

## **DEVELOPMENT REVIEW COMMITTEE**

*Minutes of the Meeting of March 17, 2026*

The DRC meeting was held via Zoom

### Members Present

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

### Others Attending

#### 8003 Navajo

Michael Ozorlek, applicant  
 Vern Anastasio, attorney for the project  
 Louis Kyle, neighbor  
 Jay Goldberg, neighbor

#### 8226 Germantown AC

Roy Aharonovich, Owner 8226 Germantown  
 Stephanie Magagna, attorney 8226 Germantown  
 Richard Snowden, neighbor of 8226 Germantown  
 Peter Fox, neighbor 8226 Germantown  
 Peg Monahan, neighbor  
 Linda Quinlan, neighbor  
 Ed Resovski, neighbor  
 William Coleman, neighbor

#### 100-2 E Mermaid Project team

Kevin Trapper, Executive VP, the Goldenberg Group  
 Jason Tucker, Goldenberg Group  
 David Mercuris, Goldenberg Group  
 Robert Freedman, Goldenberg Group  
 Meredith Trego, attorney Ballard Spahr  
 Andrew Calderon, 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

Jonah Badstubner  
 Stephan Magargee  
 Nancy Stedman

*New Friends Meeting*

Peter Warrington  
 Cyane Gresham  
 Michael Silberman  
 Betsy Wallace  
 Judith Brandt

*Others*

Antoinene Fullard, Eighth District City Council  
 Tommy Tucker, Chestnut Hill *Local*  
 Nathan Powers  
 Mary Henry  
 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. This is the RCO meeting for all three projects. Introductions were made.

**8003 Navajo**

•Presentation: Vern Anastasio, attorney, presented the project. This is the second meeting for this project. The applicant, Michael Orzolec wishes to operate a personal services business - personal training - The house shares a driveway with 8001. The neighbor has been contacted and he is okay with it. The neighbor at 8009 has concerns about customer parking. There will be one customer at a time. The customers will be instructed to park in the driveway. The business model calls for 4-5 customers per day, starting at 6 am. This does not set a precedent. There will be no signage. M Orzolec stated that all customers will be one-on-one. It was asked if a sunset clause of 3 to 5 years would be acceptable. At that time, the approval would be tweaked or reviewed at 36 months. M Orzolec is amenable to that. John Landis noted that sunset connected to the business owner is good but that a clause might be better tied to the property ownership is better. V Anastasio noted that these types of clauses often run with the property.

•Committee Action: Jim Rice moved that the committee recommend support of the application to the Board with a 36 month sunset proviso. It was noted that the applicant would work with complaints at any time. V Anastasio noted that if anyone finds that the business is not operated as presented, anyone can complain to ZBA to oppose the variance at any time. Chris Linn asked that if there are no problems reported, will be the variance will be reviewed at 36 months. It was noted that the time period continued. This can be changed to run with the property. The motion passed with 5 votes for and no abstentions or negatives.

**8226 Germantown Avenue**

•Committee Action: the project was seen by both LUPZC and HDAC. LUPZC had some issues with the access to the property. HDAC made a caveat that the access easement be formalized. The design should be retained as presented. Stephanie Magagna, the project attorney, noted that the project was

seen by the Historic Commission and approved in concept. A development agreement with the neighbors needs to be developed. William Coleman, of 26 W Southampton asked for highlights of the new drawings. Roy Aharonovich noted that this has been an evolving design. The old house will be restored and used as a single family house. The new building will have 4 condo units and one commercial unit. The rendering for the current project was shown. They are working on a community agreement. This version has a setback requiring a variance on Germantown but no variance required on the sideyard.

- Committee /Neighbors Comments/Questions: J Landis stated that he appreciates the great rendering. Matt Rutt asked about the easement access behind 8224. This can be used for access. It was noted that there will be no food use in the commercial space. Trash will use the easement access. Guests and store customers do not use the access. J Landis asked if a traffic engineer has reviewed the easement for traffic management, such as mirrors. This has not yet been done. This should be done to enable mitigations that can be used. J Rice asked about the archeology consultants. The consultant, CHRS, is going to evaluate the site and make recommendations. The Conservancy will have access to the findings. Greg Lattanzi asked who determines what is significant. Those issues will need to be resolved.

- Neighbor Comments/Questions: Richard Snowden has worked closely with Roy Aharonovich. He has given permission for the new building to abut his building with no side yard. Matt Millan worked to improve the project's relationship to the Avenue. The community agreement will involve neighbors Vich developments, Conservancy and CHCA. Peter Fox, representing the Cat Clinic 8220 Germantown, noted that the access drive is too tight for the traffic to be accommodated. J Landis noted that the project will pay for changes to make the access work. Roy A noted the three properties will exist in harmony. William Coleman stated that the Cat Clinic has been a good neighbor. The Cat Clinic has parking in the rear - staff on a gravel lot and clients, usually 2 at a time, behind the building.

