open space in the mes will be communal space. The twins will be 3000 sq ft with hipped or gabled roofs. Building exteriors will be stucco with a brick base. The singles will have 3100 sq ft. The meeting house will have 2100 sq ft. Roofs will be gray. Walls will be stucco,brick and schist. Next, Andrew Summers of RAS Landscaping discussed landscaping. The current streetscape will be retained with trees and slope keepers added as well as shrubs. Chestnut Hill serves as an inspiration. Alex Tweedie of Landcorp civil engineers noted that there are some steep slope areas on the site. Most are man-made. They will be disturbed only as necessary. A stormwater management plan has been okayed by PWD. The mews are places where major stormwater gathering is held. There are also 5 small storm water installations. The overall impervious paving is reduced by 30% and some pervious paving will be used. The two lots that make up this site will be consolidated. Meredith Trego reviewed the variances. The site will not be divided into individual ownership lots. Two family houses are not allowed in this zone. No more than one principal building is allowed in this lot. Steep sopes may be disturbed. Most are manmade and will be reworded only as needed. The zoning overlay requires porches on the street. The Mermaid Lane houses do not face Mermaid. There is a confusing reference to the relationship of buildings to each other in height. This may actually not apply to this project.

•Committee Comments/Questions: L McEwen asked about the steep slopes. Any area with retaining walls is classified as a steep slope. The retaining walls will be retained. Some other slopes may need to be reworked for utility work. He also asked about the height requirements. It is not determined if this rule applies. John Landis expressed concern that the interior street facades may appear as walls of garage doors. These should be shown with trees and landscaping. He asked about the function of the mews. They are open spaces. He also asked about access to Fairmont Park through the development. This will be looked into. J Landis also asked if there could be some affordable housing included.

•Neighbor Comments/Questions: Ellen Dean asked if the existing steps to the meeting house would be retained. That will be looked into. James Rice asked about ownership There will be an HOA with exterior guidelines to control and maintain designs. Camille Peluso asked if the project would go through the planning commission. It has been reviewed. She also asked about a community agreement. This will be done. L McEwen asked if the submission documents will be the as-built documents. The HOA is not just looks but also performance. Chris Linn asked why 3 twins have balconies while others have patios. This is due to the slope of the site. Anne McNiff asked about access to the park for the public could be offered This has not been defined. There is trailhead access from Germantown Avenue. Greg Lattanzi stated that the neighbors were told that there was an easement for this. Cynthis Brey asked about the fate of the playground. The playground has been gone for a while. It was noted that there is also access to the park from the new Friend's Meeting House parking lot. A question was asked about landscaping responsibility. All common areas will have landscaping provided. Doug Martenson noted that neighbors seem happy with the project. Ann Williams asked about the time frame for demolition of the existing buildings. K Trapper noted that demolition should take about 3-4 months, then utilities, grading and road layout, All buildings will be built at once if sold. The demo should start in the fall or winter of this year. Building will be done in late fall of 2027 or spring of 2028. Celeste Hardester noted that a better Mermaid Lane elevations/renderings with landscaping is needed. A McNiff asked if the internal streets will handle city trash services. There will be a private trash collection company. The CHCA will have access to the community HOA. Elizabeth Maldonado asked about vermin control during demolition. The company will first hire an exterminator and establish pest control throughout the process.

•Committee Action: L McEwen noted the project should be seen by LUPZC and HDAC. LUPZC suggests some additional drawings. The meetings are both on March 5.

Committee Business

•Minutes Approval: The minutes for September 2025 were reviewed first. They were approved. The December minutes were reviewed and approved with minor wording changes.

Adjournment

•The meeting was adjourned at 8:58 PM.