



**GREATER OLNEY CIVIC ASSOCIATION, INC.  
2026-02-10 Representatives Meeting Minutes  
APPROVED: March 10, 2026**

The 2026-02-10 Representatives Meeting of the Greater Olney Civic Association (GOCA) was conducted completely online via Zoom Web Teleconference.

President Irina Norrell called the meeting to order at 7:00 pm EST.

A quorum was present.. All attended virtually

**Officers**

- Irina Norell, President (Norbeck Meadows)
- Curtis Chappell, 1st Vice President (Olney Oaks SF)
- Matt Quinn, 2nd Vice President (Cherrywood)
- Kristen Quinn, Corresponding Secretary (Norbeck Meadows)
- Helene Rosenheim, Recording Secretary (Highlands of Olney)

**Members**

- Mindy Badin, (Olney Mill), Transp Comm Chair
- Maria Bender (Brookville Knolls)
- Jackie Benn (Fair Hill Farm)
- Thomas Canavan (Hallowell) Public Policy & Community Affairs Comm Chair
- Howie Greif (Lake Hallowell)
- Brandy Heckman-Stoddard (Lake Hallowell / NCI)
- Paul Jarosinski (Cherrywood)
- Diana Littlefield (Olney Acres)
- Mike Payne (Olney Oaks SF)
- Julie Small (Lake Hallowell)
- Ann Strain (Cherrywood)

**Guests**

- Ericka Alvarado (Associate Pastor, Iglesia De Crist Mi El Maryland)
- Nestor Alvarado (Pastor, Iglesia De Crist Mi El Maryland)
- Jodi Bekman (Campaign for Christie Tichy)
- Anne Dunne
- Jennifer Fajman
- Emily H.
- Robby H.
- Judy Hruz (Greater Olney News)
- Aaron Kraut, Chief of Staff, County Councilmember Dawn Luedtke, Dist 7
- tleonardjr001
- Matt Murphy
- Maureen Murphy
- Jason Rager
- Mike Razavi (Civil Engineer for Iglesia De Crist Mi El Maryland)
- Michelle Rosenfeld (Attorney for Iglesia De Crist Mi El Maryland)
- Prabu Salvan, Montgomery County Council
- Carol Sullivan (Cherrywood)
- Ira Unger (Staff, State Del Bonnie Cullison, Dist 19)

**Agenda/Minutes Approval**

- February 10, 2026 agenda accepted with 1 addition - MD State HB 0239, after guest speaker
- January 13, 2026 minutes approved with no additions or corrections:

**Guest Speakers**

**Development Proposal of the Iglesia De Crist Mi El Maryland, Michele Rosenfeld, Attorney; Mike Razavi, Civil Engineer; Nestor Alvarado, Pastor; Ericka Alvarado, Associate Pastor,**

Development plans were presented for the church, Iglesia De Crist Mi El Maryland, the Alvarados propose to build a 860 seat church on a 7.2 acre site on Old Baltimore Rd. The site is in the RC zone and will have 1 access point onto Old Baltimore & 170 parking spaces. Services will be Friday evening and Sunday mornings. No day care or other programming expected during the week..

The site feeds both the Northwest Branch and Hawkings watersheds, and because of environmental restrictions on the part of the lot in the Hawkings watershed all of their building needs to be on the Northwest Branch side. No full traffic study was required because their use is on the weekends. WSSC has indicated there is sufficient capacity to accommodate their anticipated use. Their stormwater management plan has been approved by the Dept. of Permitting Svcs.

### **Maryland House Bill HB 0239 / Senate Bill SB 0036**

Paul Jarosinski indicated that he believed these bills being considered by the MD State Legislature would eliminate single-family zoning. Developers should build up to 3 townhouses on a single-family lot by right with no change to the infrastructure. The legislative committee will be voting on the bill next week. Aaron Kraut noted that while the County Council does take positions on major proposed State legislation, they held off taking a position on these bills. The consensus of the meeting was concern about the legislation.

**Curtis Chappelle moved that GOCA oppose MD State Bills HB0239 / SB 0036. The motion was seconded by Matt Quinn and passed unanimously.**

We will send a notification to all of our members about the proposed legislation so they can comment as well on the legislation..

### **Committee Reports**

- **Transportation Committee** - Mindy Baden, Chair
  - The County and State will spend the next 2 days repairing potholes resulting from the recent storms. Potholes on County roads should be reported to 311 and on State roads to the State, can be done through the transportation reporting page on the GOCA website.
  - Unshoveled sidewalks in front of businesses should be reported to 311..
  - Road deaths are down in Maryland for the first time since 2018, but there has not been any change in Montgomery County.
  - One of the bills being considered by the State Legislature is HB 0366 which would permit putting technology in the cars of repeat speeding offenders that would prevent them from going over posted speed limits.
  - She is continuing to try to get an update on the study of the Rte. 108/Town Center Dr intersection.
  - She will look into the status of the ICC speed camera legislation..
- **Public Policy & Community Affairs Committee** - Thomas Canavan
  - He will be sending out the first legislative update newsletter shortly. And, he thanked those who responded to our recent survey.
  - We need to determine what to do if there are issues that we need to communicate between the monthly updates. For now, the updates will be sorted by category.
  - It was suggested that we set up a subcommittee to track legislation and make recommendations on draft legislation that could impact the Olney area. Aaron Kraut noted the Counsel review bills affecting Montgomery or Montgomery & Prince Georges Counties.
  - He will start the Olney Fun Runs again in the Spring. He met with Janet Terry. It was suggested that they start during Olney Days...

- **2025 GOCA Awards** - Helene Rosenheim

We will be sending ballots out to the GOCA representatives from homeowners and civic associations that were members during 2025. And, reminded everyone that the next Greater Olney Community Awards Ceremony will take place on Sunday, March 15, 2026 in the dining room of Our Lady of Good Counsel High School. The ceremony will again be hosted jointly by GOCA, the Olney Civic Fund and the Olney Chamber of Commerce from 2:00 - 4:30 pm.

### **Election of 2026 GOCA Officers**

**Thomas Canavan moved that the following slate of officers be approved by acclamation effective at the end of this meeting. Mike Payne seconded the motion that passed unanimously.**

**President: Curtis Chappelle**  
**Executive Vice President: Matt Quinn**  
**First Vice President: Thomas Canavan**  
**Second Vice President: Irina Norell**  
**Recording Secretary: Helene Rosenheim**  
**Corresponding Secretary: Kristen Quinn**  
**Treasurer: Nicholas Boss**  
**President's Report - Irina Norell**

Adjournment at 8:54 pm  
Submitted by Helene Rosenheim Recording Secretary