- Committee Action: J Landis moved that the committee recommend support for the project as presented with the provisos that 1. The applicant hire a licensed and registered traffic engineer to make recommendations for operational improvements to the shared driveway and that the applicant agree to pay for the cost of those recommended improvements and that the recommendations are made prior to the application for a building permit. 2. Archeological consultant's scope of work to be approved by the Chestnut Hill Conservancy. In addition, CHCA, Chestnut Hill Conservancy, the neighbors, and Vich will all work on the agreement. The motion was seconded and was unanimously supported.

### **100-2 E Mermaid**

- Presentation: It was noted that Greg Lattanzi is a near neighbor and Matt Rutt has recused himself. Steve Bonitatibus walked through the project. Prior uses of the property have not been residential. The existing landscape buffer/walls on Mermaid will be retained and improved. Local housing was used for architectural inspiration. The two existing entrances to the property will be used as the entrances for this project. There will be 28 residences including 12 twins, 3 singles and the renovated Old Meeting House. The mews or greens will be 35' and 25' wide. There will be private streets. Houses will have garages and parking in the driveways. There will be tree-lined sidewalks. Houses will have private yards in the back. All houses have porches or patios. Walls, trees and planting that can be preserved will be saved. There will be fences for safety at high retaining walls. The entrance/exit

drives will be widened as necessary there will be a wooded feeling. The natural slope of the property will be retained. There are neighbors from the New Friends Meeting House at this meeting.

•Friends Meeting Comments/Questions: Michael Silberman, the clerk of the New Friends Meeting, has three issues with the project. He asked about a planting buffer at the end of the site nearest the New Meeting House. He also noted that stormwater is currently a problem. He also asked about the slope stability as the hill between the two properties was created with fill (due to the old quarry). S Bonitatibus noted that they have addressed the stormwater problem, and they have researched the fill. Alex Tweedie noted that a new stormwater system will replace the single old storm outlet. Water will be piped directly to the storm sewer system. There will be 7 stormwater installations plus rain gardens, all connected to the sewer. There will be a 30% reduction in paved area, and some new paving will be pervious. Stormwater is not intended to drain into the woods. The steep slope at the end of the property will have a transitional area. Peter Warrington of the Friends asked about the old slope on their property. As it is on their property they can decide what to do. Cyane Ghresham, also of the Friends, asked about landscaping. Specifically, she asked about the status of the playground. The playground is on park land and will be removed as it is deteriorated. She also asked about how close the new buildings are to the new Meeting House. They are about 25' from the property line and are 35' tall plus the grade change. They should not be seen from the Meeting House open roof. It is about 100' from the closest house to the light monitor.

•Committee Comments/Questions: Courtney O'Neill asked about the Mermaid Lane trees. All mature, healthy trees will remain. J Landis asked about a landscape plan. The plan shows the street walls, which will stay. L McEwen asked about the height of the railroad tracks. This was not known.

•Neighbor Comments/Questions: Judith Brandt of Friends noted that it was good to see the presentation. Nancy Stedman, near neighbor on Ardleigh, noted there is graffiti on the wall of the track structure. She also asked about the noise and schedule for demolition and construction. Demolition will take about 4 months followed by site and utilities construction, then the houses, which will take 12-14 months. Camille Peluso thanked the Goldenberg Group for its close work with the neighbors. Betsy Wallace, of the Friends, asked about the safety of children playing on the slopes. There will be plantings and possibly a fence. L McEwen noted that the existing steps in the Friends parking lot could be a problem. Steve Megargee noted that this parking lot has been party-central for teens for years. Doug Martensen asked about the schedule for the Friends light feature. It is usually a sunrise and sunset event. He also noted the current scale of the project is a great improvement. L McEwen asked about parking for events held by the Friends, which is currently on the 100 E Mermaid property. This needs to be explored. It was noted that the playground's lease has been terminated, and the playground needs to be removed. C Gresham stated that the Friends of Cresheim trail is working on this. Laura Lucas noted that there is a park access point from Mermaid. L McEwen asked if any units would be priced more affordably. This is not planned. J Rice asked about covenants on the site. All exterior areas will be protected and maintained with an HOA. There will be an agreement with the City for stormwater control. C O'Neill asked about the pricing. This is not yet determined.

•Committee Action: J Landis moved that the committee recommend three points. It thanks the Goldenberg Group and its partners for their work with the neighbors. The committee recommend preliminary support for the project in its present form. There will be a continuance for one month for exploration/development of the Committee Benefits Agreement that does not include changes to the design. That exploration should include access to the park, contributions to the park, discounts on some houses and long term maintenance.

The ZBA hearing is May 20 so this pause will not interrupt this schedule. The motion was seconded. C O'Neill asked if all points need to be accepted. C Peluso noted that she objects to the motion and the delays. J Landis noted that the pause will not delay the project. C Peluso asked who gets to participate in the third point topics. Ann McNiff noted the agreement will be with the CHCA board executive committee. The Board generally approves for the community. C O'Neill noted that neighbors need to be respected. The motion states that the design is approved. The motion passed with one against and one abstention. L McEwen noted that communications need to be set up. A McNiff noted that she is working on it. The new schedule is April DRC on April 21 then April 23 Board, then the ZBA in May. It was asked if this project would be first at the DRC. There is one brief presentation for April. This project would follow.

**Adjournment**

- The meeting was adjourned at 10:17 PM.