DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of July 21, 2026

The DRC meeting was held via Zoom

Members Present

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

550 W Willow Grove Ave
Sean Whalen, Attorney 550 W Willow Grove Wissahickon Skating Club
Morgan Salmon, Wissahickon Skating Club
Kevin Hamilll, Wissahickon Skating Club
Toby True, Wissahickon Skating Club
Jon Buehler, Wissahickon Skating Club
Alexander Longo, Wissahickon Skating Club
Patricia Rose, neighbor

18 W Evergreen Ave
Suneet Jain, owner
Matt Millan, architect

Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:01 pm. This is the RCO meeting for 550 W Willow Grove and the initial meeting for 18 W Evergreen.

550 W Willow Grove Avenue

•Presentation: HDAC supported this project at its meeting. LUPZC also supported the project. Required notification letters have been sent. Sean Whalen reported that the Skating Club is a treasure in the community It has existed for 70 years of a 100 year lease with SCH. All mechanical systems were redone in 2019. New member spaces are part of this project. Proposed signage matches SCH signage. This project will include new locker rooms, rest rooms, a lounge and an outdoor gathering space. The outdoor space will have sound containment. The new locker rooms will be located where the old locker rooms are by the SCH squash court building.

•Committee and Neighbors Comments/Questions: Camille Peluso asked about the size of the signs. One main sign is definitely over size. The second sign is slightly over. The base is counted in determining sign area.New views of the outdoor space were shown. There is sound containing materials in the roof and walls. L McEwen asked about the conditions at the squash court exit. Celeste

Hardester suggested showing the fencing on the locker room roof, which will be wood or composite. The skating club will coordinate with the school. Neighbor Patricia Rose stated she has submitted a letter of approval.

•Committee Action: The motion was made to recommend support for the project, including the HDAC letter of support. The motion was seconded. The vote was all in support, no abstentions and no opposed. The next step is the Board meeting on Thursday July 23. This is the annual members meeting. Business will be conducted first. The next step will be the ZBA.

18 W Evergreen Avenue

•Presentation: the building will be used as a dentist's office with an apartment upstairs. Matt Millan described the long term use of the building as commercial down and apartment above. An alley runs behind the building. Adjacent to the alley is a community parking lot (no vehicular connection). The building next to the proposed office is a tutoring office. The variances are required for parking - 9 spaces required, 5 provided. There is no impervious coverage restriction. There is an existing wall at the rear that creates a courtyard and a shed. Both will be removed. There will be a one story addition planned for the rear. There is one tree in the rear which will be retained. The entrance to the dental office will be from the rear and will have an ADA ramp. The apartment is accessed from the rear. The dentist's office is accessed from the front. The setbacks are good. The practice, Chestnut Hill Smiles, exists in Chestnut Hill but needs more space. Patients can park in the rear, on the street and the adjacent community lot. Landscaping will be improved.

•Committee Comments/Questions: Jim Rice asked about the age of the parts to be demolished. They were built in the 1973 to 1983 range. The house was built in 1910. L McEwen noted that the addition was done by Giurgola/Khan. There is also an old ramp. The tree should have an arborist look out for it. The addition will not have a full basement/basement but will have a crawl space. Celeste Hardester noted that the entrance/exit driveway is next to 14 W Evergreen. And asked how this will be monitored. There is a driveway next to 18 that will not be used for access. L McEwen noted that the access to the alley is tricky. The alley needs to be kept clear of cars as there are multiple users. It is clearly marked and is actually owned by the Chestnut Hill Foundation

•Committee Action: HDAC needs to review this project due to the building being contributing. LUPZC will also review the project. Both meetings are on August 6. (The meetings may be moved to September 3.) The near neighbors need to be notified as well as the City notification list sent out.

Approval of Minutes

•The minutes for June were distributed. The minutes were approved by votes present. The minutes were approved.

Adjournment

•The meeting was adjourned at 8:11 PM.